



MERCURY
DEVELOPMENT

FOR LEASE
RETAIL SPACE



The Shops at Warm Springs



7150 S Durango Dr, Las Vegas, NV 89113, USA

Property Details

Available Units:	1
Total Units:	10
Gross Leasable Area:	15,630 SF
Parking Spaces:	105

Contact

Leasing Agent:	Timothy Dougherty, CLS
Office:	503-925-1850 ext. 300
Email:	tdougherty@mercurydev.com

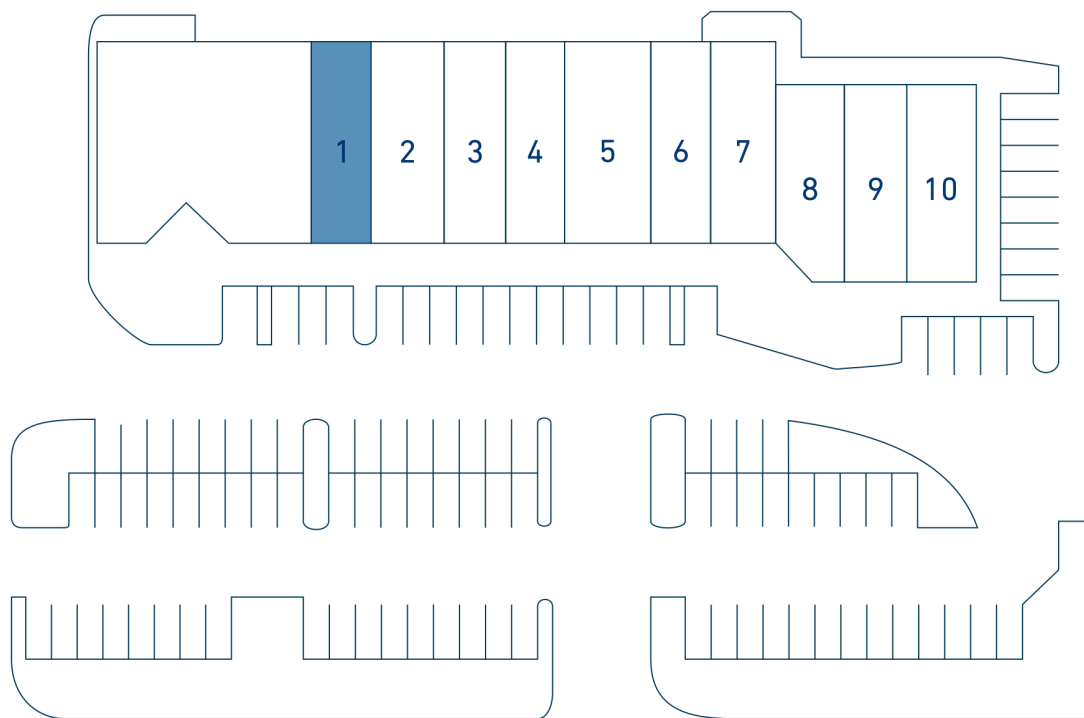
Features

Located a half mile south of the I-215 Beltway, The Shops at Warm Springs services the immediate trade area which includes 41,000 households as well as the St. Rose San Martin medical campus – just half a mile east of the property. Access to the property is provided via three (3) entry points on Durango Drive and one (1) entry point on Arby Avenue. Tenants benefit from center's close proximity to I-215, Durango Station Casino & Hotel, IKEA, and the Uncommons. With 400 linear feet of visibility along Durango Drive, the center easily captures impressions from the 50,000+ vehicles that pass daily.

Demographics

DEMOGRAPHICS	1 mile	3 miles	5 miles
Population	14,687	158,091	353,150
Households	6,153	59,038	132,642
Average Household Income	\$103,784.11	\$125,428.88	\$120,718.41
Total Employees	8,295	86,525	191,088
College Educated	42.8%	37%	34.8%

Site Map

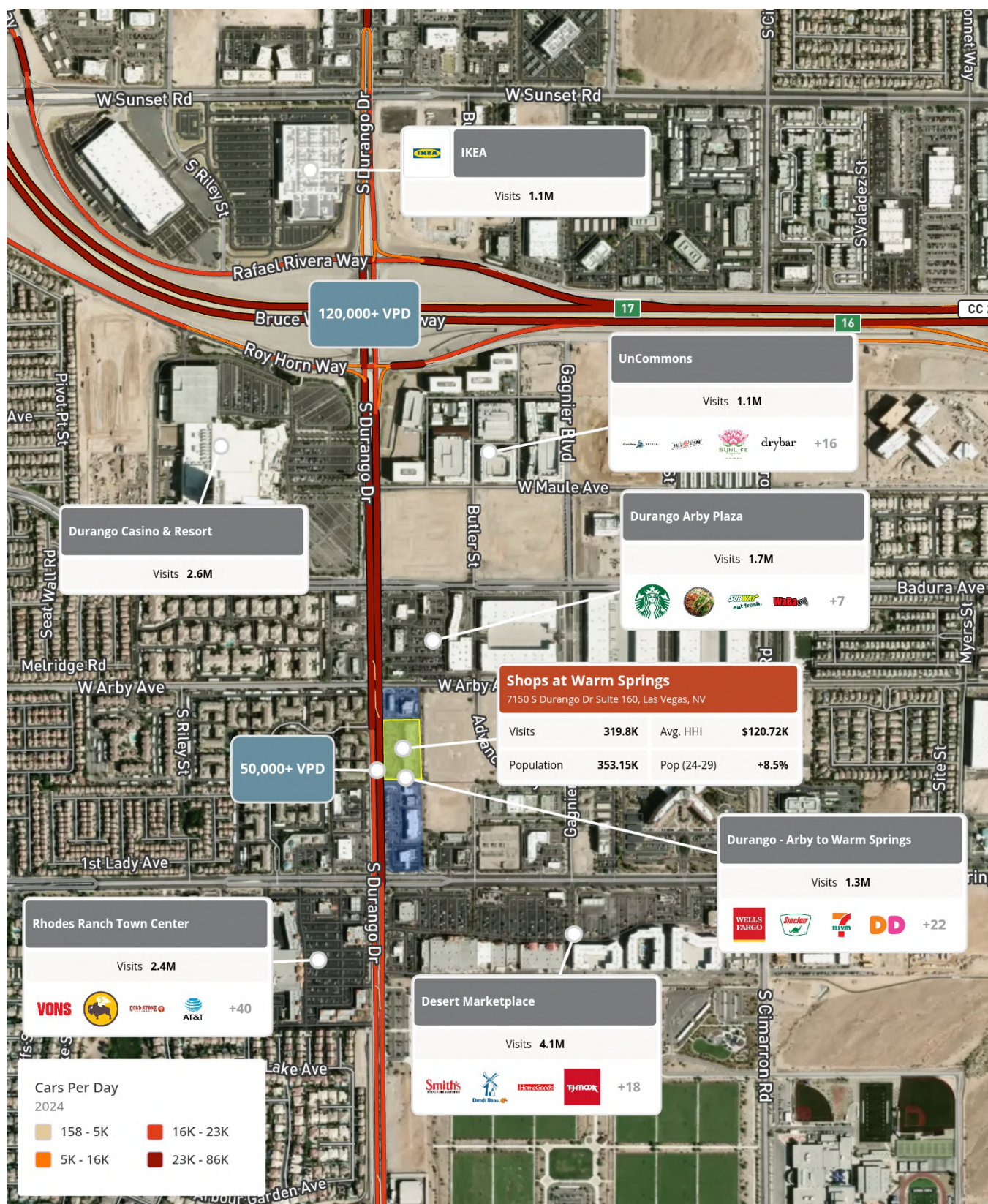


S. Durango Dr.

For Illustration Purposes Only



1	Unit Available (1,976 SF)	5	Stacks & Yolks	9	Cosmic Cat Claw Arcade
2	Volcano Grille	6	Wonderful Foot Spa	10	Shuba
3	Iced Out Barber Shop	7	Freedom Firearms		
4	Abel's Bagels	8	True Hue Salon		



Photos



The Shops at Warm Springs - Unit 1



Unit 1



7150 S. Durango Dr., Suite 105, Las Vegas, NV 89113

Unit Details

Square Footage:	1,976 SF
Dimensions:	Approx. 22.23' Wide x 70' Deep
Rate:	Call For Details
Date of Availability:	Currently Available

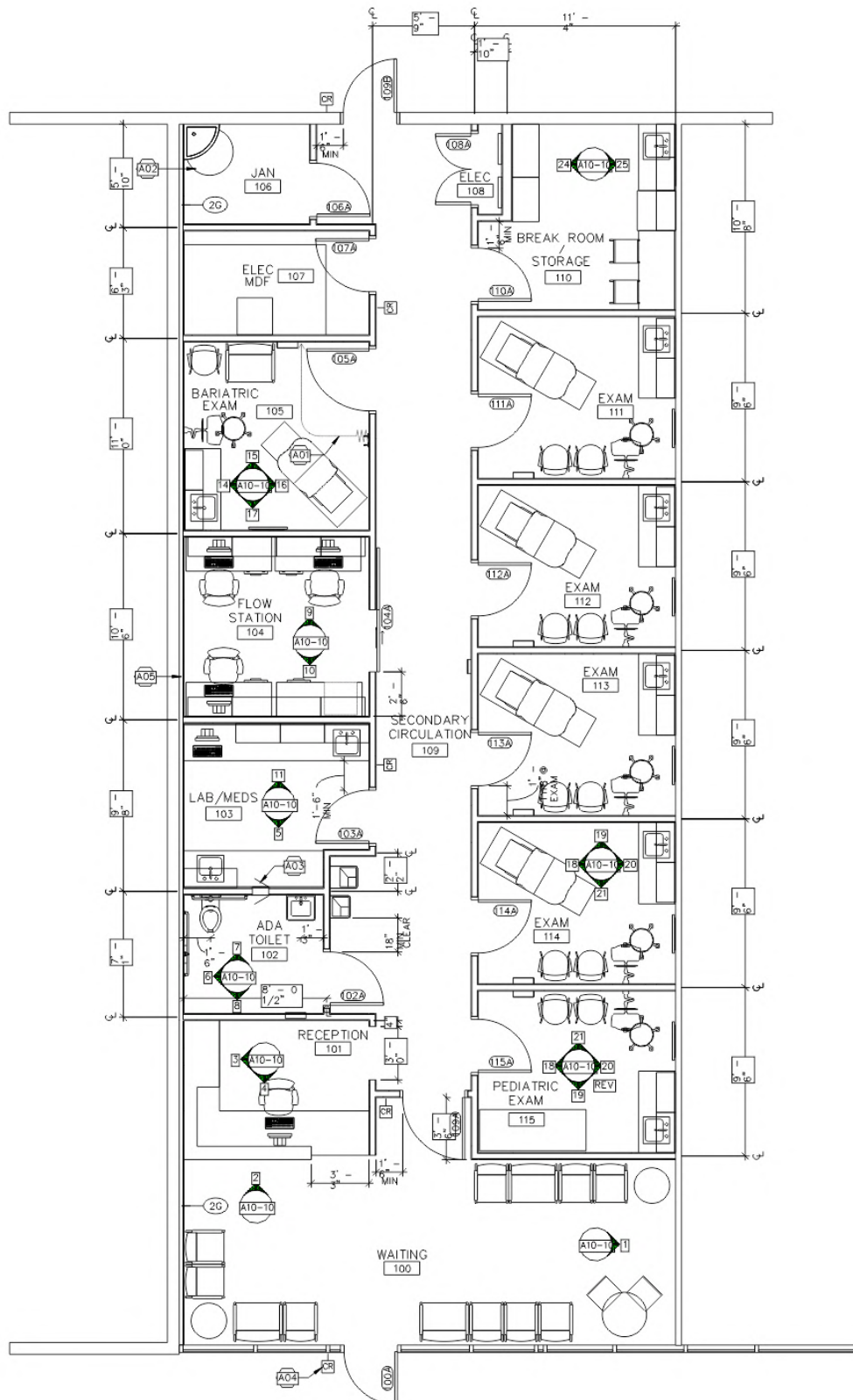
Contact

Leasing Agent:	Timothy Dougherty, CLS
Office:	503-212-4617
Email:	tdougherty@mercurydev.com

Features

- In-line space near the center's main entrance with ample glass frontage and great site lines to Durango Drive.
- 2nd generation urgent care / medical office.
- Partitions include: lobby, reception area, 6 exam rooms, lab/meds room, flow station room, storage room, break room, electrical room, janitorial room, 1 ADA restroom - see floor plan.
- Electrical/Mechanical: 200 Amp Service, One 6-ton RTU.
- Pylon signage available.

Unit 1 - Floor Plan



Unit 1 - Photos

