

**Al Barbagallo, Senior Vice President**  
**SVN/The Equity Group**  
**COMMERCIAL REAL ESTATE EXPERT OF 35 YEARS**

6018 S. Durango Dr., Ste. 110  
Las Vegas, Nv. 89113  
Direct: 702-502-1592

**FOR LEASE**  
**8660 W. Warm Springs Rd.**  
**Las Vegas, Nv. 89148**

**Building Size:** 3,198 Sq. Ft. Interior.  
**Location:** Southwest Las Vegas in the Rhodes Ranch area, I-215 one mile to the North. South of the new Durango Hotel & Casino and new industrial/office projects.  
**Land Size:** 14,375 Sq. Ft. APN: 176-05-820-003  
**Yr. Built:** 2010 & Rennovated in 2020.  
**Lease Term:** 10 yrs. with 5 yr. options for renewal.  
**Monthly Rent:** \$5.15/Sq. Ft.  
**Yearly Rent:** \$61.80/Sq. Ft.  
**T.I. Allowance:** \$31.25/Sq. Ft.  
**Demographics:** 3 mile radius, Population 172,000, Median Income \$101,000, Employees 46,100  
**Description:** QSR with Drive Thru and 8 car stacking. Excellent visibility and easy access off Warm Springs Rd. & Durango. Part of the Orange Grove Plaza, a multi-tenant shopping center with 12 tenants. High traffic counts with 2 points of entry.

