



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

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.

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

- **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 Tabek, CCIM

Managing Director

t 702-405-1707

lauren.tabek@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

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 principal 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.

NEWMARK

Site Plan

WARM SPRINGS RD.



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

Lauren TabEEK, CCIM
Managing Director
t 702-405-1707
lauren.tabeek@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

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.

NEWMARK