

Now Leasing



**1725 E Warm Springs Rd
Las Vegas, NV 89119**

**620 – 4,800 SF
Retail & Restaurant
0.5 AC Pad**



Devon Sansone

(702) 321-1927
Devon@SansoneInvestments.com

Leasing Details

Space Available: 620 – 4,800 SF

Restaurant & Retail

Suite 15:

- Lease Rate: \$2.00/SF + NNN
- Tenant Improvement: \$20+/SF*

End Cap (Suites 2-4):

- Lease Rate: \$2.00 - \$2.25/SF
- Tenant Improvement: \$40+/SF*

0.5 AC Pad for Sale or Lease

**Subject to Financials*



Property Highlights

Located 1/4 mile east of I-215

Established residential and daytime populations

33k Vehicles per day

Retail / Restaurants & Pad Available

Demographics

Population

2-mile: 44,516

5-miles: 366,635

10-miles: 1,360,681

Households

2-mile: 17,482

5-miles: 151,338

10-miles: 518,215

Income

2-mile: \$95,327

5-miles: \$86,915

10-miles: \$83,749

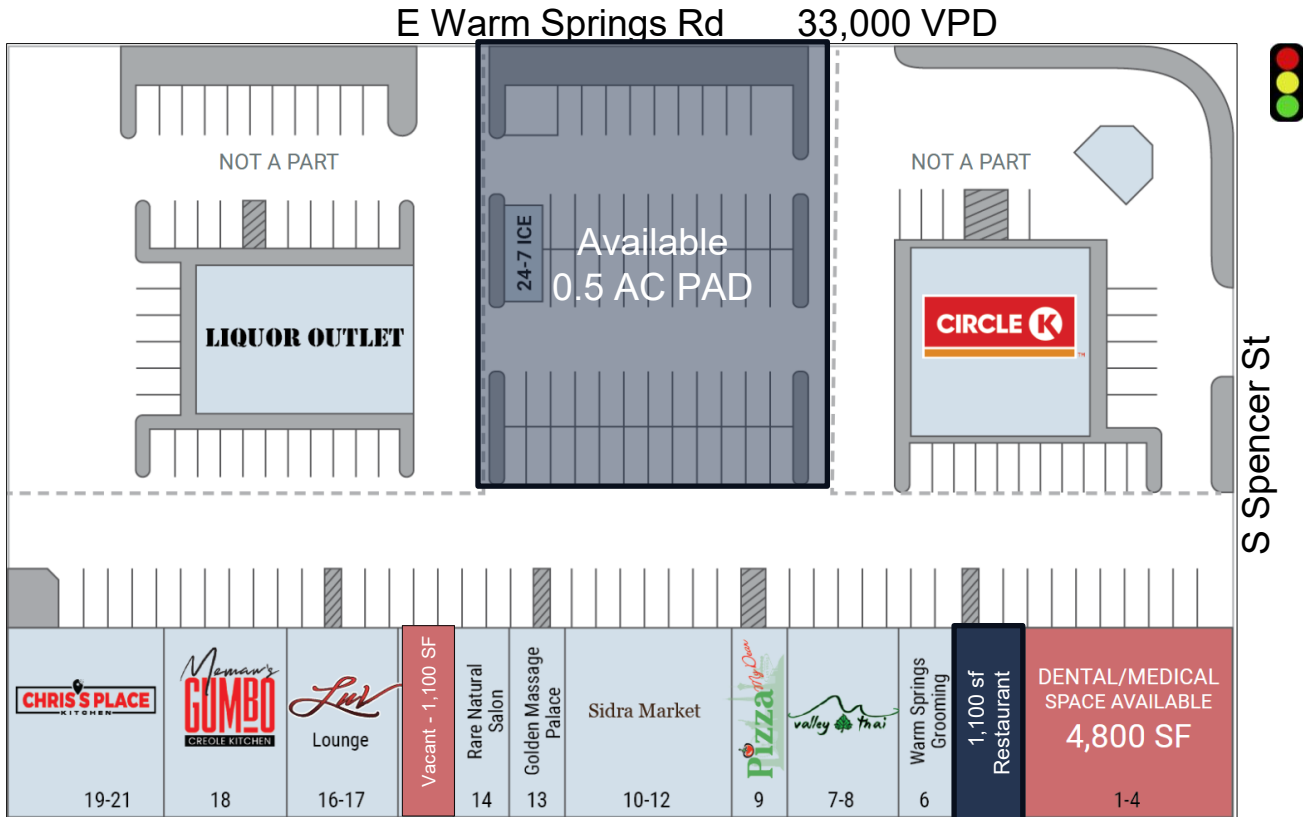
Space Plan

Space Available:
1,100 – 4,800 SF

Restaurant & Retail

Lease Rate: \$2.00-
2.50/SF NNN

0.5 AC Pad
Available



E Warm Springs Rd &
S Spencer St

Devon Sansone

(702) 321-1927

Devon@SansoneInvestments.com

SANSONE
INVESTMENTS

Medical Space Plan

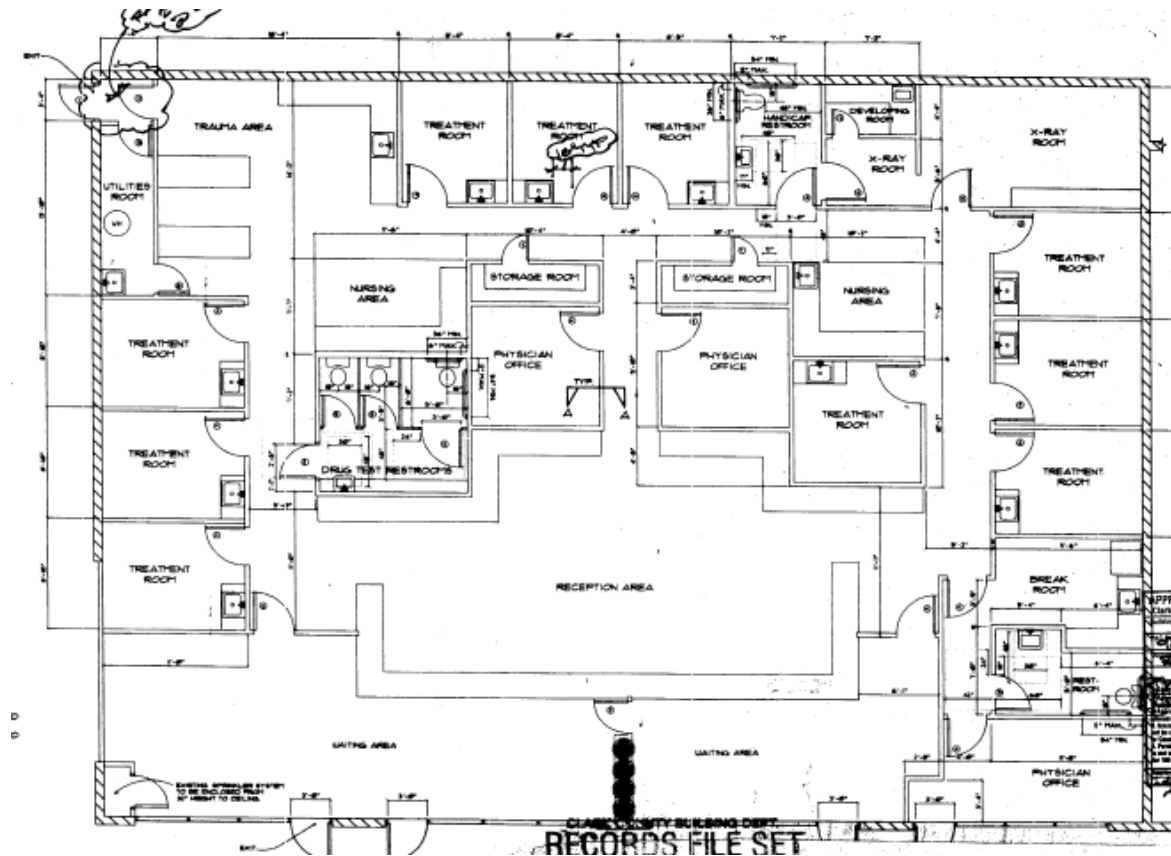
Space Available:
2,400 – 4,800 SF

Medical / Primary
Care / Urgent Care

Plumbing in every
office

TI Available

Lease Rate: \$2.00-
2.25/SF NNN



**E Warm Springs Rd &
S Spencer St**

Devon Sansone

(702) 321-1927

Devon@SansoneInvestments.com

SANSONE
INVESTMENTS

Aerial

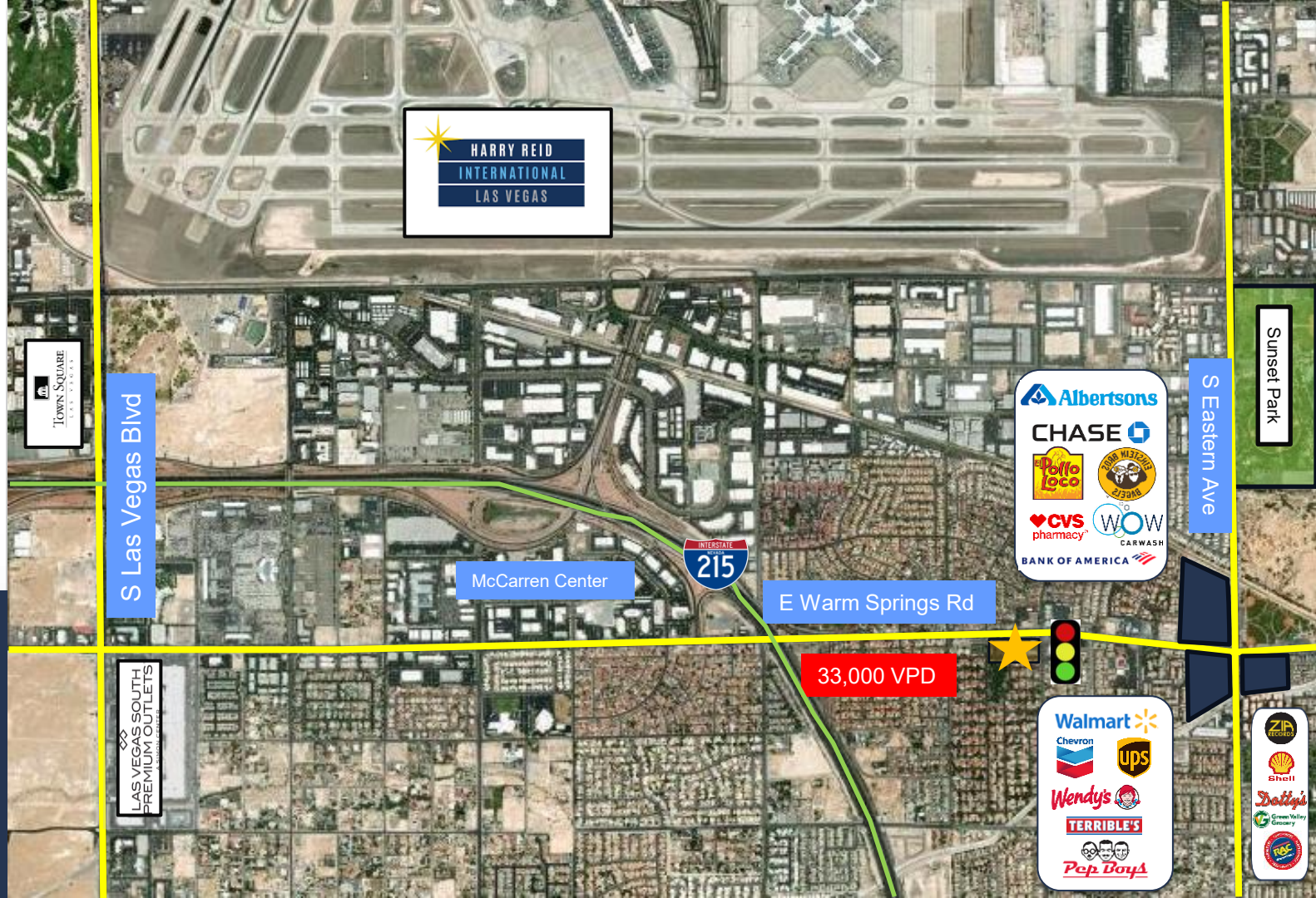
400K+ Visits
Over Past 12
Months to Property

New Façade and
storefront Q4 2025

Great for retail and
restaurants

Devon Sansone

(702) 321-1927
Devon@SansoneInvestments.com



HARRY REID
INTERNATIONAL
LAS VEGAS

TOWN SQUARE
LAS VEGAS

S Las Vegas Blvd

McCarran Center

INTERSTATE
215

E Warm Springs Rd

33,000 VPD

Albertsons
CHASE
Pollo Loco
CVS pharmacy
BANK OF AMERICA
WOW CARWASH

S Eastern Ave

Sunset Park

LAS VEGAS SOUTH
PREMIUM OUTLETS

Walmart
Chevron
UPS
Wendy's
TERRIBLE'S
Pep Boys

ZIP
Shell
Bittell
Dattop's
Green Valley Grocery
RBC

33,00 VPD ON
Warm Springs Rd.

IMMEDIATE
PROXIMITY TO
FREEWAY;
RESIDENTIAL; &
OFFICE

GREAT FOR RETAIL,
RESTAURANTS &
DRIVE THROUGH

Devon Sansone

(702) 321-1927
Devon@SansonInvestments.com



Heat Map

400k Visits

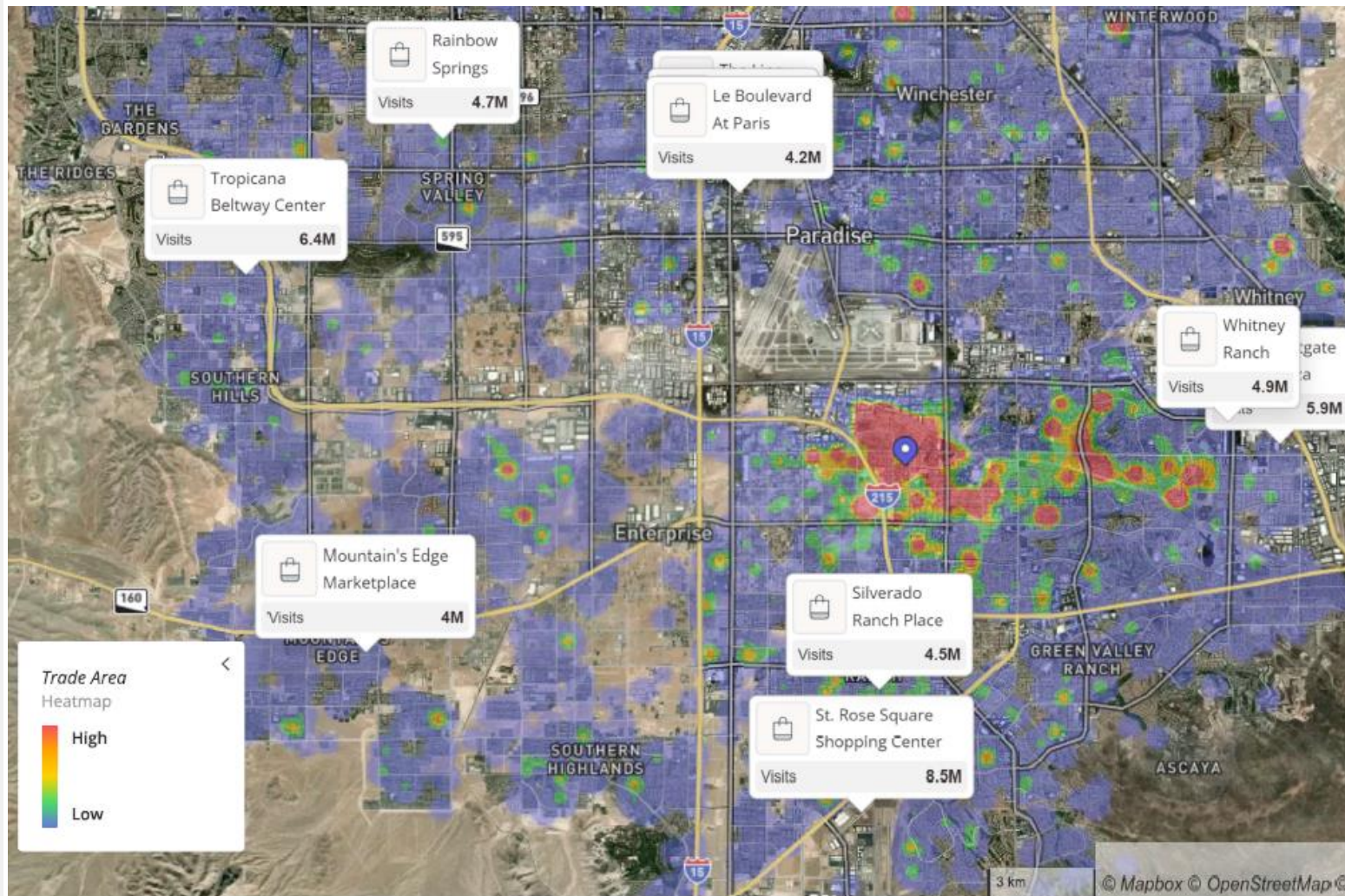
Over the past 12 months at the center

22 Minutes

Average dwell time at the center

Devon Sansone

(702) 321-1927
Devon@SansoneInvestments.com



**Contact us for more information on commercial spaces or
development in the Vegas Valley.**

Devon Sansone

(702) 321-1927

Devon@SansoneInvestments.com

