

For Lease

Arroyo Grande Springs



1600 - 1660 W. Warm Springs Rd.
Henderson, NV 89014

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Listing Snapshot



\$1.75 - \$1.95 NNN
Lease Rate



± 1,200 - 1,885 SF
Available Square Footage



178-04-413-001
Parcel Number (APN)

Property Highlights

- Ingress and egress from both Warm Springs Rd. and Arroyo Grande Blvd.
- 2nd-generation dry cleaner with plant available
- Pylon signage on Warm Springs
- Hard corner of Arroyo Grande and Warm Springs
- Join Dairy Queen and Village Pub
- Estimated operating expenses for 2024 are currently estimated at \$0.52 PSF (subject to change)
- 4% Commission Fee to Tenant Brokers

Demographics

	1-mile	3-mile	5-mile
2024 Population	18,809	148,290	336,984
2024 Average Household Income	\$103,183	\$106,532	\$103,713
2024 Total Households	7,585	59,531	135,015





Parks



Schools



Golf Courses



Retail



Hotels / Casinos



Hospitals



Multifamily




Retail

Whitney Ranch Shopping Center




Retail

GALLERIA AT SUNSET



Retail

Stephanie Street Shopping Center




Hotels / Casinos

SUNSET STATION HOTEL-CASINO

± 457 Rooms

Retail

Galleria Commons



Retail

Eastgate Plaza



Schools

Green Valley High School

± 3,055 Students

SUBJECT

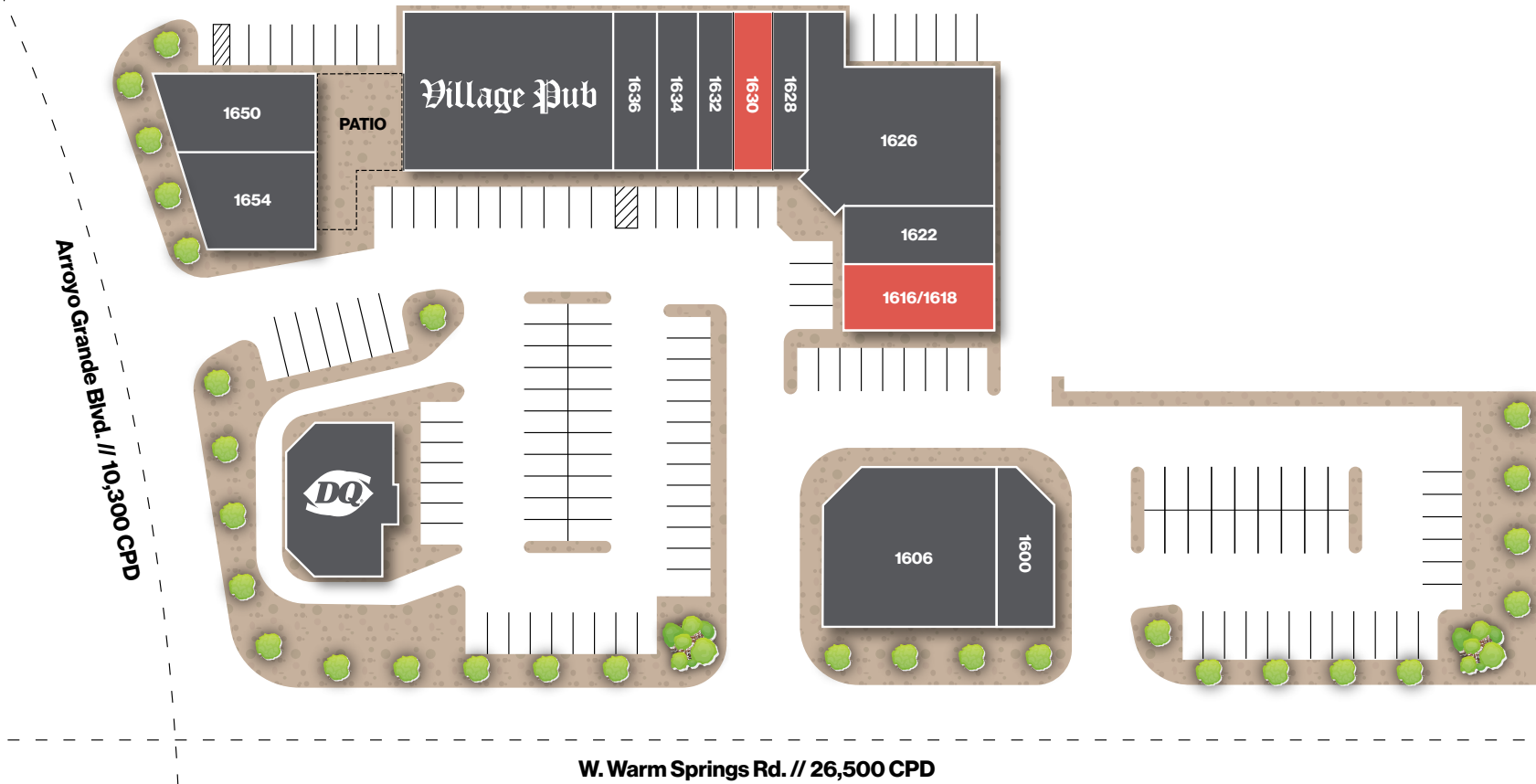
± 1,200 - 1,885 SF

Arroyo Grande Blvd. // 10,300 CPD

W. Warm Springs Rd. // 26,500 CPD

Site Plan

Available NAP



Suite	Tenant	SF	Suite	Tenant	SF
1600	Radically Curly	± 1,472 SF	1632	Pharmacy	± 979 SF
1606	Warm Heart Hospital	± 2,264 SF	1634	Nail Salon	± 1,190 SF
1616/1618	AVAILABLE	± 1,885 SF	1636	Smoke Shop	± 970 SF
1622	9Round Fitness	± 1,566 SF	1640	Village Pub	± 3,600 SF
1626	JB Bowling Supply	± 3,209 SF	1650	Noon's Boba Cafe	± 1,504 SF
1628	So In Style Suites	± 1,388 SF	1654	Mexican Food Restaurant	± 1,166 SF
1630	AVAILABLE	± 1,200 SF	1660	Dairy Queen	± 2,900 SF



Property Photos



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For inquiries please reach out to our team.

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