

1725 | E Warm Springs Rd
Las Vegas, NV 89119
BERNARDO SPRINGS

AVAILABLE FOR LEASE

FORMER DENTAL OFFICE
& FORMER NAIL SALON



ROI
Commercial Real Estate
roicre.com

CONTACT US

TODD BOYER

702-550-4923

todd@roicre.com

License #S.0024286

ROBIN CIVISH, CCIM

702-550-4977

robin@roicre.com

License #BS.0037430



9121 W Russell Rd
Suite 111
Las Vegas, NV 89148

bc | THE
boyer civish
RETAIL GROUP

PROPERTY HIGHLIGHTS

BERNARDO SPRINGS

1725 E Warm Springs Rd
Las Vegas, NV 89104


±1,100 - 4,800 SF AVAILABLE

- 4,800 SF former dental office space divisible to 2,400 SF
- ±1,100 SF former nail salon available now
- Surrounded by strong, established residential and daytime populations
- Rare vacancy with great tenant mix
- Located half a mile east of I-215 via Warm Springs interchange
- 2nd Generation Dental Space
- Great buildout for Medical Office or MedSpa



 **±0.52 AC**
LAND AREA

 **GENERAL COMMERCIAL (C-2)**
ZONING

 **177-111-01-004**
177-111-01-005
APN

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All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate

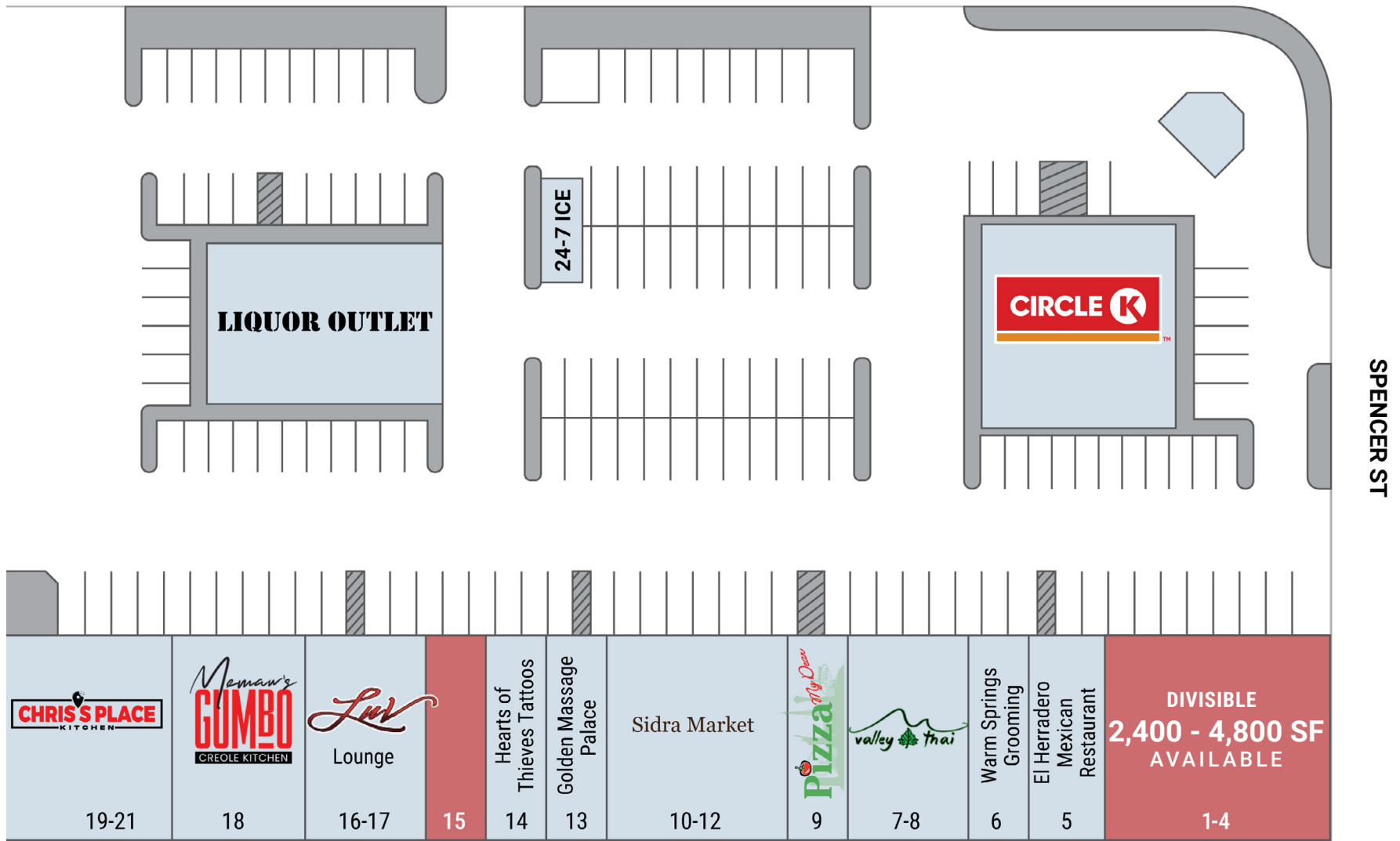


SITE PLAN

BERNARDO SPRINGS

1725 E Warm Springs Rd
Las Vegas, NV 89104

WARM SPRINGS RD



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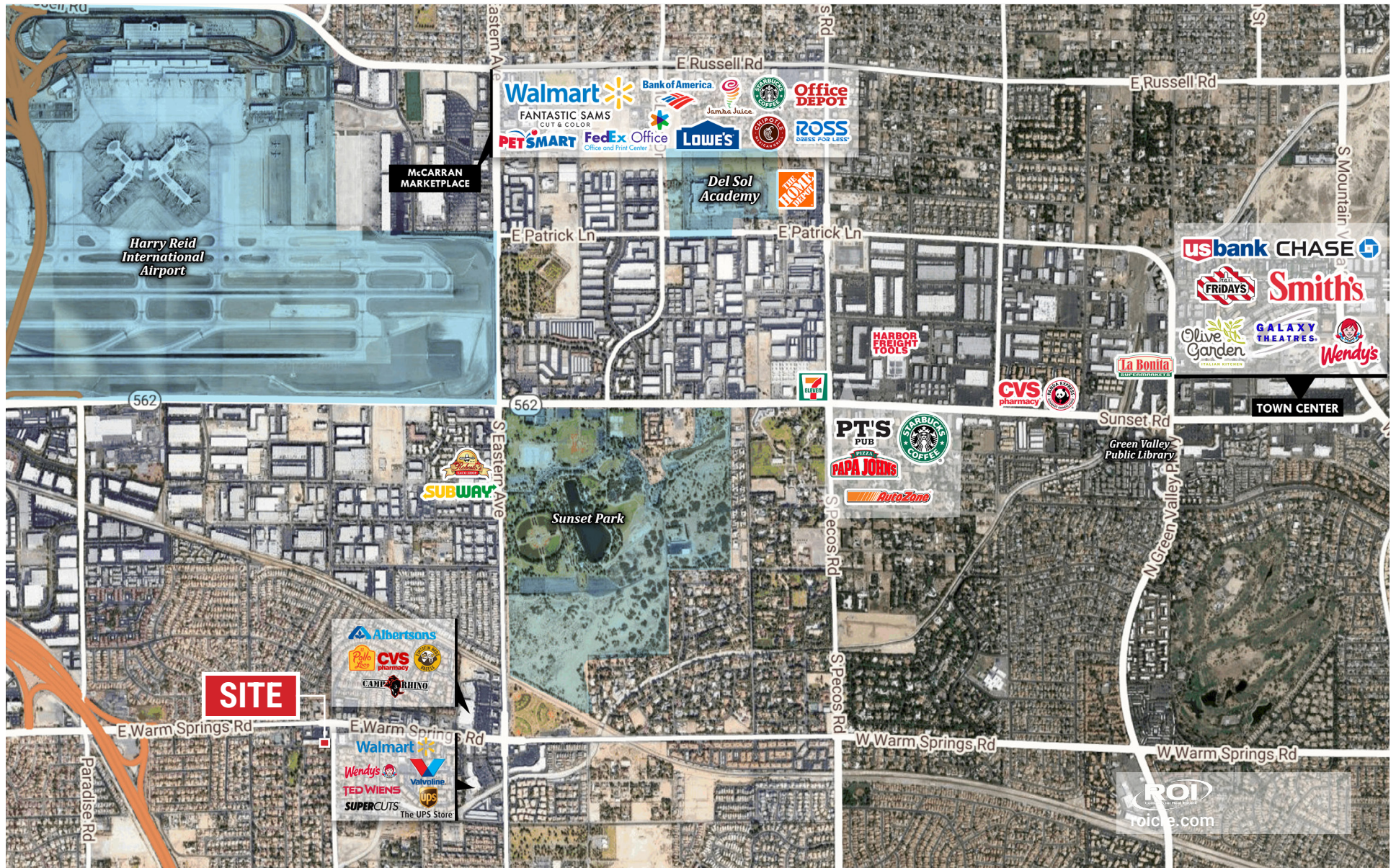
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TRADE AREA

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AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
14,290	119,563	381,864



AVERAGE HOUSEHOLD INCOME

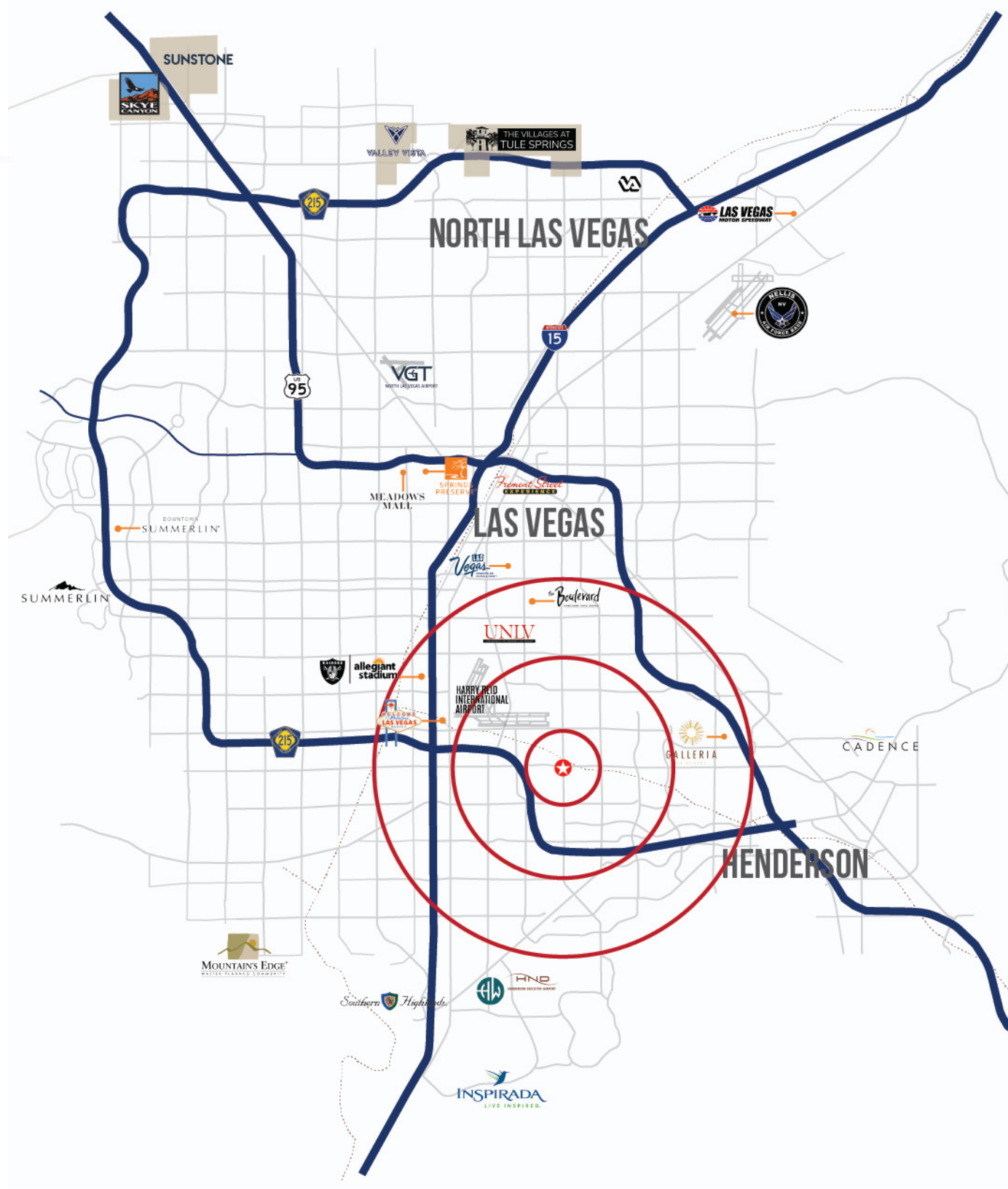
1 Mile	3 Miles	5 Miles
\$95,278	\$104,882	\$97,105



TRAFFIC COUNTS

Warm Springs Rd

34,000 VPD



Source:
SitesUSA 2024
TRINA, NV DOT 2023