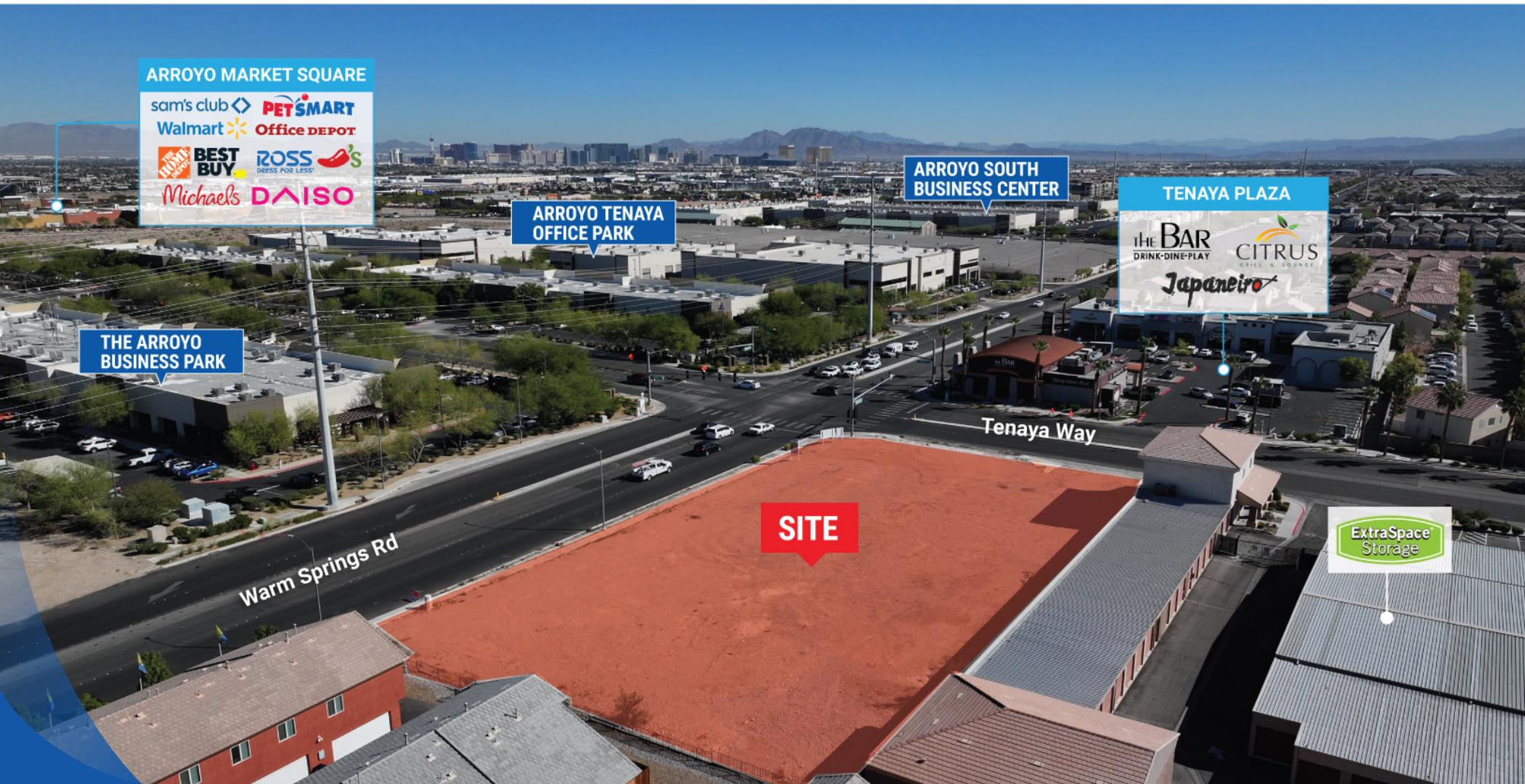


PROPOSED RETAIL

±1,000 - 12,500 SF AVAILABLE

Warm Springs & Tenaya W-SWC
Las Vegas, NV 89113



CALL US FOR
MORE INFO

DAN ADAMSON

702.550.4934 | dan@roicre.com
Lic # B.0026992.CORP

CHRIS WALDBURGER, CCIM

702.483.3683 | chris@roicre.com
Lic # S.0190814



PROPERTY HIGHLIGHTS

Warm Springs Retail Center
Warm Springs & Tenaya W-SWC
Las Vegas, NV 89113

±1,000 - 12,500 SF AVAILABLE

- Proposed restaurant with outdoor patio space
- Parking ratio: 3 spots per 1,000 SF
- Located in the fast growing Southwest market
- Less than 1 mile away from major developments including Durango Casino and Resort, Uncommons, Narrative
- 0.5 miles from new southwest Costco
- Easy access to I-215 Beltway
- Surrounded by rapidly expanding multi/single family residential communities

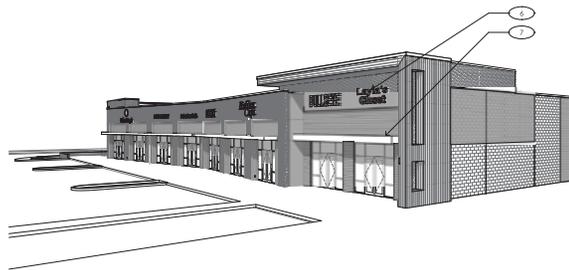


 **±1.12 AC**
Total Area

 **Commercial General**
Zoning

 **176-10-113-002**
Parcel Number

NORTHWEST CORNER ELEVATION

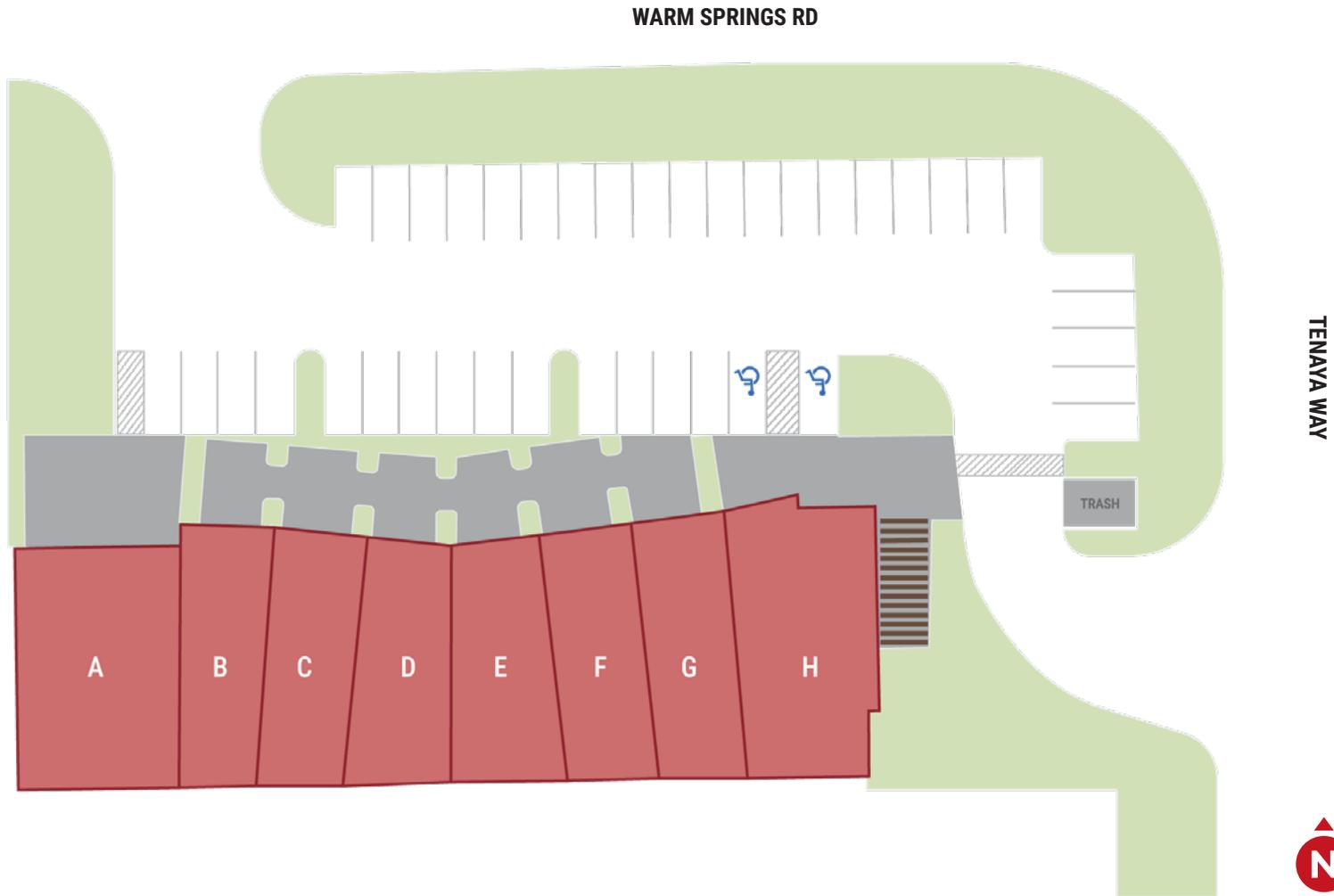


NORTHEAST CORNER ELEVATION



PROPOSED SITE PLAN

Warm Springs Retail Center
Warm Springs & Tenaya W-SWC
Las Vegas, NV 89113

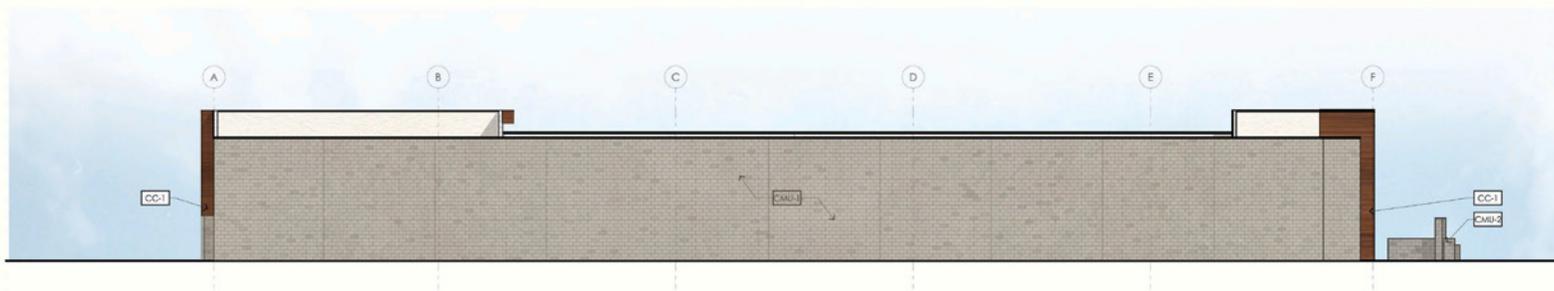


BUILDING RENDERINGS

Warm Springs Retail Center
Warm Springs & Tenaya W-SWC
Las Vegas, NV 89113



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

CONSTRUCTION PROGRESS

Warm Springs Retail Center
Warm Springs & Tenaya W-SWC
Las Vegas, NV 89113



As of December 30, 2025

AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
16,171	142,480	366,239



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$121,531	\$121,752	\$119,511



TRAFFIC COUNTS

Warm Springs Rd	Tenaya Way
15,000 VPD	5,950 VPD

Sources:
SitesUSA 2025
TRINA, NV DOT 2024



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Commercial Real Estate
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www.roicre.com

 9121 W Russell Rd
Suite 111
Las Vegas, NV 89148

FOR MORE INFORMATION

DAN ADAMSON

-  702.550.4934
-  dan@roicre.com
-  NV Lic# B.0026992.CORP

CHRIS WALDBURGER, CCIM

-  702.483.3683
-  chris@roicre.com
-  NV Lic S.0190814

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