



**FOR LEASE**

±3,578 SF | C-2 Zoning

8402 - 8418 W Warm Springs Rd  
Las Vegas, NV 89113

# Property Summary

LEASE RATE	<b>\$2.75 PSF/NNN</b>
CAM CHARGES	<b>\$0.60 PSF/NNN</b>
SPACE AVAILABLE	<b>8418   ±3,578 SF</b>
TOTAL RENT	<b>\$11,986.30</b>
LOT SIZE	<b>±1.77 AC</b>
ZONING	<b>C-2</b>

- Join United Health Group
- Join It's Sushi
- Great restaurant suite available w/ exterior patio & installed grease trap **JUST LEASED!**
- T.I. allowance available for credit worthy Tenants
- Close to St. Rose Dominican Hospital & Assisted Care Facility
- Brand new construction
- Grey Shell Delivery



OR TEXT 19288 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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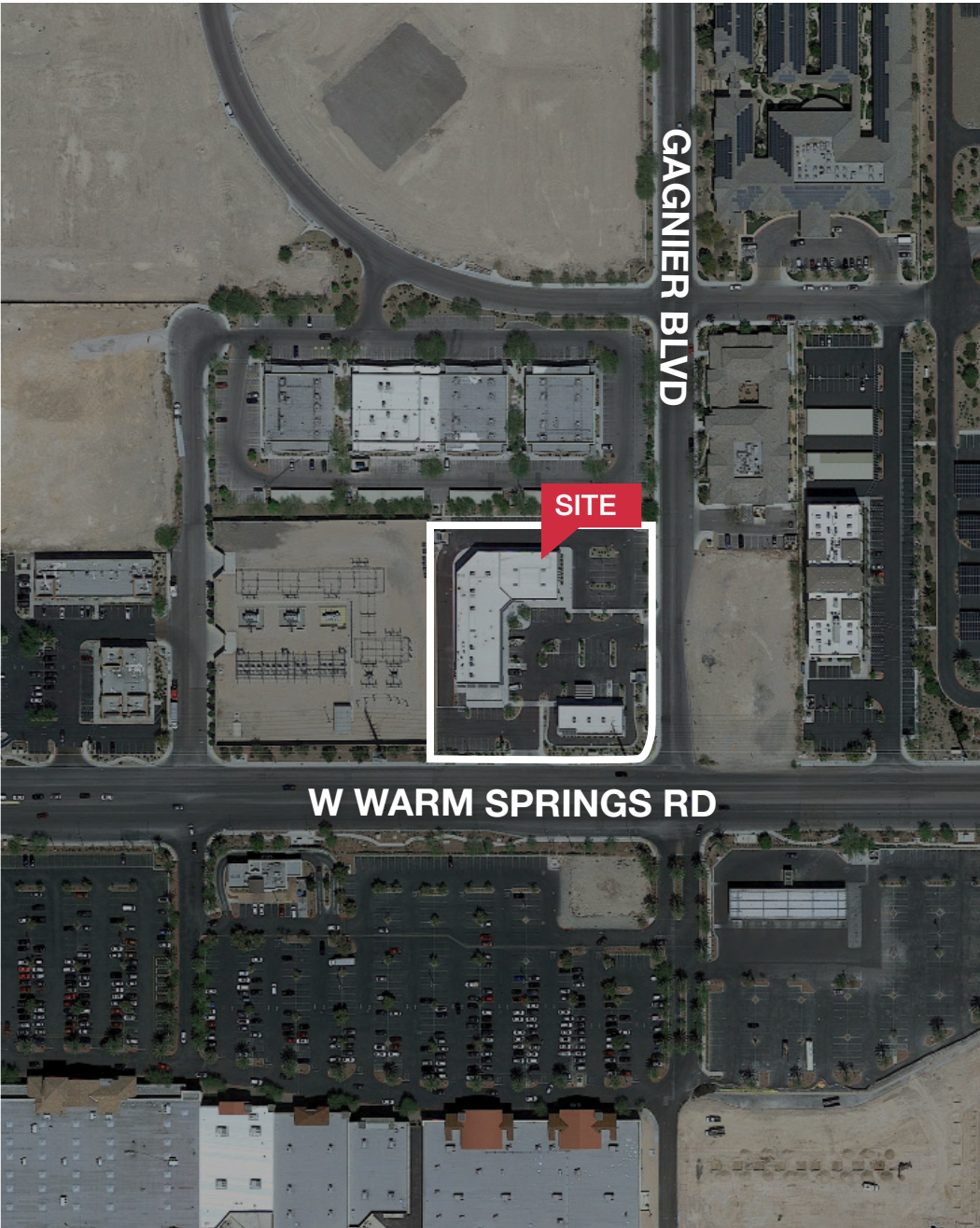
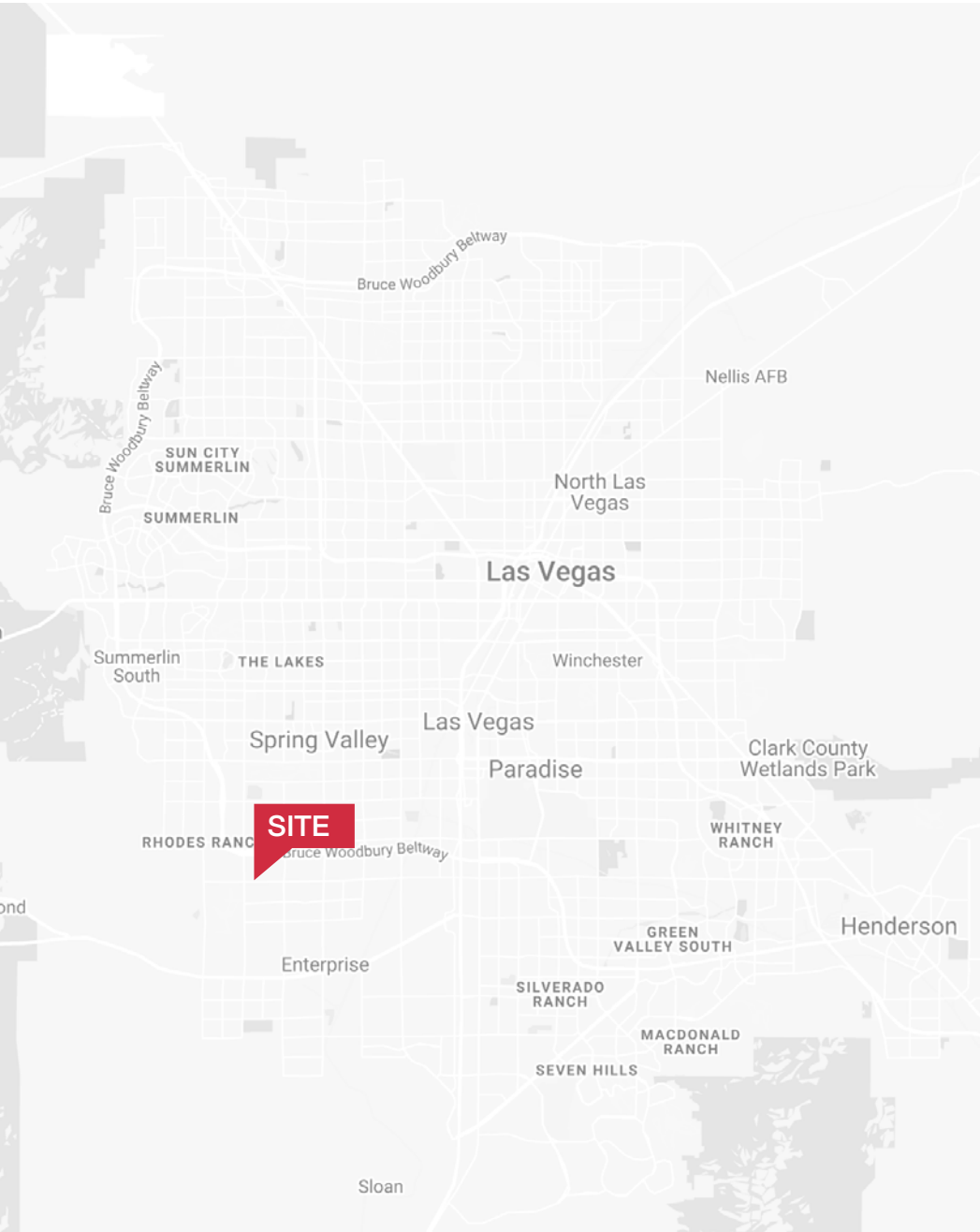


# Area Map

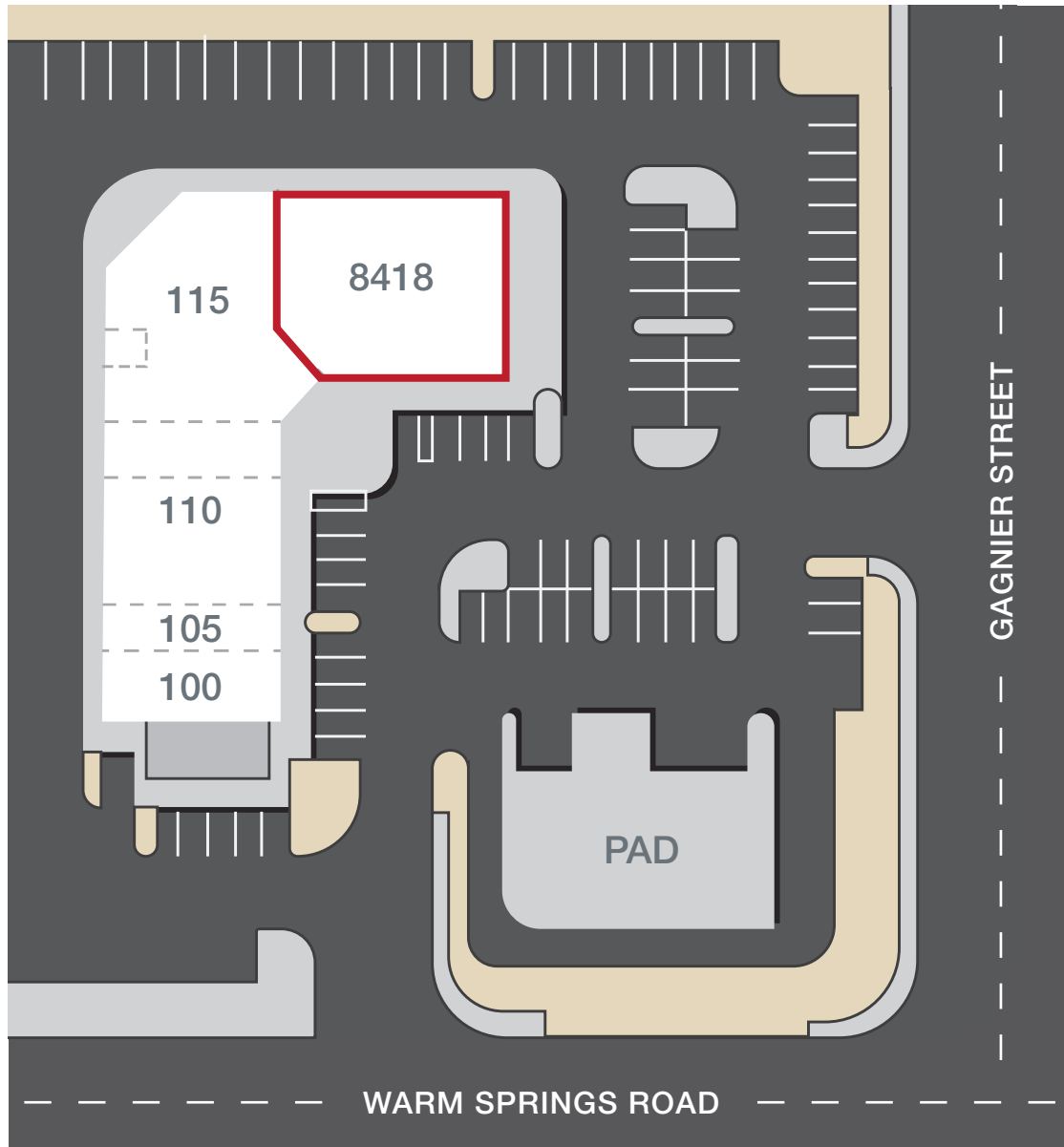
- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



# Area Map



# Site Plan



SUITE	TENANT	SF
8402 - PAD	LEASED	±3,300
8410 - 100	LEASED	±1,950
8410 - 105	LEASED	±1,250
8410 - 110	LEASED	±3,000
8410 - 115	LEASED	±4,000
8418	AVAILABLE	±3,578

# BLDG | 8418



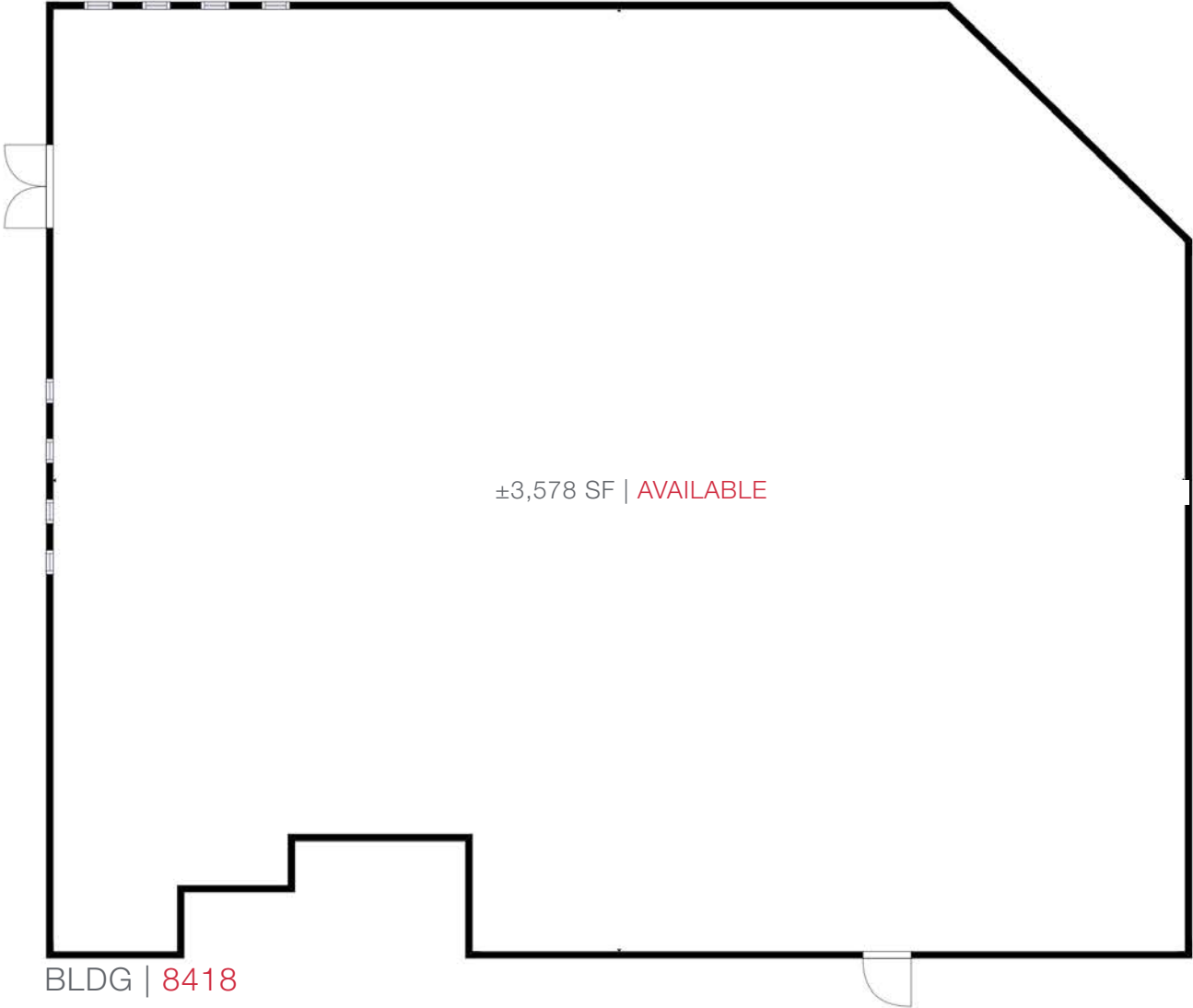
## PROPERTY DETAILS

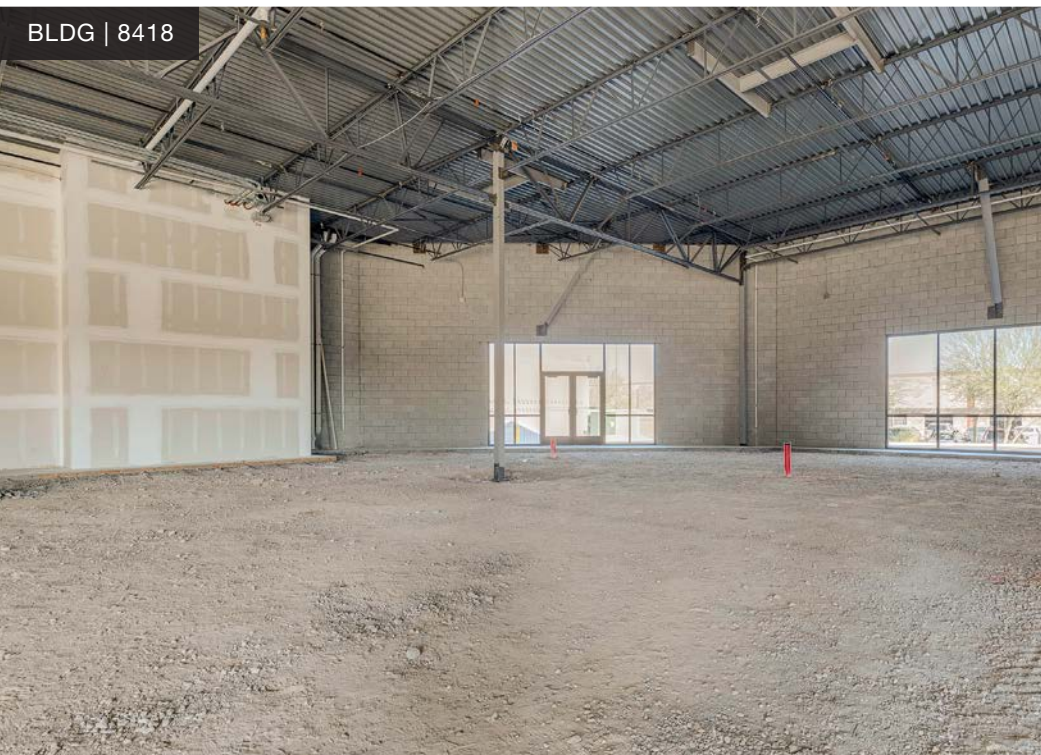
Building #	8418
Total SF	±3,578
Lease Rates	\$2.75 NNN
CAMs	\$0.60
Available	Immediately



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A FOR 3D TOUR

# Floorplans





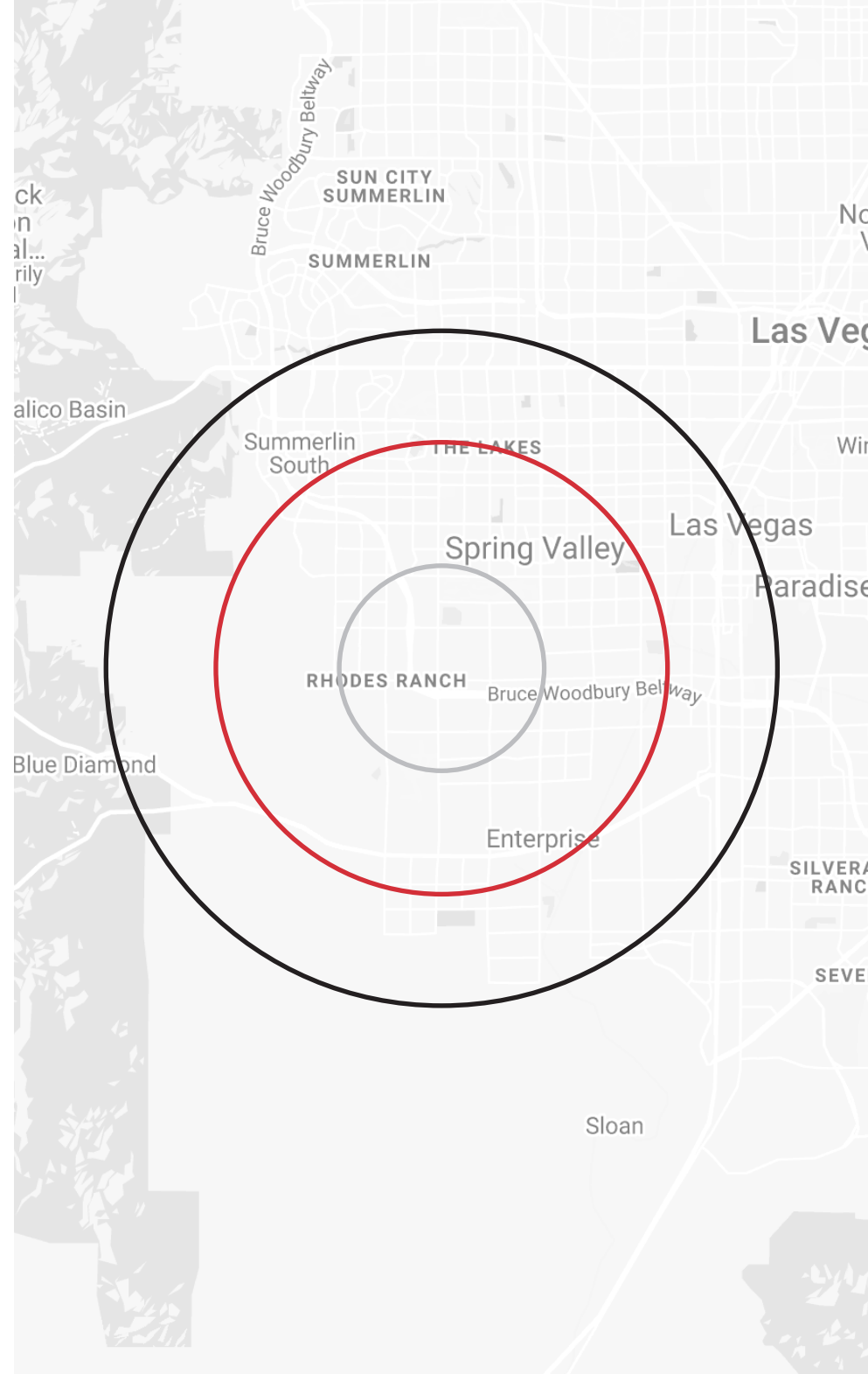


# Demographics

<b>POPULATION</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2023 Population	12,794	150,263	332,154
<b>HOUSEHOLDS</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2023 Households	5,466	55,927	124,271
<b>INCOME</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2023 Average HH Income	\$91,293	\$112,294	\$107,204

## Traffic Counts

<b>STREET</b>	<b>CPD</b>
S Durango Dr / W Warm Springs Rd	82,000
W Warm Springs Rd / S Montessori St	14,000
I-215 / S Durango Dr	165,000





## Distance to Major Cities

Salt Lake City, Utah	420 miles
Reno, Nevada	438 miles
Los Angeles, California	270 miles
San Diego, California	332 miles
Denver, Colorado	748 miles
Phoenix, Arizona	305 miles

## Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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INDUSTRIAL & MULTIFAMILY**

<https://excelcres.com/market-research>

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