



Orange Grove at Rhodes Ranch

8680 W. WARM SPRINGS RD.
LAS VEGAS, NV 89148

Building Type: Endcap Restaurant

Space Available: 2,758 SF

Lease Rate: Contact Broker

NNN: \$0.81/SF/mo.

Zoning: CG (Clark County)

Cross Streets: W/NWC of Durango Dr.
& Warm Springs

Demographics

Population

1 Mile Radius	19,374
3 Mile Radius	154,464
5 Mile Radius	335,414

Annual Household Income

1 Mile Radius	\$107,978
3 Mile Radius	\$126,500
5 Mile Radius	\$122,631

2025 Estimated Demographics

Busy shopping center serving Rhodes Ranch and other surrounding communities. Great co-tenancy including Verizon Wireless, KAI Salon Suites, Jersey Mike's Subs, Mathnasium, Roberto's Taco Shop and more.

The corner of Warm Springs & Durango is a major retail hub for residents in the south-west; retail developments occupy all four corners.

Orange Grove is located just 3/4 of a mile from the 215 Beltway Durango exit and the Ashley Furniture & IKEA stores, the 40-acre "Uncommons" mixed-use development, and the Durango Station Casino & Hotel.

- **2,758 SF endcap restaurant with private patio**
- **Do not disturb Tenant or its employees; Contact Broker for more information.**
- **Busy shopping center serving Rhodes Ranch and other surrounding communities**



Mike Zobrist

Managing Director
t 702-405-1755
mike.zobrist@nrmk.com
NV RE Lic. #S.70489

Lauren Tabeeq, CCIM

Managing Director
t 702-405-1707
lauren.tabeeq@nrmk.com
NV RE Lic. #S.74477.LLC

Scott Price

Associate
t 702-405-1728
scott.price@nrmk.com
NV RE Lic. #S.174018

nrmk.com



Procuring broker shall be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principle and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Site Plan

WARM SPRINGS RD.



Mike Zobrist
 Managing Director
 t 702-405-1755
 mike.zobrist@nmrk.com
 NV RE Lic. #S.70489

Lauren Tabeeek, CCIM
 Managing Director
 t 702-405-1707
 lauren.tabeeek@nmrk.com
 NV RE Lic. #S.74477LLC

Scott Price
 Associate
 t 702-405-1728
 scott.price@nmrk.com
 NV RE Lic. #S.174018

nmrk.com



Procuring broker shall be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principle and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



Procuring broker shall be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principle and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

NEWMARK