

WESTGATE PLAZA

CBRE

220 E WARM SPRINGS ROAD
LAS VEGAS, NV



±25,000 SF
SPACE FOR LEASE

BUILDING SPECIFICATIONS

Retail Space ±1,140 - ±10,620 SF

Land Size 2.34 Acres

Year Built/Renovated 2007

Zoning CC - Commercial General

Lease Rate Inquire with broker



HIGHLIGHTS



Proximity

To Harry International Airport and the Las Vegas Strip



Signage

Opportunities



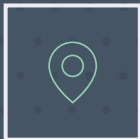
Zoned

CC - Commercial General



Built

2007



Located

On 2.34 Acres



Anchored

By Sinclair Service Station



Signalized

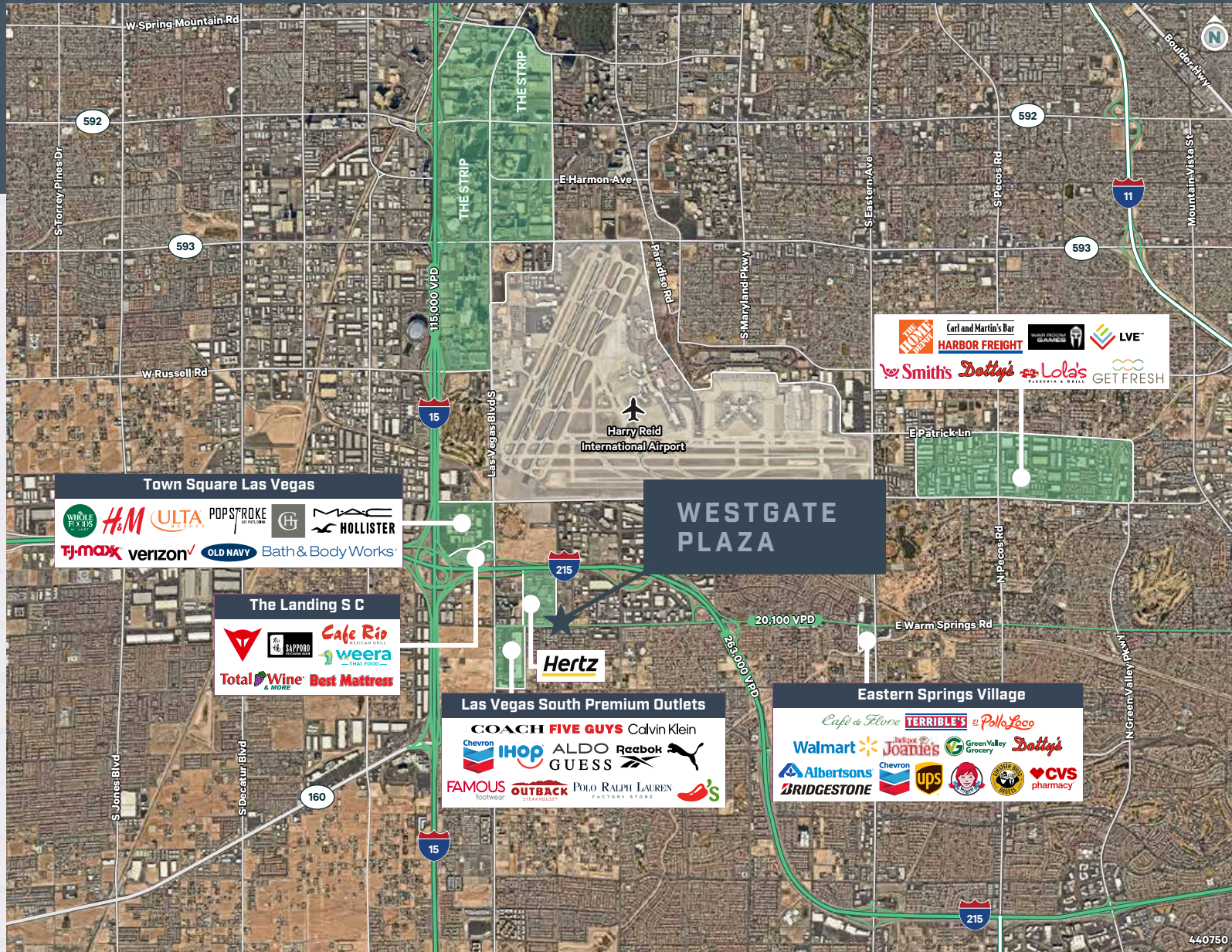
Corner location on E Warm Springs Road and Gilespe Street

SITE PLAN



SUITE	TENANT	SF
101-103	AVAILABLE	2,792
104	AVAILABLE	1,140
105-108	AVAILABLE	4,450
109-110	AVAILABLE	2,238
111	The Marketplace	3,837
112-113	AVAILABLE	3,392

AMENITIES & TRANSIT



DEMOGRAPHICS

Population

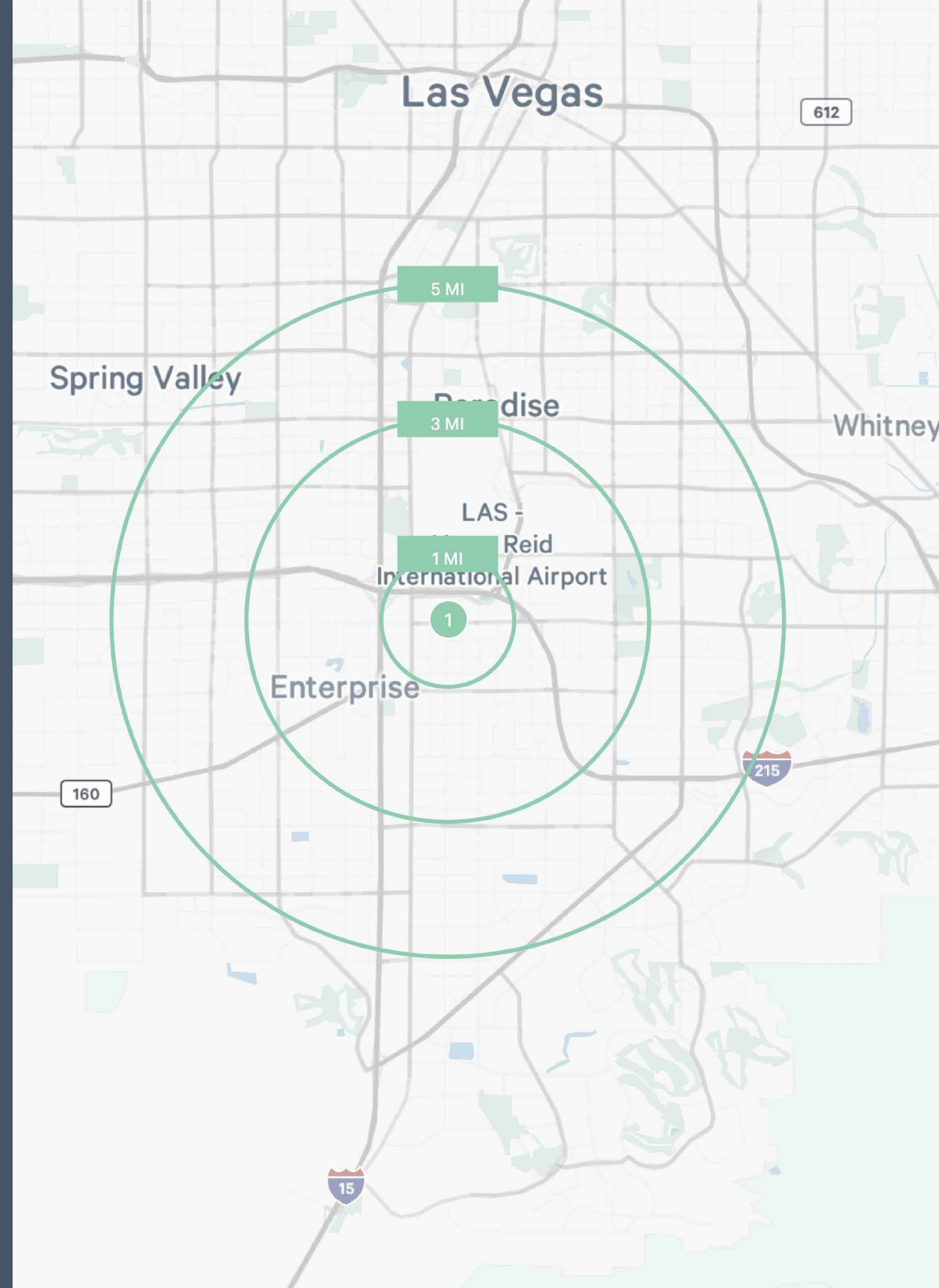
1 MILE	3,623
3 MILES	78,508
5 MILES	378,360

Average Household Income

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

Number of Households

1 MILE	1,441
3 MILES	31,982
5 MILES	157,541





220 E WARM SPRINGS ROAD
LAS VEGAS, NV 89119

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