

Al Barbagallo, Managing Director
Keller Williams Realty/ The Marketplace
KW COMMERCIAL REAL ESTATE EXPERT OF 35 YEARS



2230 Corporate Cir. #250
Henderson, Nv. 89074
Direct: 702-502-1592

FOR LEASE
8660 W. Warm Springs Rd.
Las Vegas, Nv. 89148

Building Size: 3,198 Sq. Ft. Interior.
Location: Southwest Las Vegas in the Rhodes Ranch area, I-215 one mile to the North. South of the new Durango Hotel & Casino and new industrial/office projects.
Land Size: 14,375 Sq. Ft. APN: 176-05-820-003
Yr. Built: 2010 & Rennovated in 2020.
Lease Term: 10 yrs. with 5 yr. options for renewal.
Monthly Rent: \$5.50/Sq. Ft. Plus a T.I allowance provided.
Description: Stand alone structure, currently utilized as QSR with Drive Thru and 8 car stacking. Excellent visibility and easy access off Warm Springs Rd. next to CVS & Orange Grove Plaza .
Demographics: 3 mile radius, Population 172,000, Median Income \$101,000, Employees 46,100



