

Restaurant For Lease

Listed By:



# DURANGO SPRINGS PLAZA

8530 W Warm Springs Rd, Las Vegas, NV 89113

Southern Hills Hospital  
#265 Beds

DURANGO  
CASINO & RESORT  
#209 Rooms

ASHLEY

IKEA

THE BEND

LIFETIME FITNESS

uncommons

CC 215 Beltway // #211,000 VPD

CVS pharmacy, SKINNYFATS, Robo's, On the Border, SONIC

Jamba, FIREHOUSE SUBS, WELLER WINE & SPIRITS, CHINA HUT, SUSHI KINGS

E&S FITNESS, Cafe Rio, Dunkin' Donuts, Starbucks, Popeyes

Future Storage

2ND GEN RESTAURANT AVAILABLE  
#2,885 SF

S Durango Dr. // #58,500 VPD

TACO BELL

W Warm Springs Rd. // #15,000 VPD

End Cap 2nd Gen Restaurant in Southwest Trade Area

## LISTING SNAPSHOT

Lease Rate

Contact Broker

Space Available

±2,885 SF



## PROPERTY HIGHLIGHTS

- 2nd Generation end-cap restaurant available for lease with hood, grease trap, & fully built out kitchen.
- Located at the high traffic intersection of S Durango Dr. and Warm Springs Rd. (±73,500 VPD)
- Less than 1-mile from the CC 215 Beltway (±211,000 VPD) – a major commuter thoroughfare
- The Southwest is one of the fastest growing trade areas in the Las Vegas Valley
- Nearby demand drivers include the Durango Casino Resort (209 rooms), St. Rose Hospital (147 beds/3,700 employees), Southern Hills Hospital (265 beds), IKEA, Ashley Furniture, and Costco
- Services the affluent Southwest, Summerlin, and Rhodes Ranch neighborhoods with a total of ±336,344 households and an average household income of \$121,888 within a 5-mile radius

## Trade Area Demographics

	1-Mile	3-Mile	5-Mile
<b>2025 Population</b>	18,003	151,904	336,344
<b>2025 Average Household Income</b>	\$108,199	\$124,921	\$121,888
<b>2025 Households</b>	7,478	57,270	126,418
<b>Day Time Population</b>	18,133	139,937	300,542

## Listing Brokers

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## VICINITY MAP

The trade area consists of ±336,344 residents with an average household income of ±\$121,888 within a 5-mile radius.



**Median Age**  
38.4



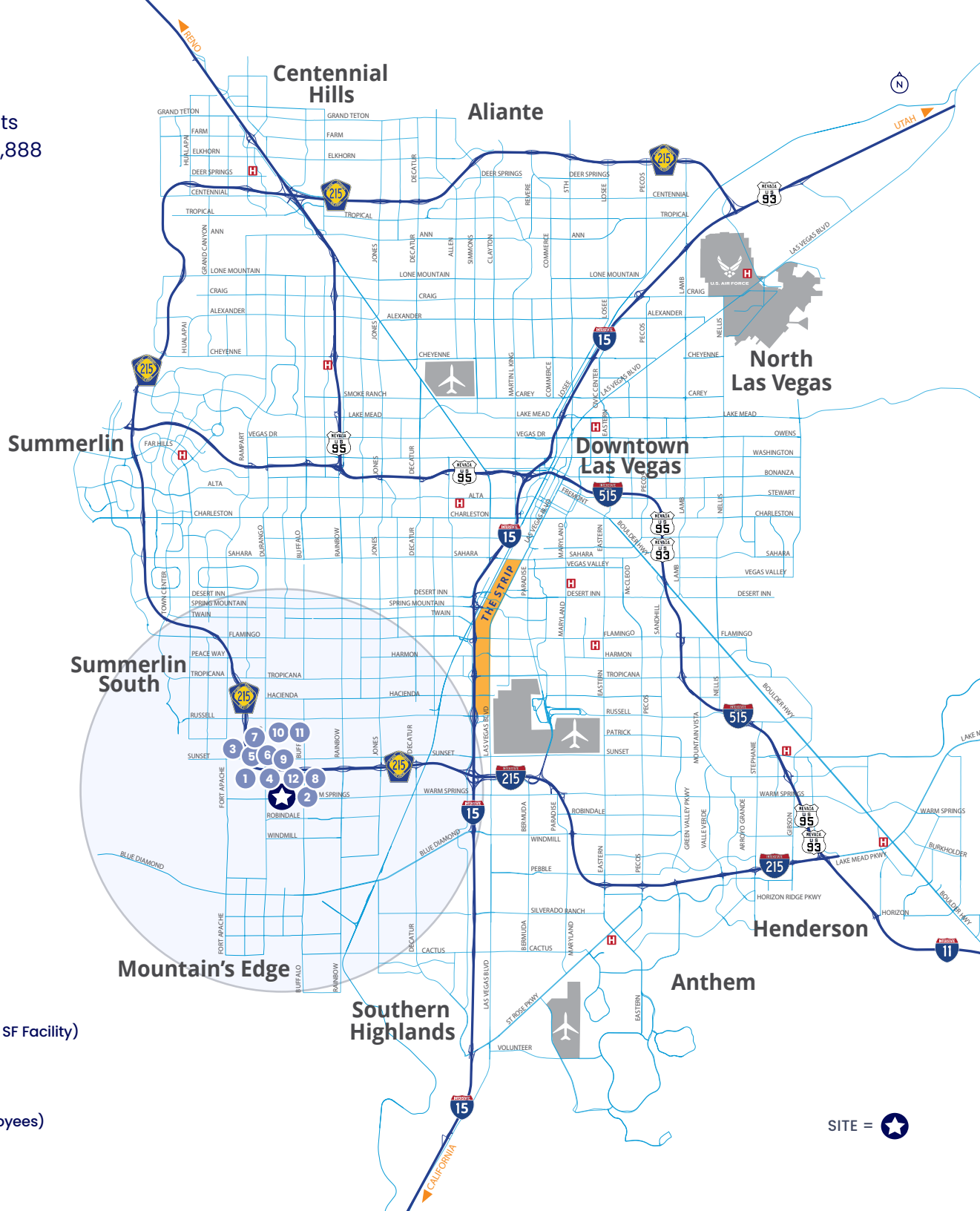
**Homeowners**  
75,576



**Married Households**  
46.7%

## Nearby Amenities ±5-Mile Radius

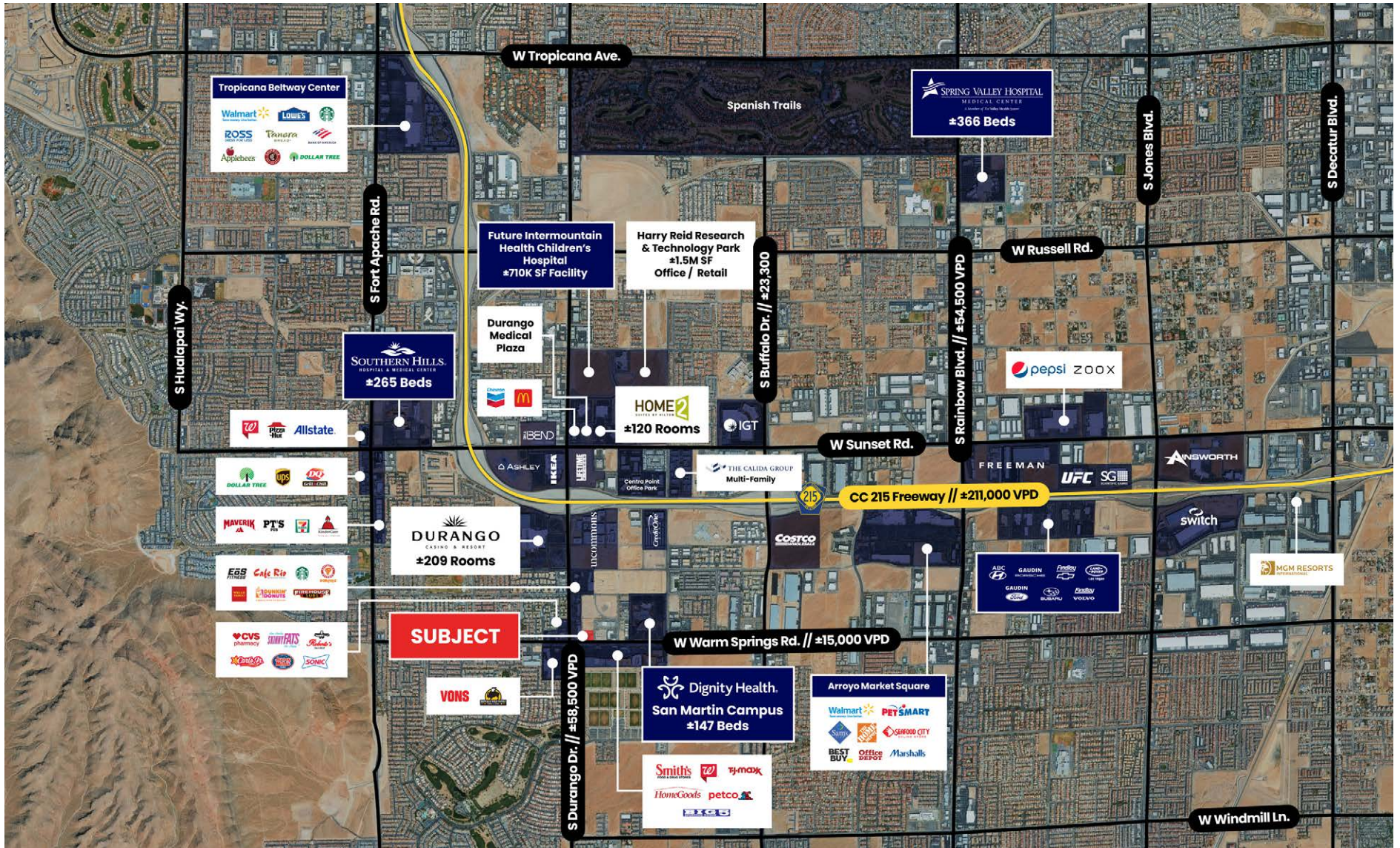
- 1 Durango Casino Resort (±209 rooms)  
-1.6 miles
- 2 St. Rose Hospital – San Martin Campus (±147 beds)  
-0.4 miles
- 3 Southern Hills Hospital (±265 beds)  
-2.7 miles
- 4 Uncommons (Retail/Office)  
-4.4 miles
- 5 The Bend  
-1.4 miles
- 6 IKEA  
-1.4 miles
- 7 Ashley Furniture  
-1.4 miles
- 8 Costco Wholesale  
-1.7 miles
- 9 Future Lifetime Fitness (Late 2026 Completion)  
-2.4 miles
- 10 Future Intermountain Health Children's Hospital (±710K SF Facility)  
-1.5 miles
- 11 IGT Gaming (±11,000 Employees)  
-2.2 miles
- 12 CreditOne Bank Corporate Headquarters (±1,600 Employees)  
-0.9 miles



SITE =

# DURANGO SPRINGS PLAZA

# TRADE AREA MAP



■ = Subject





W Warm Springs Rd. // ±15,000 VPD

⊕ = Subject   ⊞ = NAP

# DURANGO SPRINGS PLAZA

# EAST FACING AERIAL





# DURANGO SPRINGS PLAZA

# NORTHWEST FACING AERIAL



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## Malan + Marcello Investment Team

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