



# Orange Grove at Rhodes Ranch

**8680 W. WARM SPRINGS RD.  
LAS VEGAS, NV 89148**

**Building Type:** Strip Retail Center

**Space Available:** 2,758 SF

**Lease Rate:** Contact Broker

**NNN:** \$0.81/SF/mo.

**Zoning:** CG (Clark County)

**Cross Streets:** W/NWC of Durango Dr.  
& Warm Springs

## Demographics

### Population

1 Mile Radius	19,374
3 Mile Radius	154,464
5 Mile Radius	335,414

### Annual Household Income

1 Mile Radius	\$107,978
3 Mile Radius	\$126,500
5 Mile Radius	\$122,631

2025 Estimated Demographics

Busy shopping center serving Rhodes Ranch and other surrounding communities. Great co-tenancy including Verizon Wireless, KAI Salon Suites, Jersey Mike's Subs, Mathnasium, Roberto's Taco Shop and more.

The corner of Warm Springs & Durango is a major retail hub for residents in the southwest; retail developments occupy all four corners.

Orange Grove is located just 3/4 of a mile from the 215 Beltway Durango exit and the Ashley Furniture & IKEA stores, the 40-acre "Uncommons" mixed-use development, and the Durango Station Casino & Hotel.

- **2,758 SF endcap restaurant with private patio**
- **Do not disturb Tenant or its employees;  
Contact Broker for more information.**
- **Busy shopping center serving Rhodes Ranch  
and other surrounding communities**



### Mike Zobrist

*Managing Director*  
t 702-405-1755  
mike.zobrist@nmrk.com  
NV RE Lic. #S.70489

### Lauren Tabeeek, CCIM

*Managing Director*  
t 702-405-1707  
lauren.tabeeek@nmrk.com  
NV RE Lic. #S.74477.LLC

### Scott Price

*Associate*  
t 702-405-1728  
scott.price@nmrk.com  
NV RE Lic. #S.174018

[nmrk.com](http://nmrk.com)

**NEWMARK**

Procuring broker shall be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principle and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

## Site Plan

### WARM SPRINGS RD.



**Mike Zobrist**  
Managing Director  
t 702-405-1755  
mike.zobrist@nmrk.com  
NV RE Lic. #S.70489

**Lauren Tabeeek, CCIM**  
Managing Director  
t 702-405-1707  
lauren.tabeeek@nmrk.com  
NV RE Lic. #S.74477.LLC

**Scott Price**  
Associate  
t 702-405-1728  
scott.price@nmrk.com  
NV RE Lic. #S.174018

[nmrk.com](http://nmrk.com)

# NEWMARK

Procuring broker shall be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principle and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.