

FOR LEASE



**1651 W Warm Springs Rd
Henderson, NV 89104**

**660 – 3,200 SF
Resturant / Retail / Office
AVAILABLE**

Devon Sansone
(702) 321-1927
Devon@SansoneInvestments.com

 **SANSONE**
INVESTMENTS
Ben Atias
(725)600-1064
Ben@SansoneInvestments.com

Property Details

SQFT: 660 – 3,200 SF

Restaurant, Retail, Office

**Zoned: Commercial
General (CG)**

**LEASE RATE:
\$1.80 - \$2.25 / SF NNN**

Property Highlights

- Turn-key Restaurant Available
- Hood and Grease Trap
- Henderson Submarket (Close proximity to Galleria Mall)
- Space Available: 660 – 3,200 SF
- High Traffic Counts on Warm Springs
- Traffic Counts:
 - W. Warm Springs Rd. // $\pm 30,900$ VPD.
 - N. Stephanie St // $\pm 33,582$ VPD.

Devon Sansone

(702) 321-1927

Devon@SansonelInvestments.com

Ben Atias

(725) 600-1064

Ben@SansonelInvestments.com

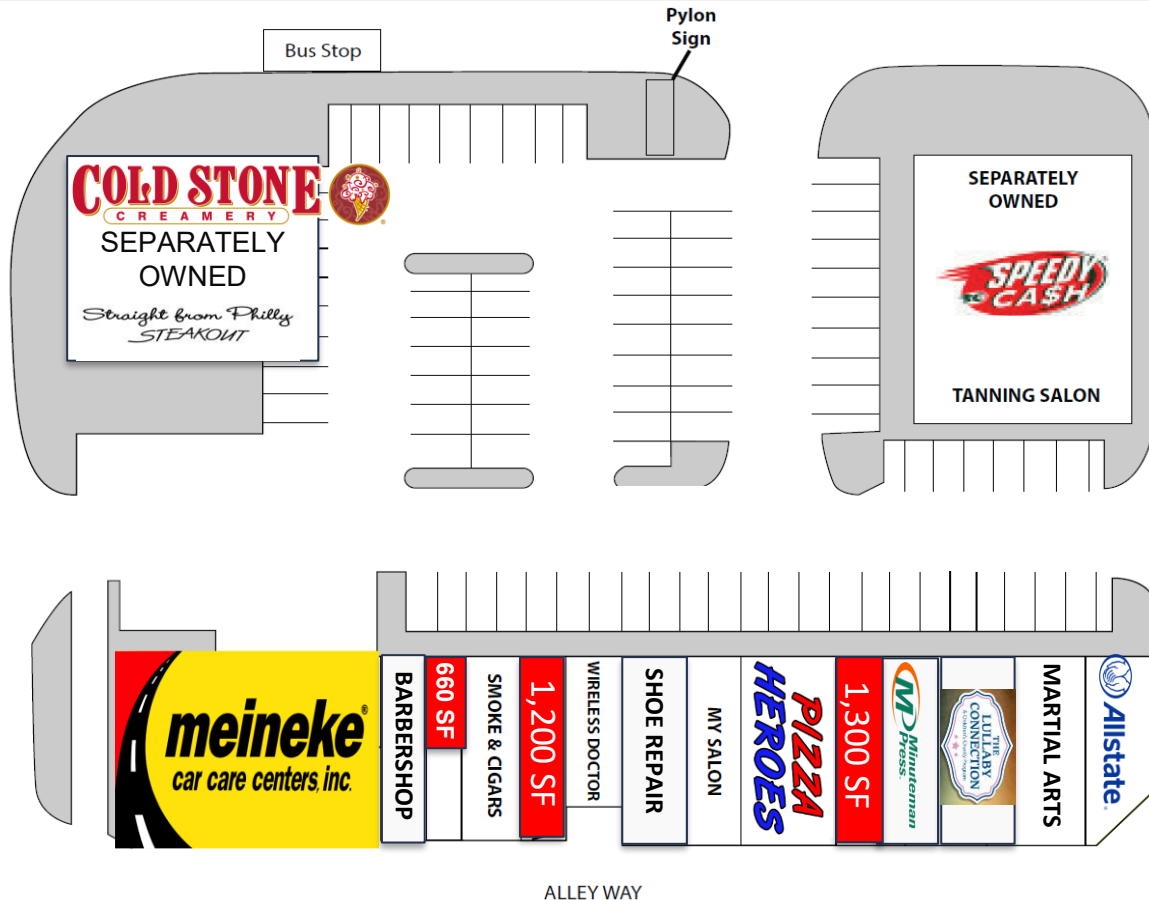
Space Plan

Space Available:
660 – 3,200 SF

RESTAURANT /
RETAIL / OFFICE

Lease Rate:
\$1.80 - \$2.25 PSF

ARROYO GRANDE BLVD.



1651 W Warm Springs Rd,
Henderson NV, 89104

Devon Sansone

(702) 321-1927

Devon@SansoneInvestments.com

Ben Atias

(725) 600-1064

Ben@SansoneInvestments.com

SANSONE
INVESTMENTS

Aerial

76.1K Visits
Over Past 12
Months to Nearby
Restaurant

11 miles / 15
minutes
To the Las Vegas
Strip

Close Proximity to
I-11 & I-215 Freeways

Devon Sansone

(702) 321-1927
Devon@SansoneInvestments.com

Ben Atias

(725) 600 -1064
Ben@SansoneInvestments.com





Demographics

Devon Sansone
(702) 321-1927
Devon@SansoneInvestments.com

Ben Atias
(725) 600-1064
Ben@SansoneInvestments.com

POPULATION	1-mile	3-mile	5-mile
2025 Population	20,100	148,100	330,300
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	8,100	58,600	128,900
INCOME	1-mile	3-mile	5-mile
2025 Average Household Income	\$91,300	\$93,200	\$90,100

**Contact us for more information on commercial spaces or
development in the Vegas Valley.**

Devon Sansone

(702) 321-1927

Devon@SansoneInvestments.com

Ben Atias

(725) 600-1064

Ben@SansoneInvestments.com

