

ARROYO GRANDE SPRINGS

1600-1660 WEST WARM SPRINGS DRIVE | HENDERSON, NV 89014

FOR LEASE

NWC WARM SPRINGS & ARROYO GRANDE | 1,200-3,451 SF AVAILABLE



CONTACT

Jennifer F. Ott, CCIM

First Vice President

+1 702 369 4806

jennifer.ott@cbre.com

Lic. BS.0054344

WWW.CBRE.COM/LASVEGAS

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PROPERTY HIGHLIGHTS



CO-TENANTS INCLUDE

DAIRY QUEEN GRILL & CHILL

VILLAGE PUB

RIVAS MEXICAN GRILL

BOBA BOY CAFE

WARM HEARTS PET HOSPITAL

ARROYO GRANDE SPRINGS

1,200 - 3,451 SF Available



Located at the corner of Warm Springs Road and Arroyo Grande Boulevard, a signalized intersection that helps manage traffic flow and provides clear access points.



Access from Both Warm Springs and Arroyo Grande allowing for flexible vehicle movement and ease of access.



Freestanding pylon signage available on the property visible from Warm Springs.



Adjacent to Green Valley High School which creates regular weekday traffic and activity.

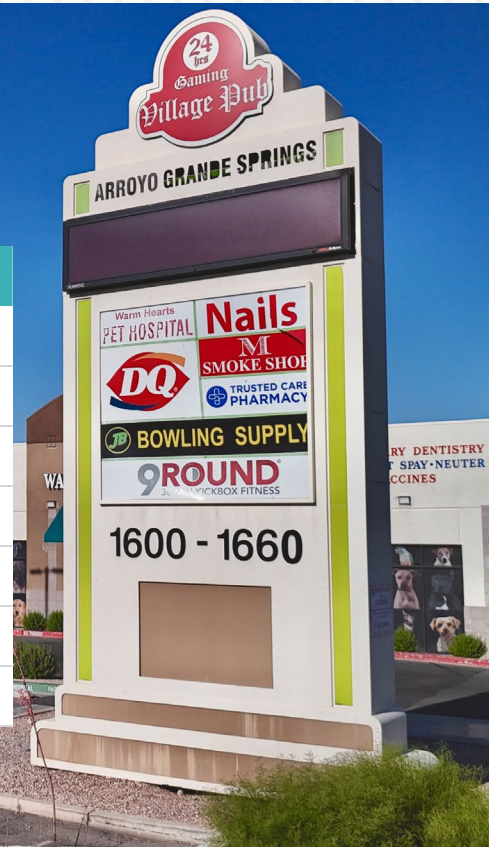
Year Built: 1993 | Zoning: City of Henderson Community Commercial (CC) | APN: 178-04-413-001 & 002

ARROYO GRANDE SPRINGS SITE PLAN



Suite	Tenant	Size (SF)
1600	Radically Curly	±1,472
1606	Warm Heart Hospital	±4,639
1616/1618	AVAILABLE	±1,885
1622	AVAILABLE	±1,566
1626	JB Bowling Supply	±3,409
1628	So In Style Suites	±1,388
1630	AVAILABLE	±1,200

Suite	Tenant	Size (SF)
1632	Pharmacy	±979
1634	Nail Salon	±1,190
1636	Smoke Shop	±970
1640	Village Pub	±4,725
1650	Boba Boy Cafe	±1,504
1654	Rivas Mexican Grill	±1,166
1660	Dairy Queen	±2,900



AREA DEMOGRAPHICS AND TRAFFIC COUNTS



POPULATION

1 mile	18,580
3 miles	149,842
5 miles	339,854



HOUSEHOLDS

1 mile	7,507
3 miles	60,450
5 miles	136,255



AVERAGE HOUSEHOLD INCOME

1 mile	\$103,048
3 miles	\$105,772
5 miles	\$103,595



TRAFFIC COUNTS

Warm Springs Road	29,400 ADT
Arroyo Grande Blvd	10,900 ADT

Source: NDOT 2023, ESRI 2025



NEARBY AMENITIES



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