

WESTGATE PLAZA

220 E. WARM SPRINGS ROAD | LAS VEGAS, NV 89119





PROPERTY DETAILS

RETAIL SPACE: $\pm 25,000$ SF

LAND SIZE: 2.34 AC

YEAR BUILT / RENOVATED: 2007 / TBD

ZONING: CG – COMMERCIAL GENERAL

PROPERTY HIGHLIGHTS



LESS THAN 1 MILE FROM I-215 FREEWAY



ADJACENT TO LARGE HARRY REID INTERNATIONAL AIRPORT



ANCHORED BY SINCLAIR SERVICE STATION



GREAT SIGNALIZED CORNER LOCATION ON E WARM SPRINGS ROAD AND GILESPIE STREET



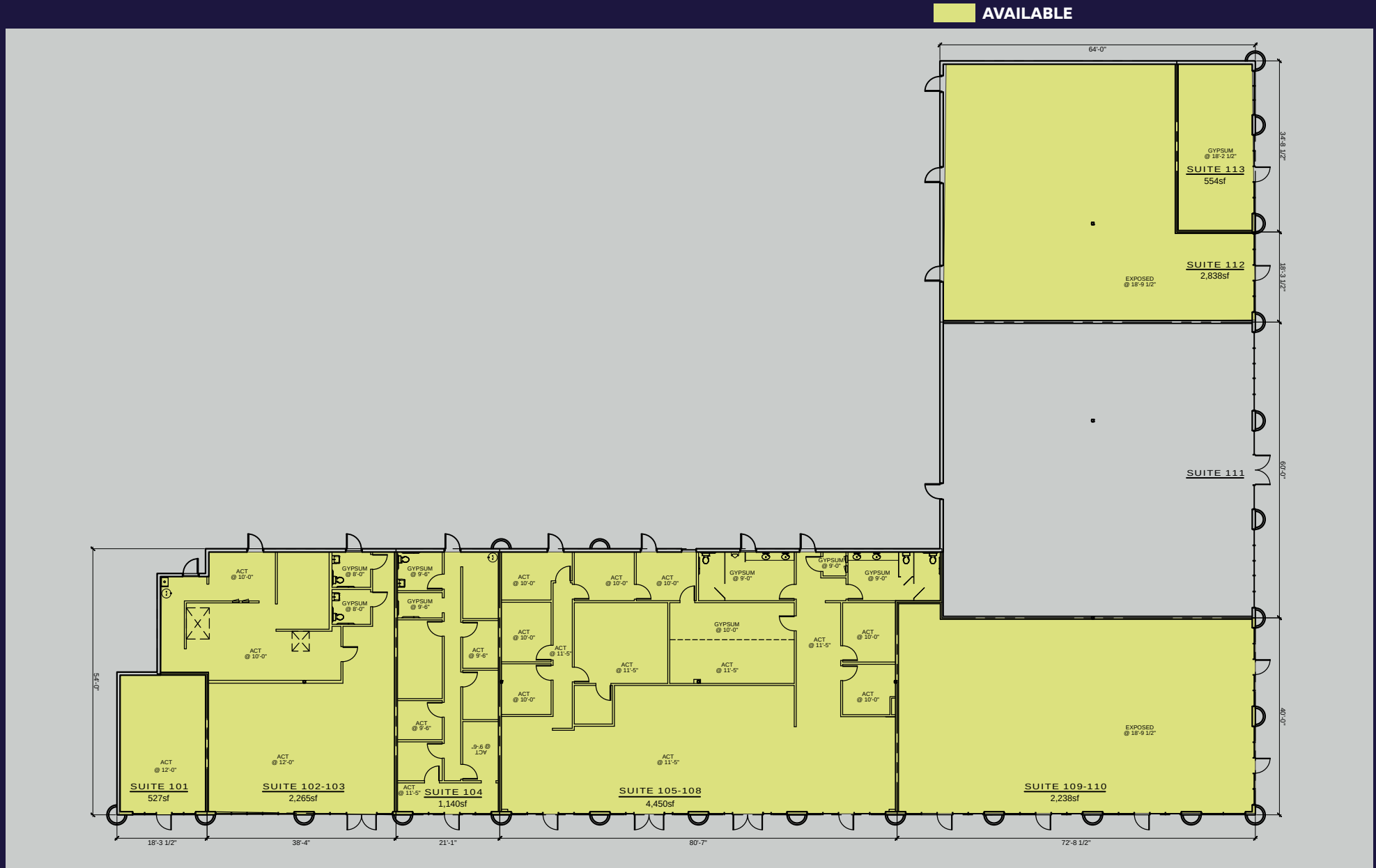
SIGNAGE OPPORTUNITIES

SITE PLAN



AVAILABLE		
SUITE	TENANT	SF
101	AVAILABLE	527
102-103	AVAILABLE (Former Restaurant)	2,265
104	AVAILABLE	1,140
105-108	AVAILABLE	4,450
109-110	AVAILABLE	2,238
111	Marketplace	3,837
112	AVAILABLE	2,838
113	AVAILABLE	554

FLOOR PLAN



AMENITIES & TRANSIT



DRIVE TIME & DEMOGRAPHICS

POPULATION

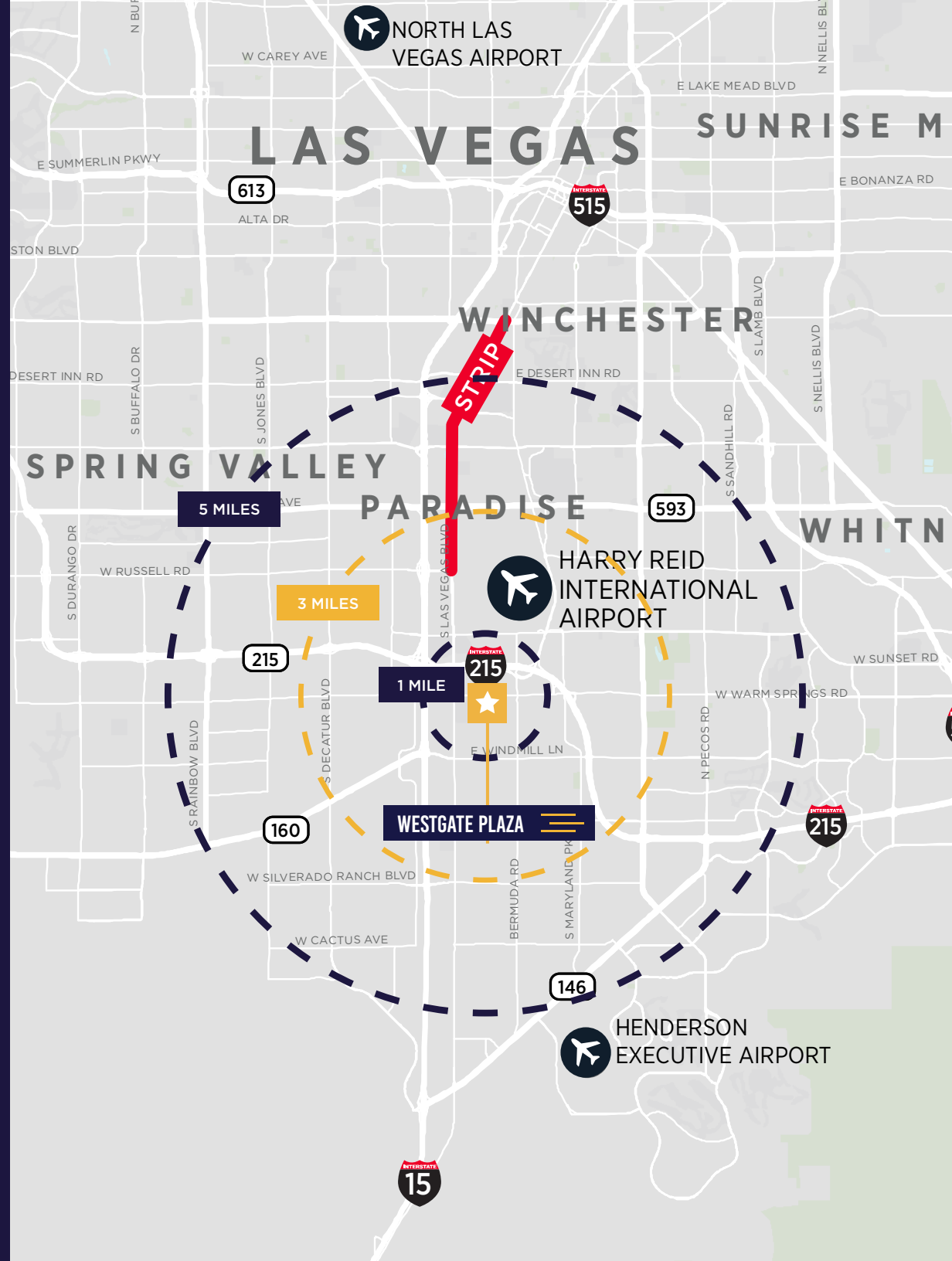
1 MILE	3,623
3 MILES	78,508
5 MILES	378,360

AVG HH INCOME

1 MILE	\$135,012
3 MILES	\$114,455
5 MILES	\$103,429

OF HOUSEHOLDS

1 MILE	2,292
3 MILES	35,192
5 MILES	176,055



LEASING

PLEASE CONTACT US FOR MORE INFORMATION:

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