

# 3610-3686

S. HIGHLAND DRIVE

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**GATSKI**  
COMMERCIAL  
REAL ESTATE SERVICES

**SPRING MOUNTAIN HIGHLANDS**  
**+/-1,500-7,200 SF RETAIL/FLEX SPACE FOR LEASE!**  
**RETAIL OPPORTUNITY WITH ATTACHED WAREHOUSE**  
**& PRIVATE YARD SPACE**

**SIGN  
LOCATION**



**3610-3686 S. HIGHLAND DRIVE LAS VEGAS, NV 89103**



The Spring Mountain Park is an 8-property portfolio of flex/retail/industrial space with a mix of 40/60 Retail/Warehouse.

- +/-1,500 - 7,200 Square Foot Units Available
- New Exterior Paint; Ongoing Upgrades to Project
- Near Interstate-15
- Harry Reid International Airport: 12 Min Drive
- Close to Las Vegas Strip
- New 70' Electronic Sign Being Built

# SPRING MOUNTAIN HIGHLANDS

3610-3686 S. HIGHLAND DRIVE LAS VEGAS, NV 89103



# SPRING MOUNTAIN HIGHLANDS DETAILS



- **3620 S Highland Drive –**  
±5,000 SF Warehouse, ±2,200 SF Office, Large Showroom, Multiple Private Offices, Private Yard, 3 Grade Level Roll-up Doors
- **3666 S Highland Drive –Retail with Warehouse Space with Private Yard and 1 Bathroom** ±1,239 SF Open Showroom and One Office  
±1,886 SF Warehouse, 10ft. Clearance, 12ft.H x 10ft.W Roll-up Door  
±1,704 SF Enclosed Yard
- **3668 S Highland Drive –Retail with Warehouse Space with Private Yard and 1 Bathroom** ±1,224 SF Open Showroom  
±1,376 SF Warehouse, 12ft. Clearance, 12ft.H x 10ft.W Roll-up Door  
±1,704 SF Enclosed Yard
- **3670 S Highland Drive Retail with Warehouse Space with Private Yard and 1 Bathroom** ±1,300 SF Pony Wall Cubicle Build-out  
±2,550 SF Warehouse, 12ft. Clearance, Two 12ft.H x 10ft.W Roll-up Doors  
±3,373 SF Enclosed Yard
- **3686 S Highland Drive Retail with Warehouse Space with Private Yard**  
±4,000 SF Warehouse, ±2,000 Flex/Retail/Showroom

# SPRING MOUNTAIN HIGHLANDS SPACE

Building	Rate	CAM	Available SF	Flex/Retail SF	Warehouse SF	Yard	Power	Clear Height	Doors
3620	\$1.50/PSF NNN	\$0.20 NNN	7,200	2,200	5,000				
3666	\$1.50/PSF NNN	\$0.20 NNN	3,125	1,239	1,886	1,704	Single Phase	10 FT.	12ft.H x 10ft.W Roll-up Door
3668	\$1.50/PSF NNN	\$0.20 NNN	2,600	1,224	1,376	1,704	Single Phase	12 FT.	12ft.H x 10ft.W Roll-up Door
3672	\$1.50/PSF NNN	\$0.20 NNN	1,500	1,500	-	-	Single Phase		
3686	\$1.50/PSF NNN	\$0.20 NNN	6,000	2,000	4,000		Single Phase	12 FT.	12ft.H x 10ft.W Roll-up Door

*\*All Yards Are Enclosed\**

## For More Information, Contact:

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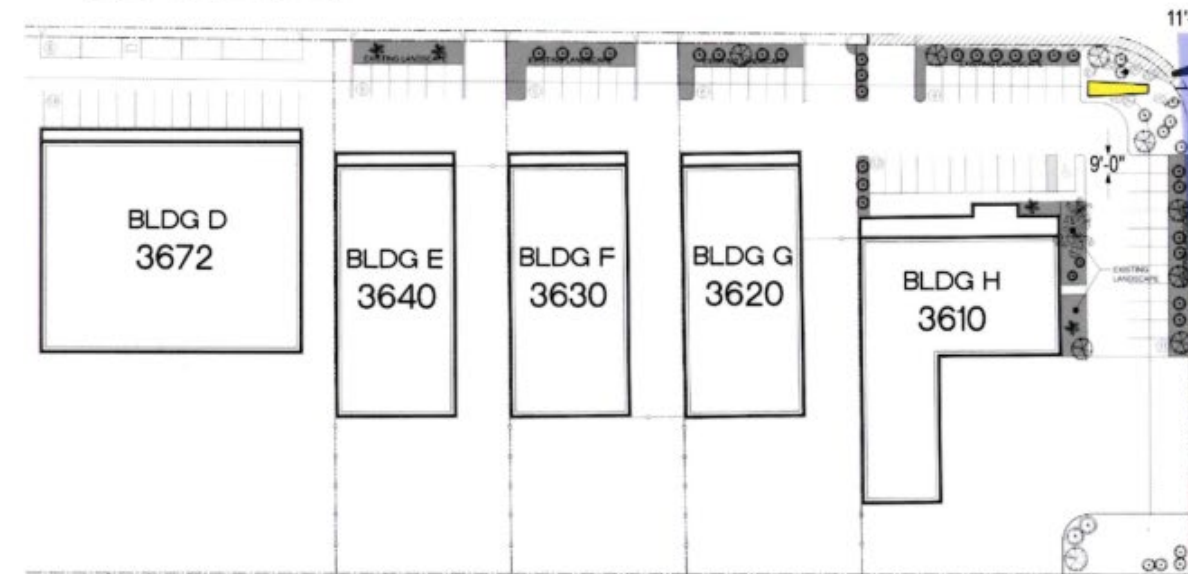
# SPRING MOUNTAIN HIGHLANDS SIGN LOCATION



**HIGHLAND DR**

## SPRING MOUNTAIN HIGHLANDS

**SIGN  
LOCATION**



**MORGAN CASHMAN WAY**



scale: 1/64" = 1'

★ SHALL BE LOCATED WITHIN CURBED LANDSCAPE OR ROCKSCAPE AREA WHICH EXTENDS NO LESS THAN 2' FROM BASE OF SIGN.

★ SIGN SHALL BE LOCATED 10' OR GREATER FROM BACK OF CURB

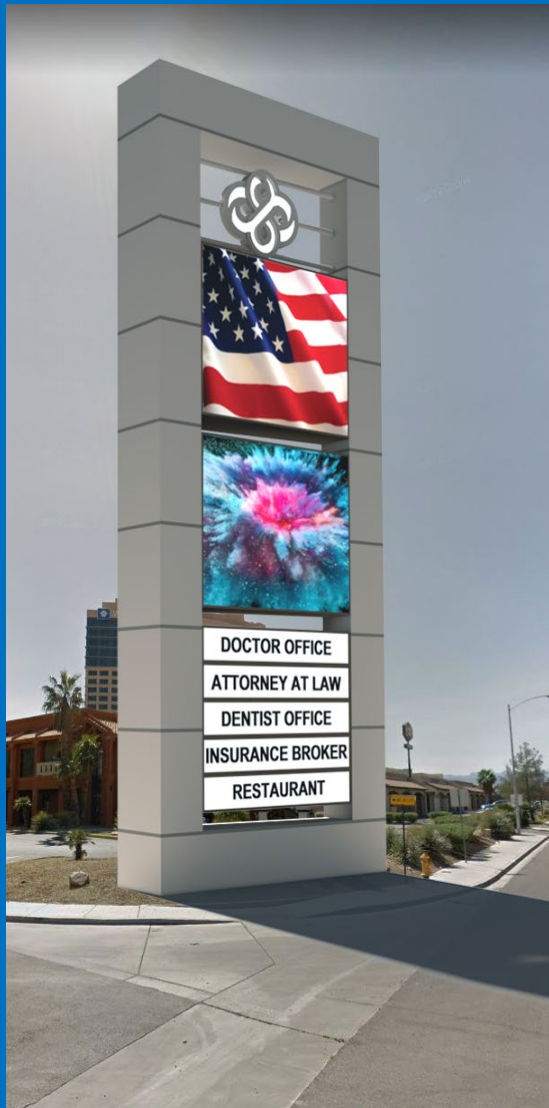
★ 243 LINEAR FT STREET FRONTAGE

★ 1.95 MILES FROM HARRY REID INTERNATIONAL AIRPORT

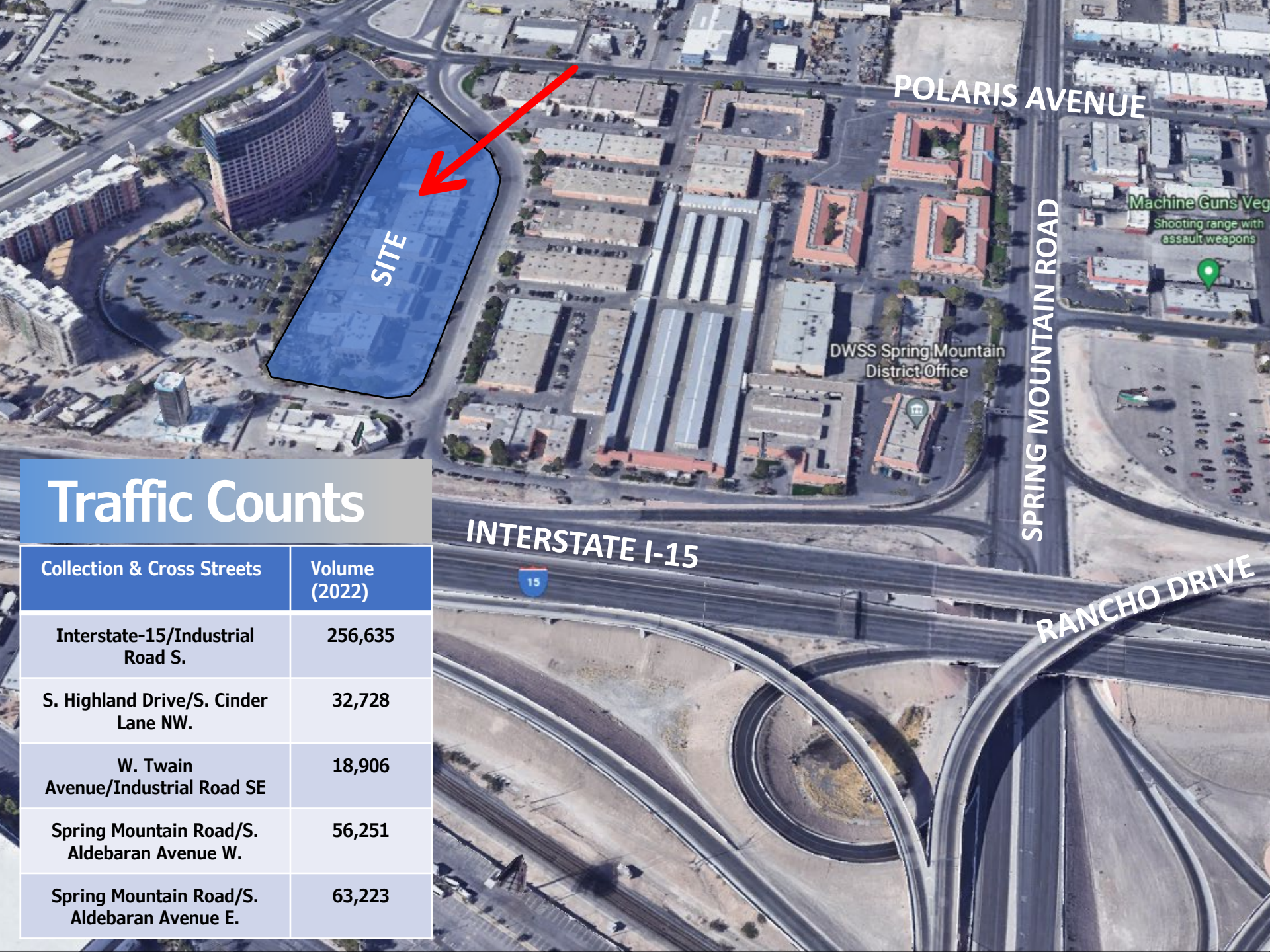
★ NOT IN THE SIGHT VISIBILITY ZONE

**WS-21-0243**

# SPRING MOUNTAIN HIGHLANDS SIGNAGE: 70' DISPLAY



PROPOSED: 70' D/F INT-ILLUMINATED PYLON SIGN DISPLAY  
SCALE: 3/32" = 1'-0"



# Traffic Counts

Collection & Cross Streets	Volume (2022)
Interstate-15/Industrial Road S.	256,635
S. Highland Drive/S. Cinder Lane NW.	32,728
W. Twain Avenue/Industrial Road SE	18,906
Spring Mountain Road/S. Aldebaran Avenue W.	56,251
Spring Mountain Road/S. Aldebaran Avenue E.	63,223