

# For Sale



1725

4,800 AVAILABLE

1725 E Warm Springs Rd  
Las Vegas, NV 89119

4,800 SF

Medical & Retail

 **SANSONE**  
INVESTMENTS

**Devon Sansone**

(702) 321-1927  
[Devon@SansoneInvestments.com](mailto:Devon@SansoneInvestments.com)

# Purchase Details

Space Available: 4,800 SF

Medical & Retail

Sales Price \$1,872,000 (\$390/SF)

End Cap (Suites 1-4):

- 14 rooms with plumbing
- X-ray room
- 2 nurses stations
- 2 waiting room entrances
- Private entrances



## Property Highlights

Located 1/4 mile east of I-215

Established residential and daytime populations

33k Vehicles per day

Newly Renovated

## Demographics

### Population

2-mile: 44,516

5-miles: 366,635

10-miles: 1,360,681

### Households

2-mile: 17,482

5-miles: 151,338

10-miles: 518,215

### Income

2-mile: \$95,327

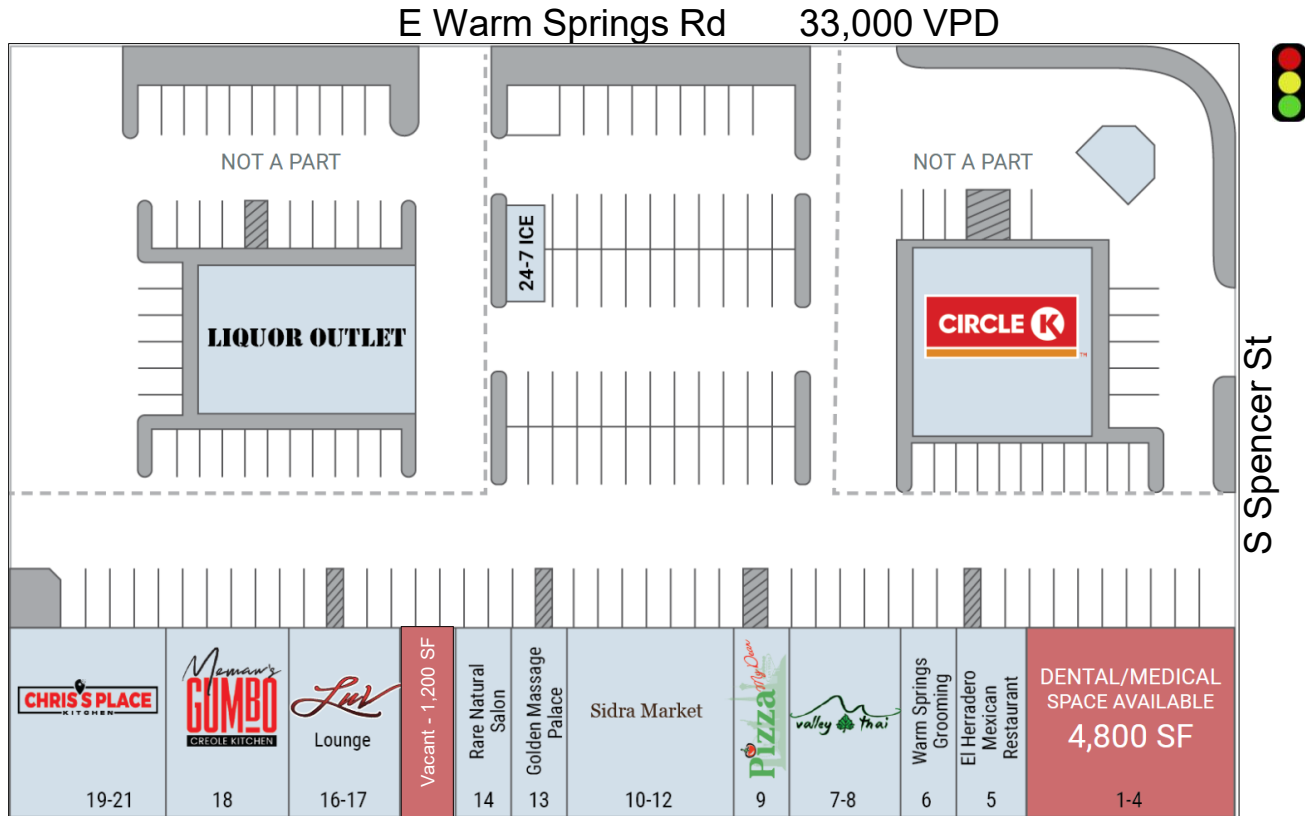
5-miles: \$86,915

10-miles: \$83,749

# Space Plan

Space Available:  
4,800 SF

Medical & Retail



E Warm Springs Rd &  
S Spencer St

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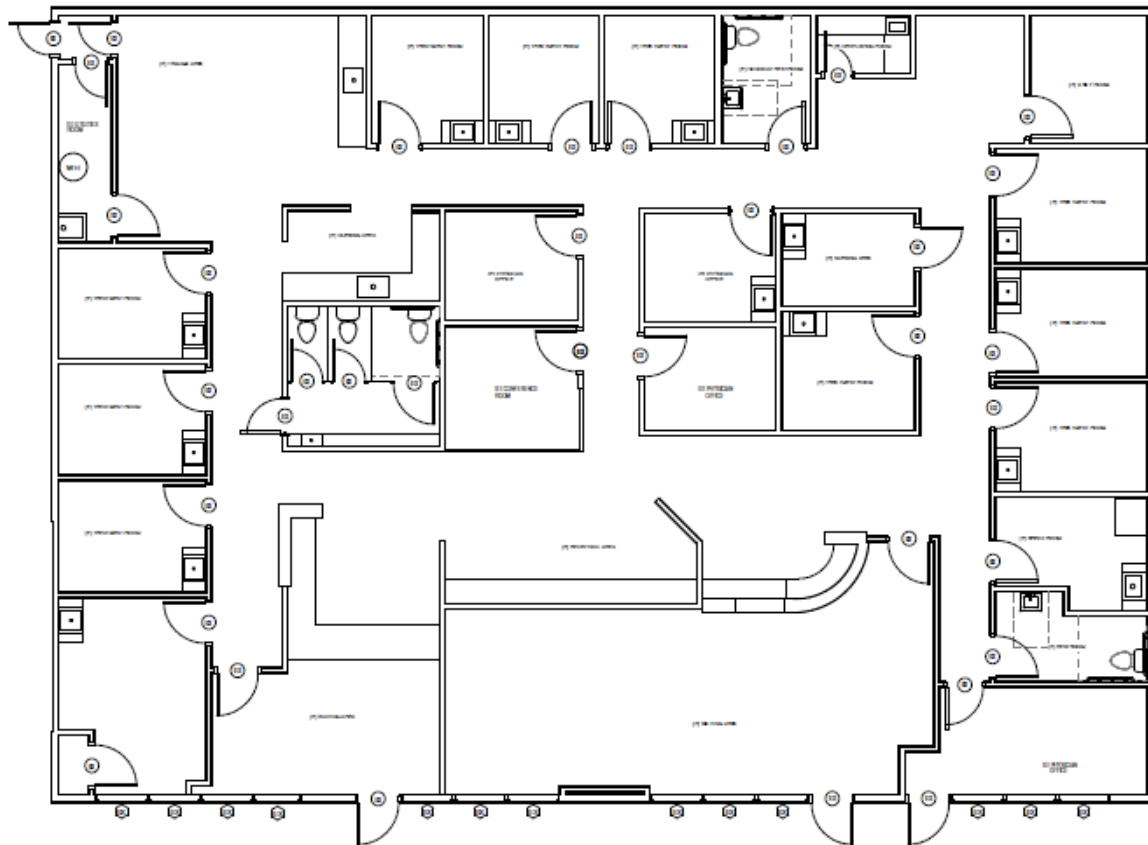


# Medical Space Plan

Space Available:  
4,800 SF

Medical / Primary  
Care / Urgent Care

- 14 rooms w/  
plumbing
- X-ray room
- 2 nurses stations
- Private entrance



E Warm Springs Rd &  
S Spencer St

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# Aerial

400K+ Visits  
Over Past 12  
Months to Property

New Façade and  
storefront

Great for medical & retail



S Las Vegas Blvd

McCarren Center



E Warm Springs Rd

33,000 VPD



S Eastern Ave

Sunset Park

LAS VEGAS SOUTH  
PREMIUM OUTLETS



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33,00 VPD ON  
Warm Springs Rd.

IMMEDIATE  
PROXIMITY TO  
FREEWAY;  
RESIDENTIAL; &  
OFFICE

GREAT FOR MEDICAL  
& RETAIL

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# Heat Map

## 400k Visits

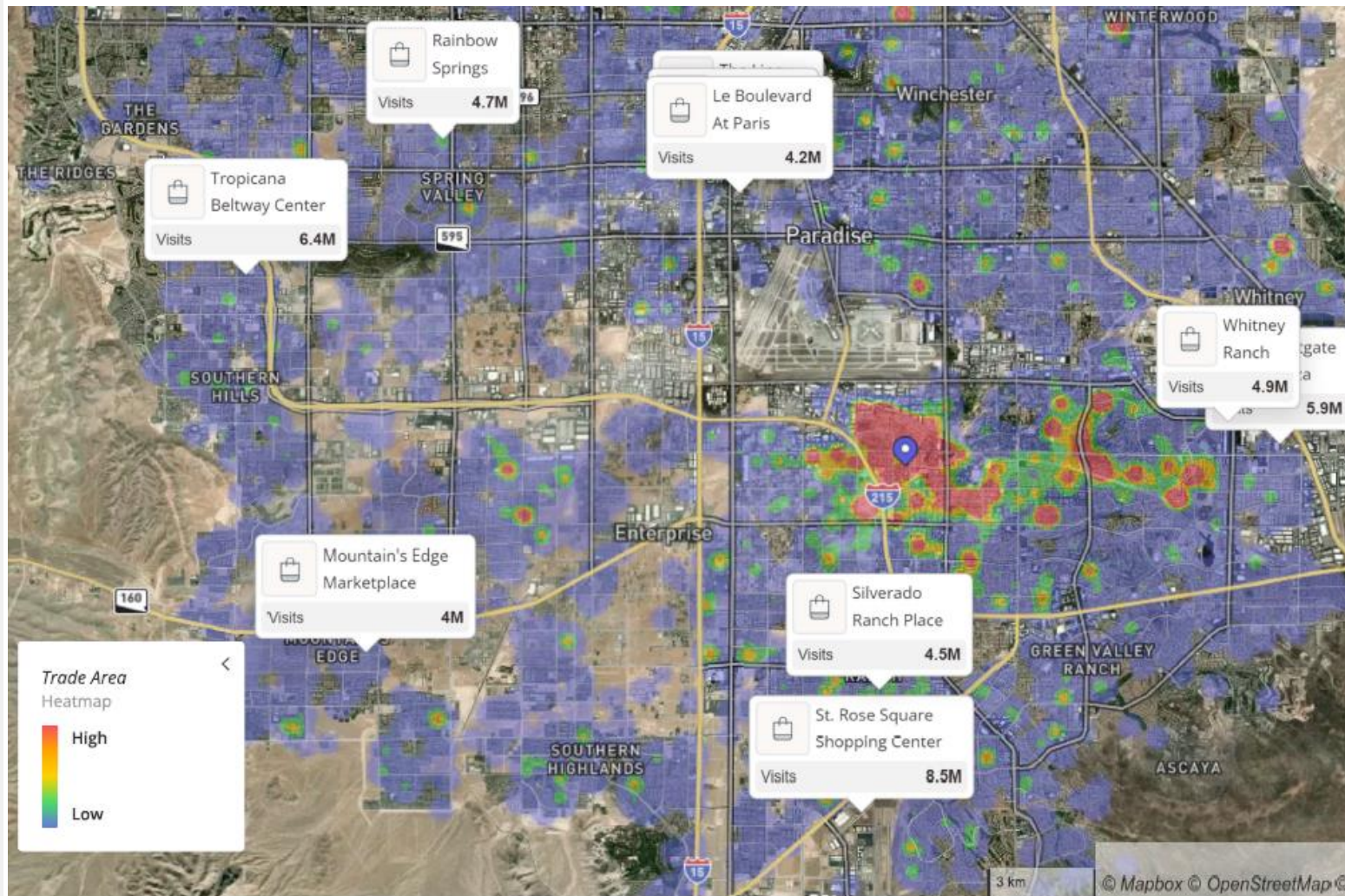
Over the past 12 months at the center

## 22 Minutes

Average dwell time at the center

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**Contact us for more information on commercial spaces or  
development in the Vegas Valley.**

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