

PROPOSED RETAIL

±1,000 - 13,000 SF AVAILABLE

Warm Springs & Tenaya W-SWC
Las Vegas, NV 89113



CALL US FOR
MORE INFO

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PROPERTY HIGHLIGHTS

±1,000 - 13,000 SF AVAILABLE

- Proposed restaurant with outdoor patio space
- Located in the fast growing Southwest market
- Less than 1 mile away from major developments including Durango Casino and Resort, Uncommons, Narrative
- 0.5 miles from new southwest Costco
- Easy access to I-215 Beltway
- Surrounded by rapidly expanding multi/single family residential communities



±1.12 AC

Total Area



COMMERCIAL GENERAL

Zoning



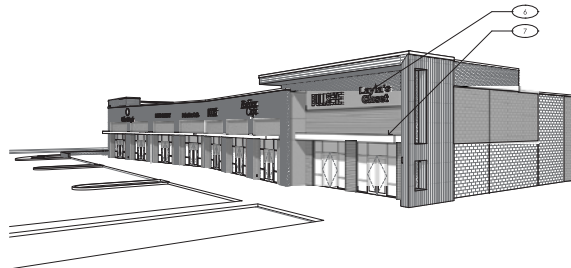
176-10-113-002

Parcel Number

Warm Springs & Tenaya W-SWC
Las Vegas, NV 89113



NORTHWEST CORNER ELEVATION

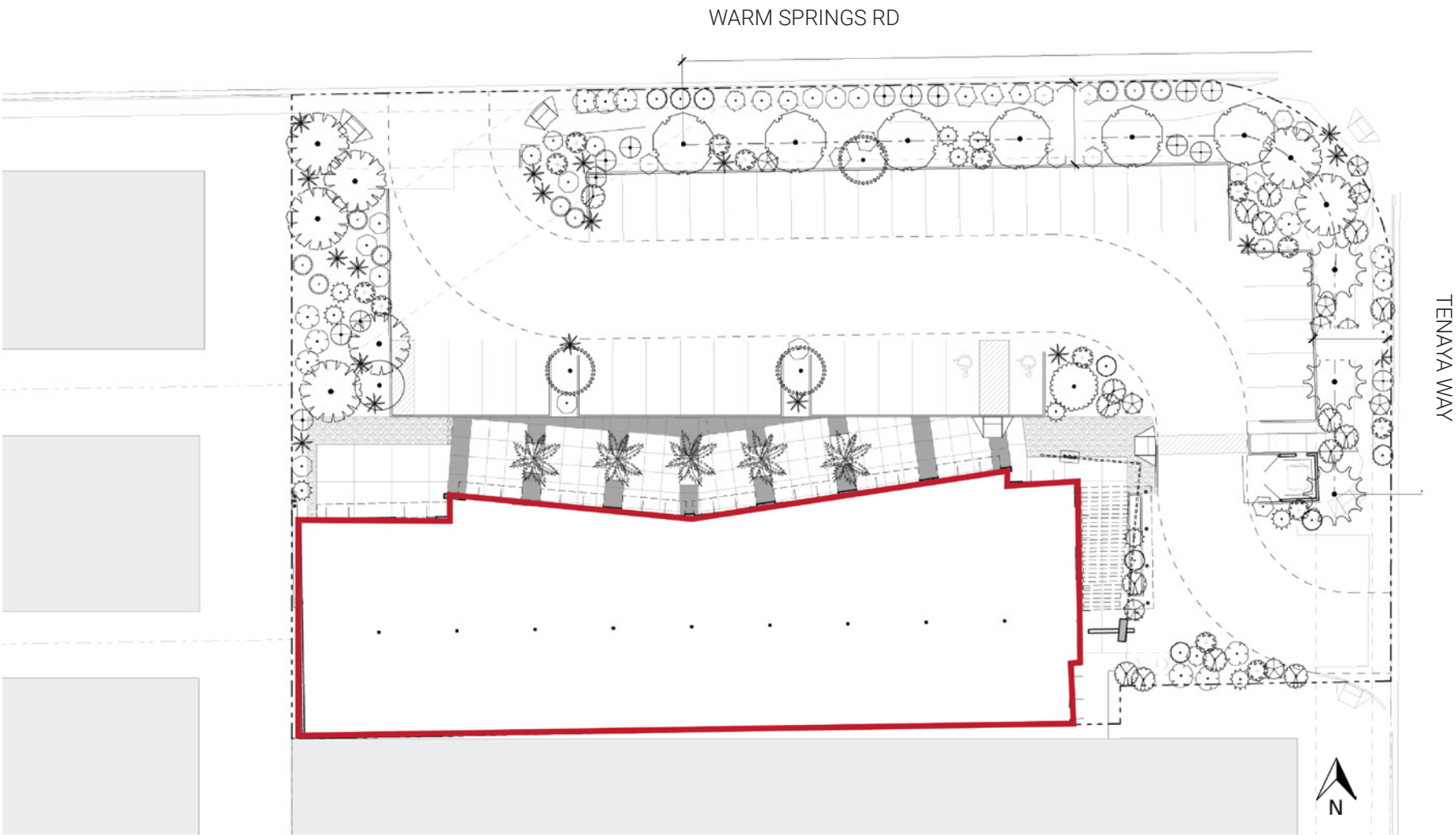


NORTHEAST CORNER ELEVATION



PROPOSED SITE PLAN

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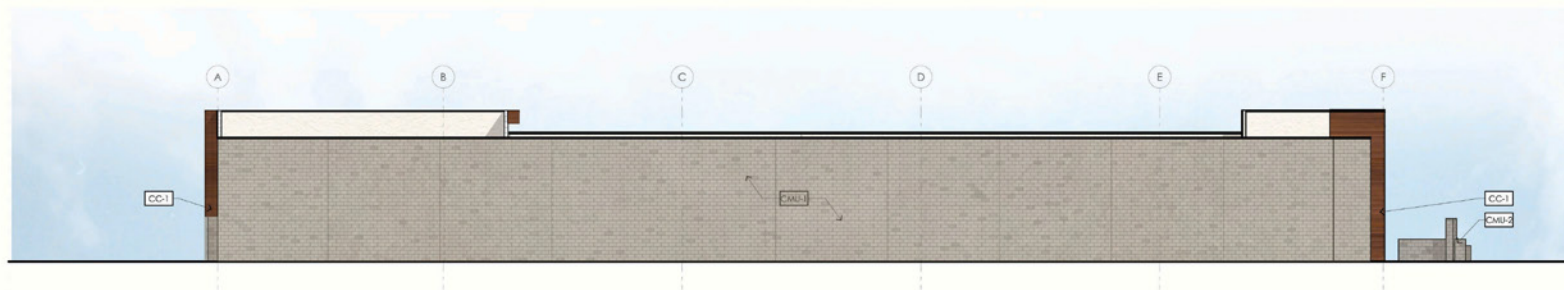


BUILDING RENDERINGS

Warm Springs & Tenaya W-SWC
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NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
16,171	142,480	366,239



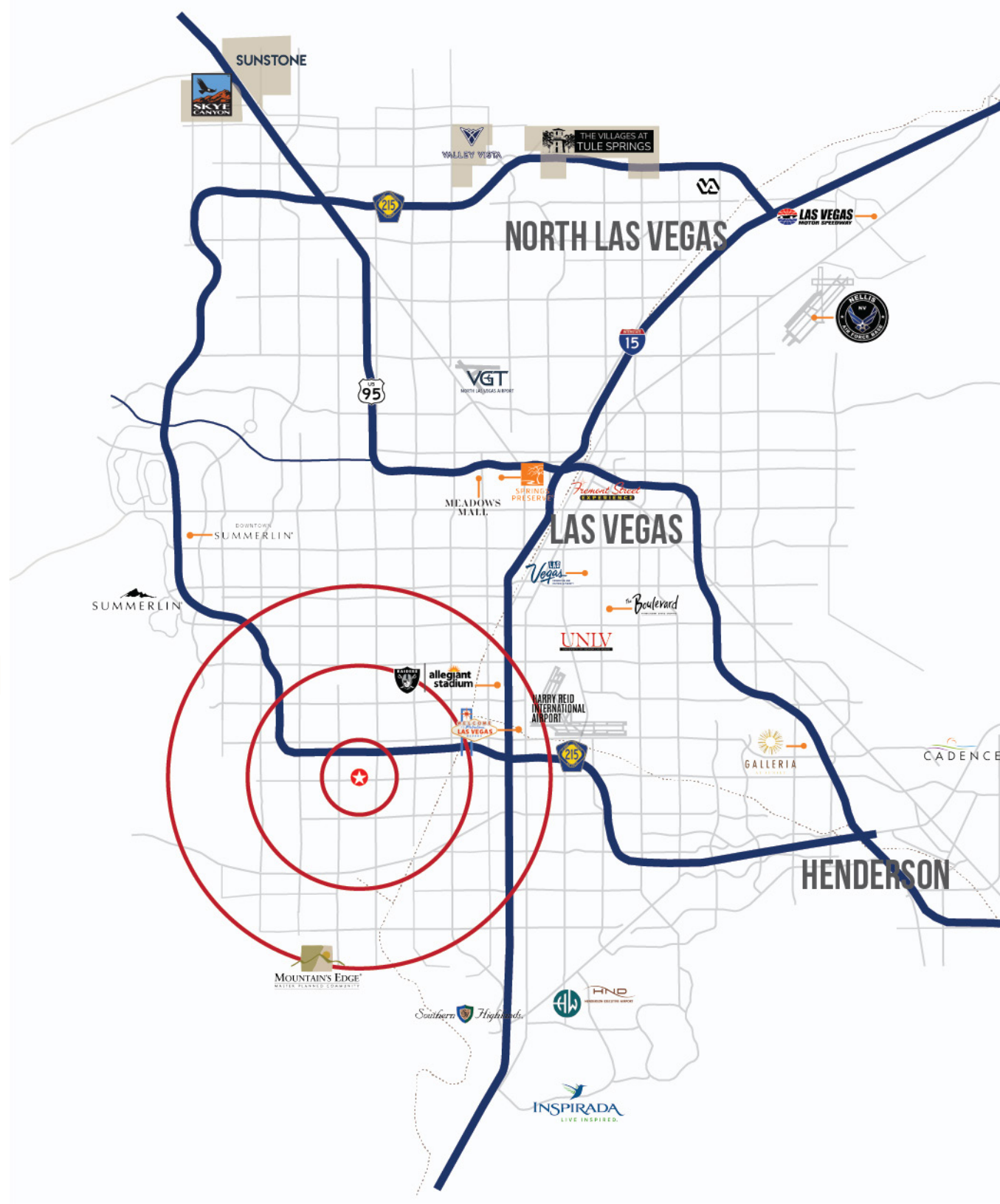
AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$121,531	\$121,752	\$119,511



TRAFFIC COUNTS


Warm Springs Rd	Tenaya Way
15,000 VPD	5,950 VPD



Sources:
SitesUSA 2025
TRINA, NV DOT 2024






www.roicre.com




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FOR MORE INFORMATION

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