

FOR SUBLEASE



1,416 sf Retail

8680 W WARM SPRINGS Rd #150 Las Vegas, NV 89148

DEVON SANSONE

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 **SANSONE**
INVESTMENTS
Real Estate • Development • Management

LEASING DETAILS

Space Available:

1,416 SF

Lease Price:

\$2.83 PSF NNN

Lease Expiration

2/28/2025

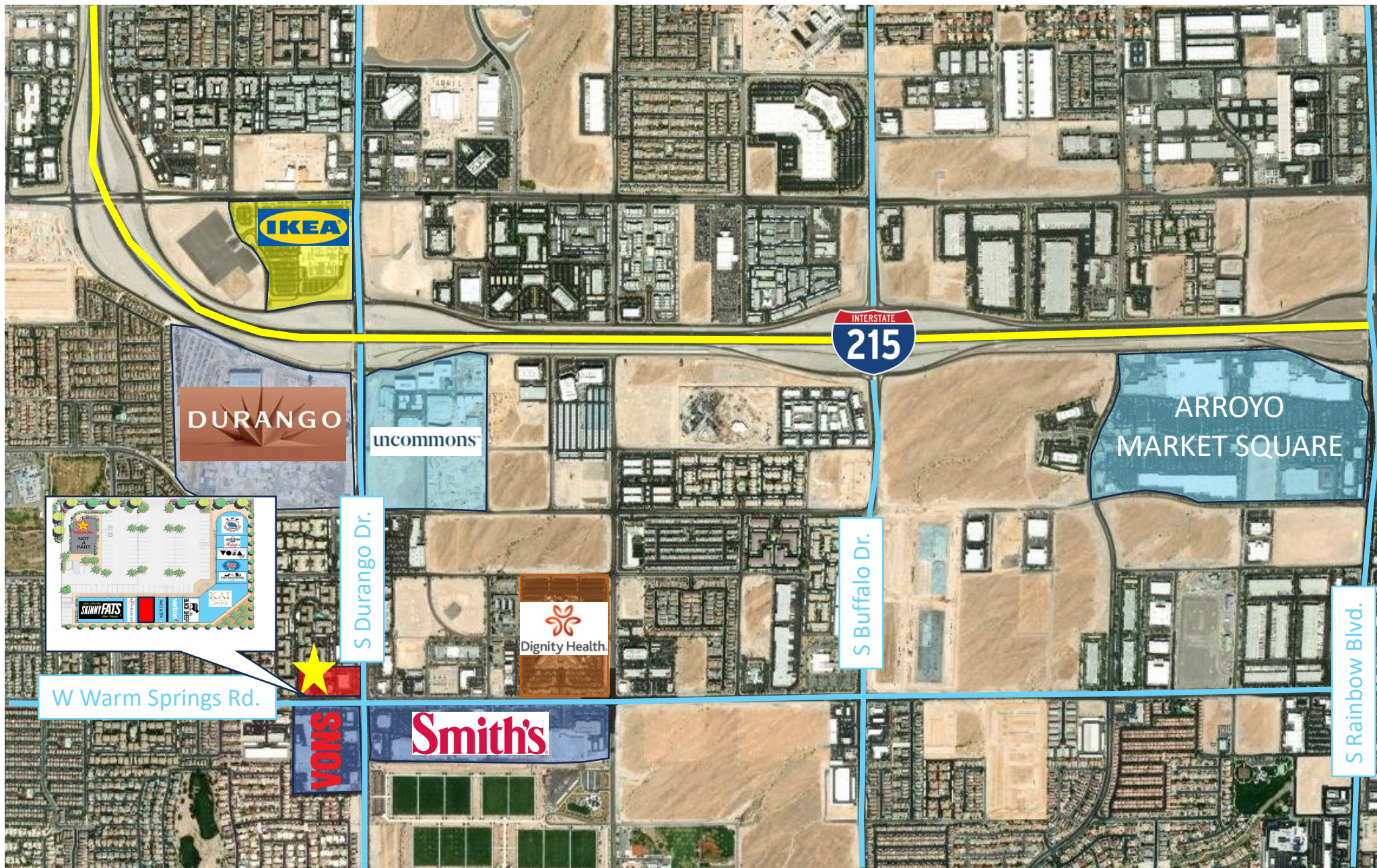


PROPERTY HIGHLIGHTS

- Turn-Key Office Medical former Physical Therapy
- 36+ months of term. Landlord open to new lease.
- Excellent synergy with strong retail corridor.
- Signage available
- Excellent Parking Ratio 4:1,000
- Available for immediate move-in

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2023 Population	31,994	152,938	305,716
HOUSEHOLDS	1-mile	3-mile	5-mile
2023 Households	8,268	57,953	117,543
INCOME	1-mile	3-mile	5-mile
2023 Average Household Income	\$75,129	\$85,413	\$72,030



W WARM SPRINGS RD

S DURANGO DR | 55,000 VPD

