

# 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

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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.

# ARROYO GRANDE SPRINGS SITE PLAN



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



# 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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