



Warm Springs Plaza

7380 S. EASTERN AVENUE
LAS VEGAS, NV 89123



Join Dollar Tree, ZIA Records, Vito's Tacos & Scooter's Coffee

- Building Type:** Strip Retail Center
- Space Available:** 1,200 to 11,627 SF
- Lease Rate:** \$2.00 to \$3.00/SF
- NNN:** \$0.44/SF/mo.
- Zoning:** C-2 (Clark County)
- Cross Streets:** Eastern Ave. & Warm Springs Rd.
- Traffic Counts:** ± 65,000 vehicles per day

Demographics

Population

1 Mile Radius	13,727
3 Mile Radius	129,088
5 Mile Radius	398,380

Annual Household Income

1 Mile Radius	\$111,153
3 Mile Radius	\$109,190
5 Mile Radius	\$97,491

2024 Estimated Demographics

Warm Springs Plaza is located in a densely populated area of Las Vegas having more than 375,000 people located within five miles of the property. It also benefits from its location just east of the 215 Beltway, a highly-used entrance to Harry Reid Airport. High traffic counts on Eastern Avenue, which is a one of the busiest north/south arterials in the Las Vegas valley.

The center is located in a seasoned area just west of the affluent Green Valley neighborhood. Harry Reid International Airport is one mile to the north, and the 323 acre Sunset Regional Park is directly adjacent to the shopping center.

- **5,000 SF freestanding street-front pad building; potential to expand the building to a total of ± 7,400 SF**
- Landlord will build-out a first generation restaurant space with hood, grease trap and more for a qualified restaurant operator. Contact Broker for details.
- 1,200 to 11,627 SF of inline shop space available
- Join Dollar Tree, Scooter's Coffee, Rosati's Pizza, ZIA Records, Vito's Tacos, Dotty's, Rent-A-Center and more

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