

LEASE

RESTAURANT FOR SUBLEASE

8680 W Warm Springs Rd Las Vegas, NV 89148



LEASE RATE

\$2.90/SF

Jerry Steklachick
(702) 518-2526

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PROPERTY DESCRIPTION

Beautifully built out cafe space. Welcoming entrance with seating area, large counter & menu displays. This turn-key space is ready for your incoming business to flourish right away. Grease Interceptor and large Walk-In Cooler.

PROPERTY HIGHLIGHTS

- Turn-Key Cafe
- Shared Grease Interceptor
- Walk-In Cooler
- Two Restrooms

LOCATION DESCRIPTION

Conveniently located at Warm Springs Rd & S Durango Dr in southwest Las Vegas, offering high visibility to local traffic. It's part of the Orange Grove/Rhodes Ranch commercial center, a mid-sized multi-tenant strip plaza. Near the new Durango Station and in the growing southwest offering high visibility to local traffic.

OFFERING SUMMARY

Lease Rate:	\$2.90/SF
CAMs:	\$.75/SF
Available SF:	1,169SF

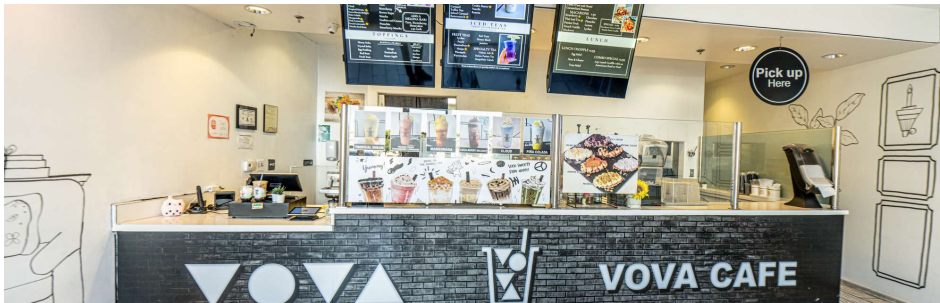
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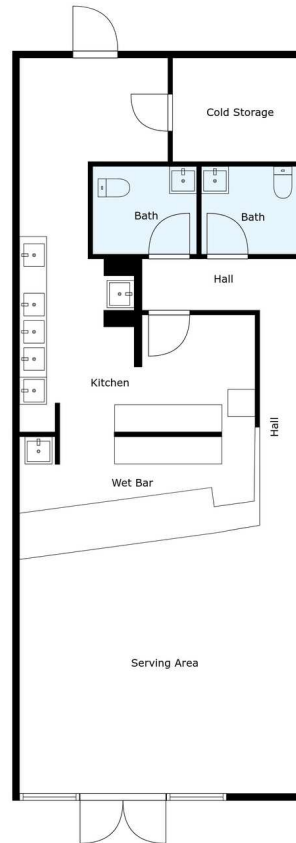
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Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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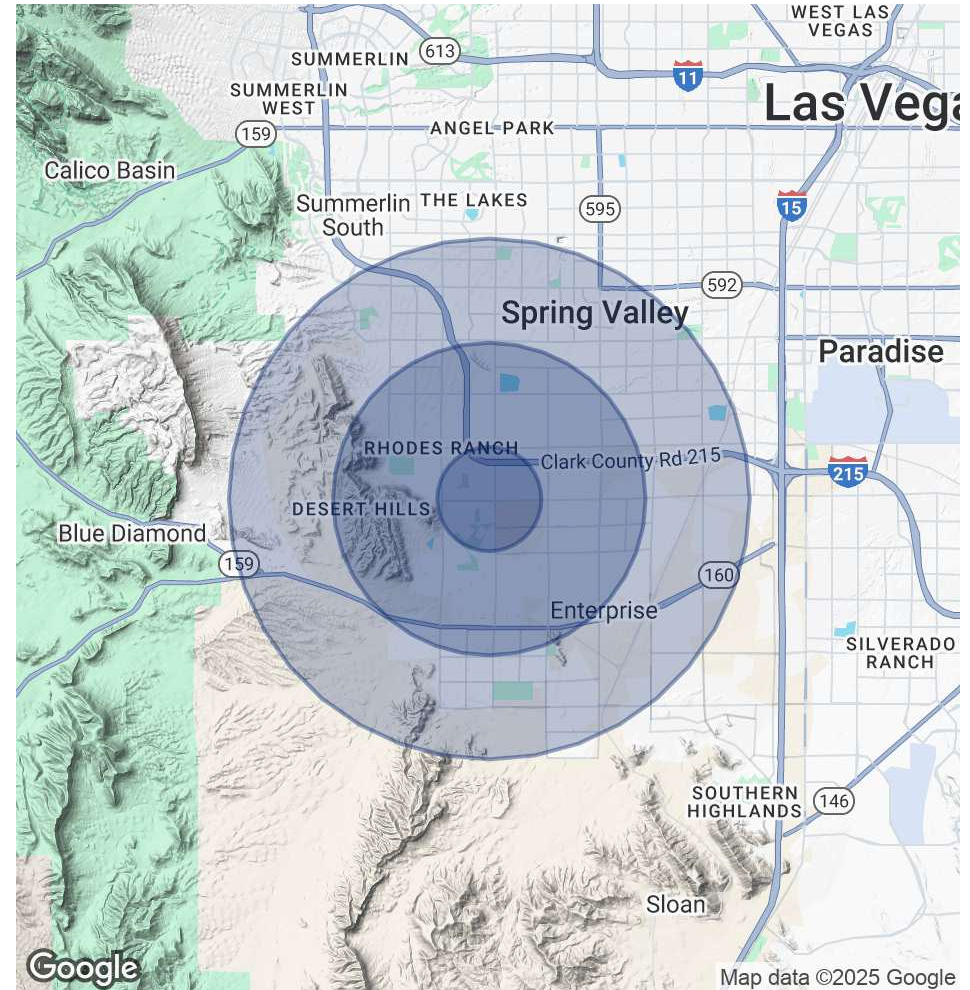
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,011	142,808	305,680
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	39	38	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,248	53,080	115,206
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$99,108	\$110,905	\$109,110
Average House Value	\$517,010	\$567,173	\$541,559

Demographics data derived from AlphaMap



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