

PROPOSED RETAIL

±1,000 - 13,000 SF AVAILABLE

Warm Springs & Tenaya W-SWC
Las Vegas, NV 89113



CALL US FOR
MORE INFO

DAN ADAMSON

702.550.4934 | dan@roicre.com
Lic # B.0026992.CORP

CHRIS WALDBURGER, CCIM

702.483.3683 | chris@roicre.com
Lic # S.0190814

ROI
Commercial Real Estate
roicre.com


PROPERTY HIGHLIGHTS

**±1,000 - 13,000 SF
AVAILABLE**

- Proposed restaurant with outdoor patio space
- Located in the fast growing Southwest market
- Less than 1 mile away from major developments including Durango Casino and Resort, Uncommons, Narrative
- 0.5 miles from new southwest Costco
- Easy access to I-215 Beltway
- Surrounded by rapidly expanding multi/single family residential communities

 **±1.12 AC**
Total Area

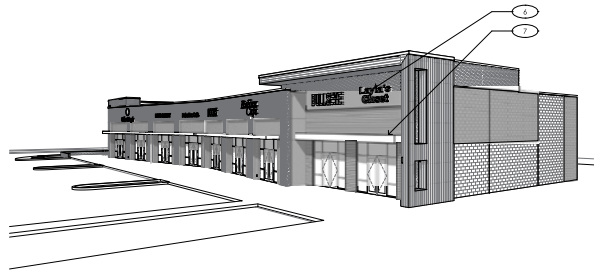
 **COMMERCIAL GENERAL**
Zoning

 **176-10-113-002**
Parcel Number

Warm Springs Retail Center
Warm Springs & Tenaya W-SWC
Las Vegas, NV 89113



 **NORTHWEST CORNER
ELEVATION**

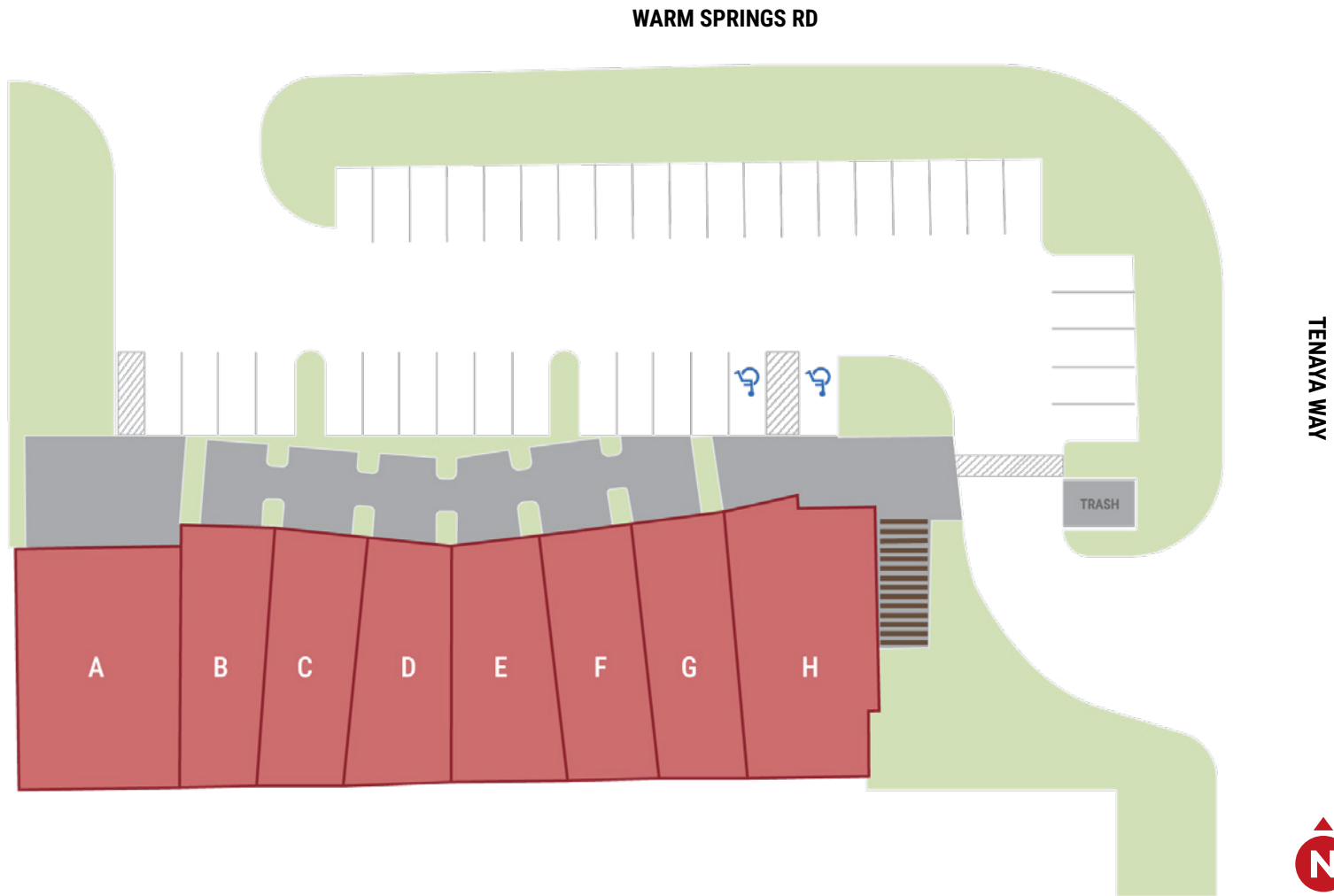


 **NORTHEAST CORNER
ELEVATION**



PROPOSED
SITE PLAN

Warm Springs Retail Center
Warm Springs & Tenaya W-SWC
Las Vegas, NV 89113

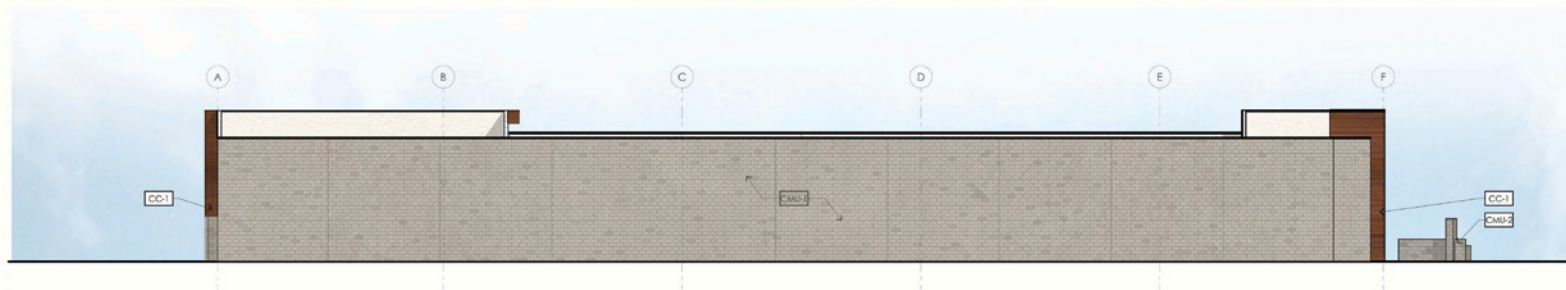


BUILDING RENDERINGS

Warm Springs Retail Center
Warm Springs & Tenaya W-SWC
Las Vegas, NV 89113



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

CONSTRUCTION PROGRESS

Warm Springs Retail Center
Warm Springs & Tenaya W-SWC
Las Vegas, NV 89113



As of December 30, 2025

AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
16,171	142,480	366,239



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$121,531	\$121,752	\$119,511



TRAFFIC COUNTS

Warm Springs Rd	Tenaya Way
15,000 VPD	5,950 VPD



Sources:
SitesUSA 2025
TRINA, NV DOT 2024

INSPIRADA
LIVE INSPIRED.

ROI
Commercial Real Estate
roicre.com



www.roicre.com



9121 W Russell Rd
Suite 111
Las Vegas, NV 89148

FOR MORE INFORMATION

DAN ADAMSON



702.550.4934



dan@roicre.com



NV Lic# B.0026992.CORP

CHRIS WALDBURGER, CCIM



702.483.3683



chris@roicre.com



NV Lic S.0190814

Let's Stay Connected!



[roicre](https://www.facebook.com/roicre)



[@roicre](https://twitter.com/roicre)



[@roi.cre](https://www.instagram.com/roi.cre)



[roicre](https://www.linkedin.com/company/roicre)

DISCLAIMER

All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate. Demographics are provided by SitesUSA using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Georeferenced data herein are provided by Placer Labs, Inc. and is provided without representation or warranty. Photos contained herein are property of their respective owners. Photos do not guarantee the current condition of the property.