

±1.12 AC AVAILABLE | SALE, GL, BTS, RBTS

Warm Springs & Tenaya SWC
Las Vegas, NV 89113



DAN ADAMSON

702.550.4934 | dan@roicre.com
Lic # B.0026992.CORP

EDWARD LEHARDT, CCIM

702.550.4169 | edward@roicre.com
Lic # S.0180688

CHRIS WALDBURGER

702.483.3683 | chris@roicre.com
Lic # S.0190814



roicre.com

PROPERTY HIGHLIGHTS

±1.12 AC AVAILABLE

- Located in the fast growing Southwest market
- Less than 1 mile away from major developments including Durango Casino and Resort, Uncommons, Narrative
- Easy access to I-215 Beltway
- Surrounded by rapidly expanding multi/single family residential communities

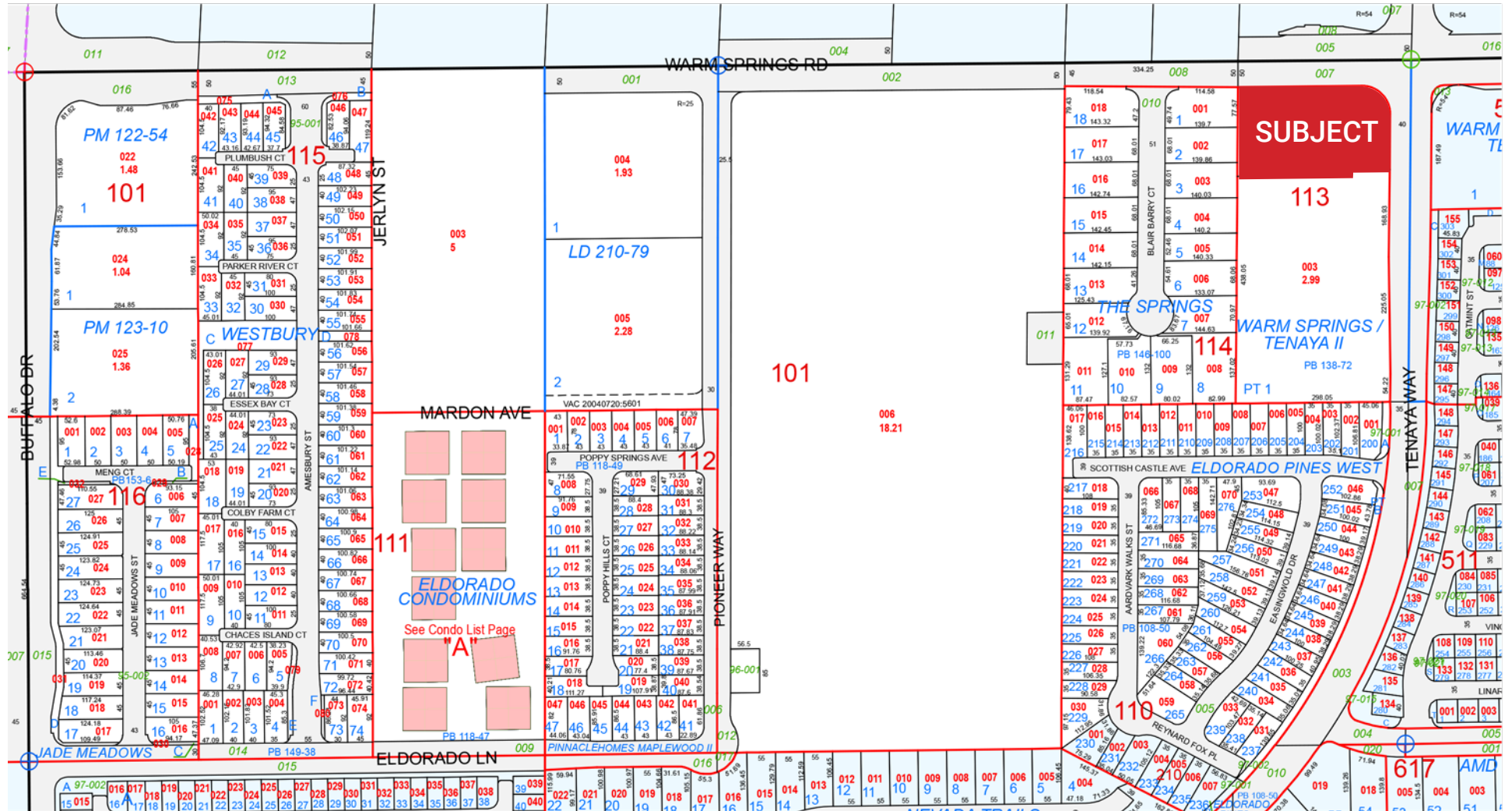


 High Growth Area

.....

 Fast Growing Population

ASSESSOR'S PARCEL MAP



 **±1.12 AC**
LAND AREA

 **LOCAL BUSINESS (C-1)**
ZONING

 **176-101-13-002**
APN

AREA DEMOGRAPHICS



POPULATION

1 Mile	15,338
3 Miles	126,054
5 Miles	335,975



AVERAGE HHI

1 Mile	\$86,518
3 Miles	\$89,984
5 Miles	\$91,165



Traffic Counts

W Warm Springs Rd - 10,100 VPD
N Tenaya Way - 4,700 VPD



Sources:
SitesUSA 2022
TRINA, NV DOT 2021

215 CORRIDOR ACTIVITY



GROWTH AREAS

- 1 - THE BEND
200,000 SF RETAIL, CINEMA AND OFFICE
- 2 - UNLV-HARRY REID TECH PARK
122 AC MASTER PLANNED BUSINESS/RESEARCH PARK
- 3 - EVORA
42 AC MIXED USE DEVELOPMENT WITH 1,343 RESIDENTIAL UNITS
- 4 - ASHLEY FURNITURE
PLANS FOR 273,222 SF SHOWROOM AND DISTRIBUTION FACILITY
- 5 - LIFETIME FITNESS
14 AC PURCHASED IN NOVEMBER 2019
- 6 - UNCOMMONS
40 AC MIXED USE PROJECT
- 7 - KAKTUS LIFE III
16.12 AC MIXED-USE DEVELOPMENT
- 8 - ARROYO CORPORATE CENTER
450 AC MIXED-USE DEVELOPMENT
- 9 - ZONED COMMERCIAL
12 AC PRIVATELY OWNED - TIBERTI LLC
- 10 - DURANGO STATION
STATION CASINO'S 200-ROOM HOTEL IS EXPECTED TO BE COMPLETED LATE 2023

HOUSING

- COMPLETED
- UNDER CONSTRUCTION
- PLANNED

IN THE HEART OF IT ALL



200+
RESTAURANTS



100+
RETAILERS



3
HOSPITALS