

MAJOR TENANTS



FOR SALE

ADOBE SPRINGS PLAZA

1331 W Warm Springs Rd
Henderson, NV 89014

±17,990 SF | RETAIL

- Mix of national, regional and local tenants.
- 100% occupied with long-term tenancy
- Located in one of Las Vegas' busiest retail corridors
- Strong demographics with over 142,000 people within a 3-mile radius
- Street frontage with high visibility at signalized intersection

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



\$6,500,000

SALE PRICE



\$361 PSF

PRICE PSF



6.15%

CAP RATE

Offering Summary

NAI Excel, as exclusive advisor, is pleased to present the opportunity to acquire Adobe Springs Plaza (“Adobe Springs”), a busy retail strip center totaling ±17,990 square feet, in Henderson, Nevada. The center was constructed in 2005 and is 100% occupied by seven (7) tenants, including Starbucks, ATI Physical Therapy, and the U.S. Armed Forces. Five of the seven tenants have occupied the center for longer than 10 years, and two of the tenants (Starbucks and Cash 1) have occupied the center since 2005 – 2006.

Adobe Springs is located in one of Southern Nevada’s busiest trade areas, surrounded by major shopping, leisure, and employment centers. Several notable retail tenants have recently moved into the trade area including LongHorn Steakhouse, Boot Barn, and a 130,000 square-foot Smith’s (Kroger) Marketplace that opened in January 2026. Adobe Springs also benefits from strong demographics with an estimated population of 142,000 within a 3-mile radius and average household incomes of \$110,000 per year.

Adobe Springs sits at a signalized intersection with a high-profile pylon sign, offers excellent street frontage and visibility to all tenants, and features generous parking with 123 stalls (6.83:1,000).



SUMMARY

PROPERTY NAME	Adobe Springs Plaza
ADDRESS	1331 West Warm Springs Road Henderson, NV 89014
TOTAL GLA	±17,990 SF
YEAR BUILT	2005
TOTAL UNITS	Eight (8)
OCCUPANCY	100%
TOTAL TENANTS	Seven (7)
PARKING	123 stalls (6.83:1,000)
TOTAL ACREAGE	±2.32 Ac
ZONING	CC, Community Commercial
APN	178-10-110-030 Clark County
FLOOD ZONE	Parcel is NOT in a 100-year flood zone



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SITE PLAN



SUITE	TENANT	SF
100	Starbucks	±1,600
100B	Fast Signs	±2,110
110	Bombay Restaurant	±2,090
130	Cash 1	±1,900
140	Fast Signs	±1,900
160	U.S. Military Recruiters	±5,700
180	ATI Physical Therapy	±1,290
190	Tippy Toes Nails & Spa	±1,400

AREA MAP





STEPHANIE ST

WARM SPRINGS RD

SITE

Chick-fil-A

Merrill Lynch

Hilton

SC SKIN AND CANCER INSTITUTE

G Skin & Beauty Institute

Freddy's

TACO BELL

KFC

Pizza Hut

CIRCLE K

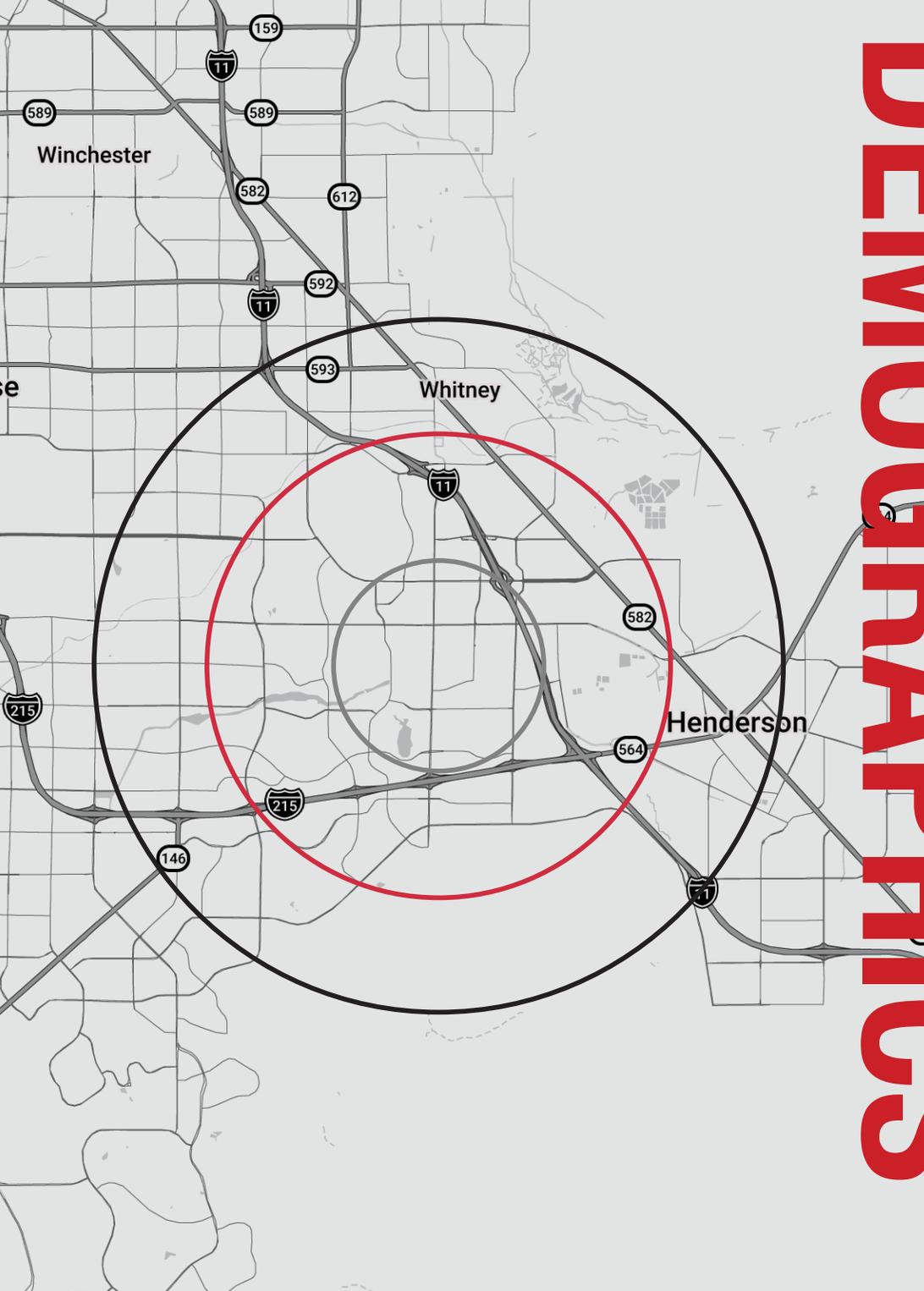
SIERRA GOLD
A NEVADA STEEP TAVERN

THE GREAT GREEK
Mediterranean Grill

Jason's deli

AMERICA FIRST
CREDIT UNION

CYAN
AT GREEN VALLEY



DEMOGRAPHICS

	1-mile	3-mile	5-mile
POPULATION			
2025 Population	16,327	142,042	328,938
HOUSEHOLDS			
2025 Households	6,524	57,237	131,262
INCOME			
2025 Average HH Income	\$94,010	\$110,204	\$112,049

Traffic Counts

STREET	AADT
Stephanie St	35,000
Warm Springs Rd	19,000

Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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NAI Excel

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