



# Warm Springs Plaza

7380 S. EASTERN AVENUE  
LAS VEGAS, NV 89123



## Join Our Newest Tenant: Wingstop

**Building Type:** Strip Retail Center

**Space Available:** 1,200 to 8,420 SF

**Lease Rate:** \$2.00 to \$3.00/SF

**NNN:** \$0.50/SF/mo.

**Zoning:** CG (Clark County)

**Cross Streets:** Eastern Ave. & Warm Springs Rd.

**Traffic Counts:** ± 65,000 vehicles per day

### Demographics

Population

1 Mile Radius 13,450

3 Mile Radius 126,036

5 Mile Radius 390,429

Annual Household Income

1 Mile Radius \$114,882

3 Mile Radius \$118,717

5 Mile Radius \$108,176

2025 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 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.

- **3,620 SF former restaurant available; build-out to be verified**
- **5,000 SF freestanding street-front pad building; expandable to ± 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 8,420 SF of inline shop space available
- Join Dollar Tree, Scooter's Coffee, ZIA Records, Vito's Tacos, Dotty's, Rent-A-Center, Wingstop and more

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**NEWMARK**

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