



FOR LEASE

SWC Warm Springs Road
& Gibson Road
Henderson, NV 89148

**±5,000 SF RETAIL
SPACE AVAILABLE**

SUMMARY

Property Specs

LEASE RATE	\$3.00 - \$3.50 PSF NNN
TOTAL SQFT	±5,000 SF
TOTAL ACREAGE	±1.04 Acres
ZONING	CC (Community Commercial)
APN	178-10-515-003
TYPE	Retail Neighborhood Center
ESTIMATED DELIVERY	Early 3rd QTR 2026

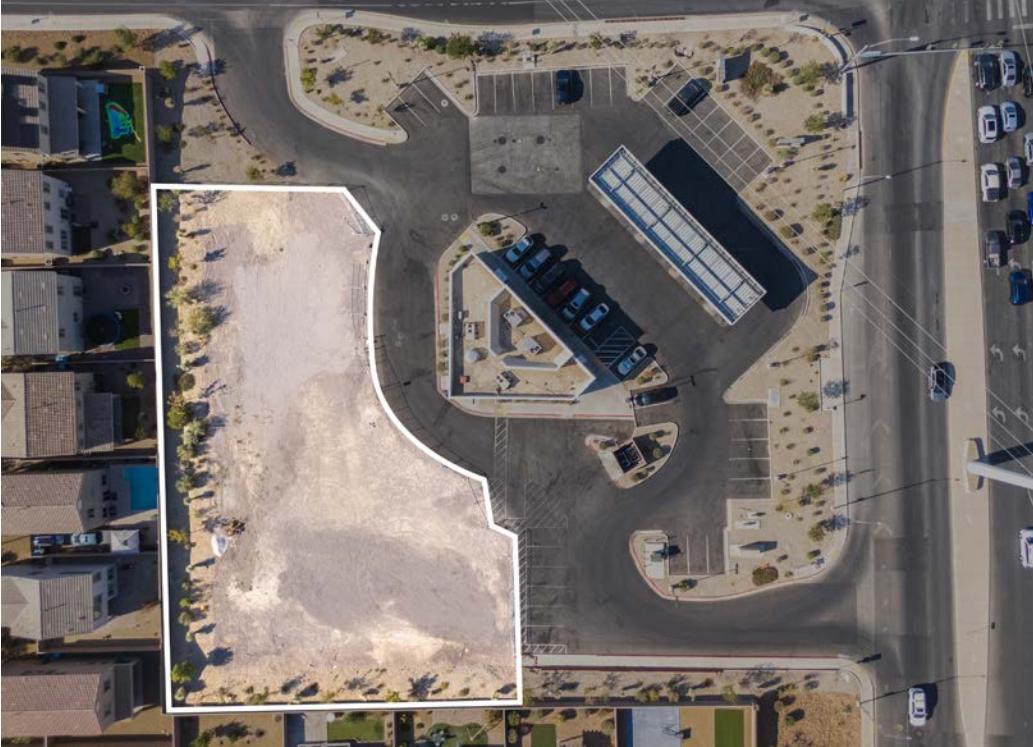
- Ideal for QSR, Medical & Wellness, Office or Professional Services, etc.
- Construction: Wood-frame with modern façade
- Grey shell delivery



OR TEXT 20670 TO 39200

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

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PUBLIC RIGHT OF WAY PER OR.1553:1512400,
OR.20060920:000183,
OR.20181025:01345, AND BOOK 146
OF PLATS, PAGE 99

W. WARM SPRING RD.

NOTE:
GREEN LINES INDICATES EXISTING
COH DRAINAGE FACILITIES.
NO IMPROVEMENTS WILL BE
ALLOWED ABOVE THEM

PUBLIC RIGHT OF WAY PER OR.0335.0270972 AND
228801612267212267

NEW SPACES

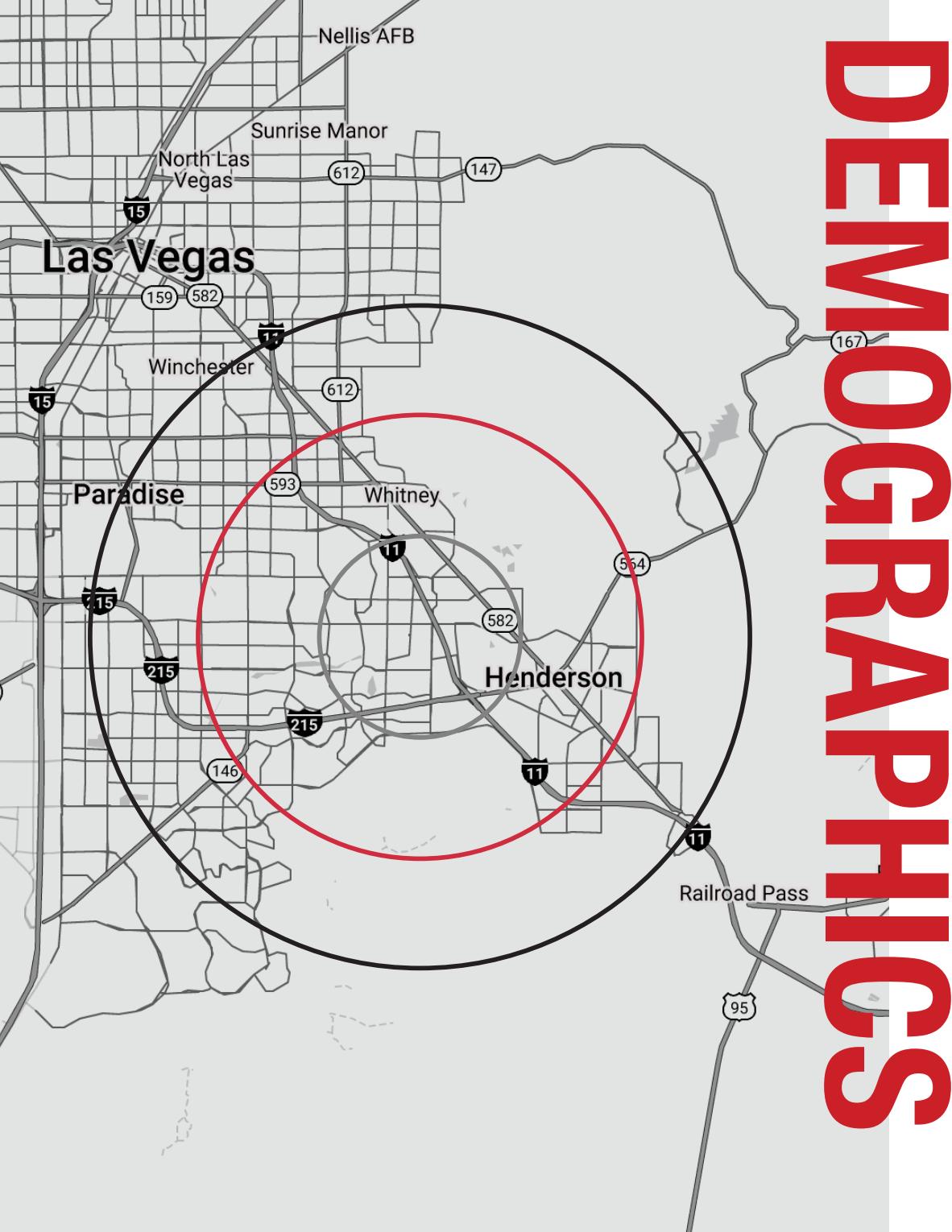
WARM SPRINGS RD



AVAILABLE
±5,000 SF

AREA MAP





POPULATION	1-mile	3-mile	5-mile
2025 Population	8,834	129,641	309,965
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	3,155	52,171	123,084
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$107,465	\$110,524	\$113,487

Traffic Counts

STREET

AADT

West Warm Springs Road

111,000

Gibson Road

17,200

Cities Nearby

Reno, Nevada

441 miles

Los Angeles, California

270 miles

Salt Lake City, Utah

420 miles

Denver, Colorado

748 miles

Phoenix, Arizona

301 miles

San Antonio, Texas

1,280 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

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