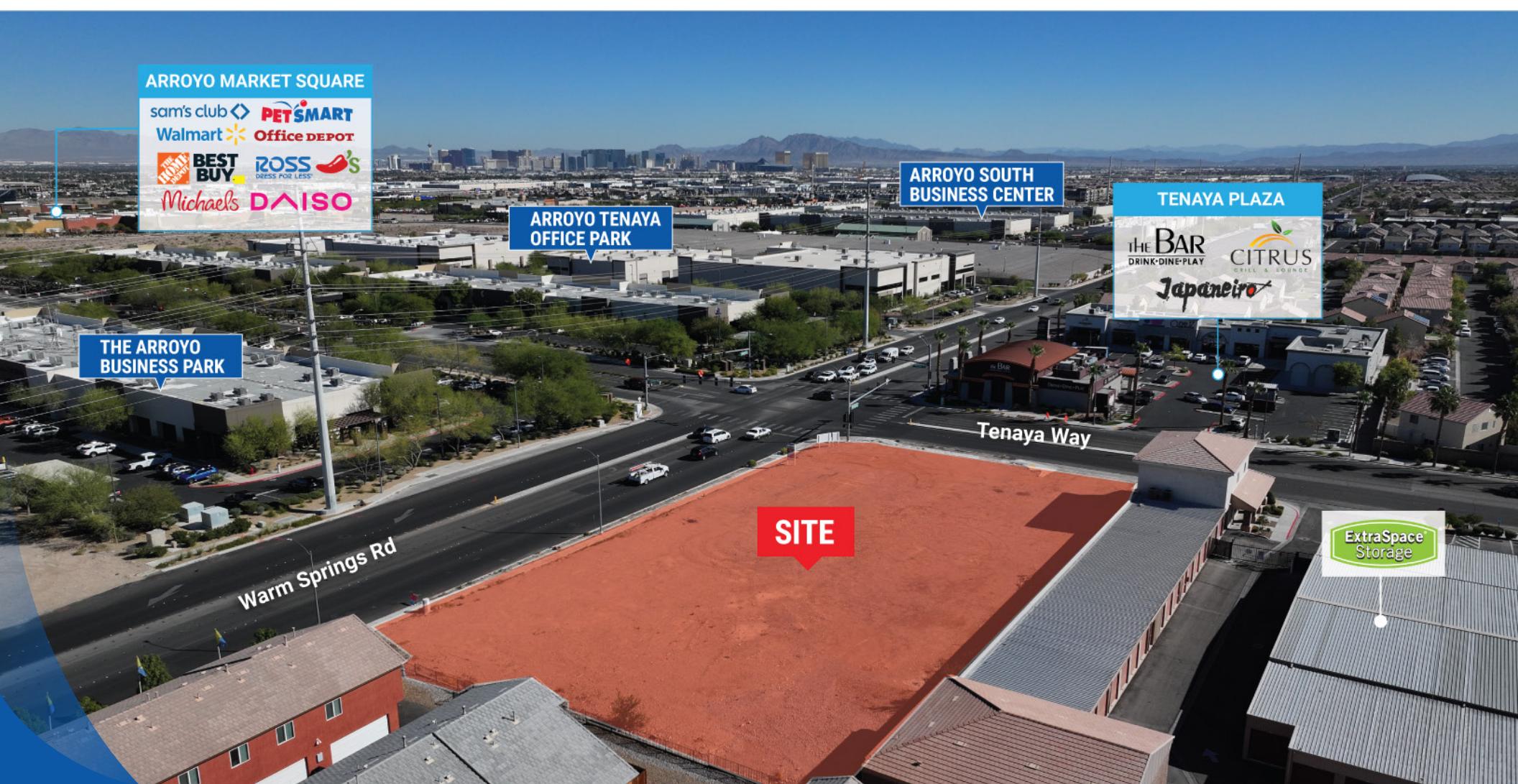


PROPOSED RETAIL

±1,000 - 13,000 SF AVAILABLE

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



CALL US FOR
MORE INFO

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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

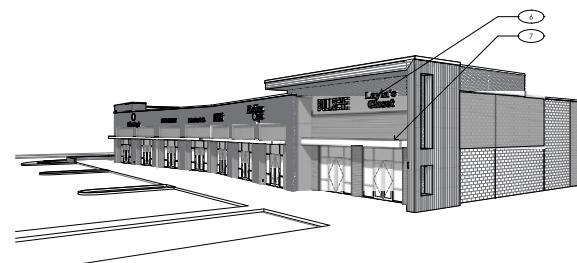
 **COMMERCIAL GENERAL**
Zoning

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

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



 **NORTHWEST CORNER
ELEVATION**

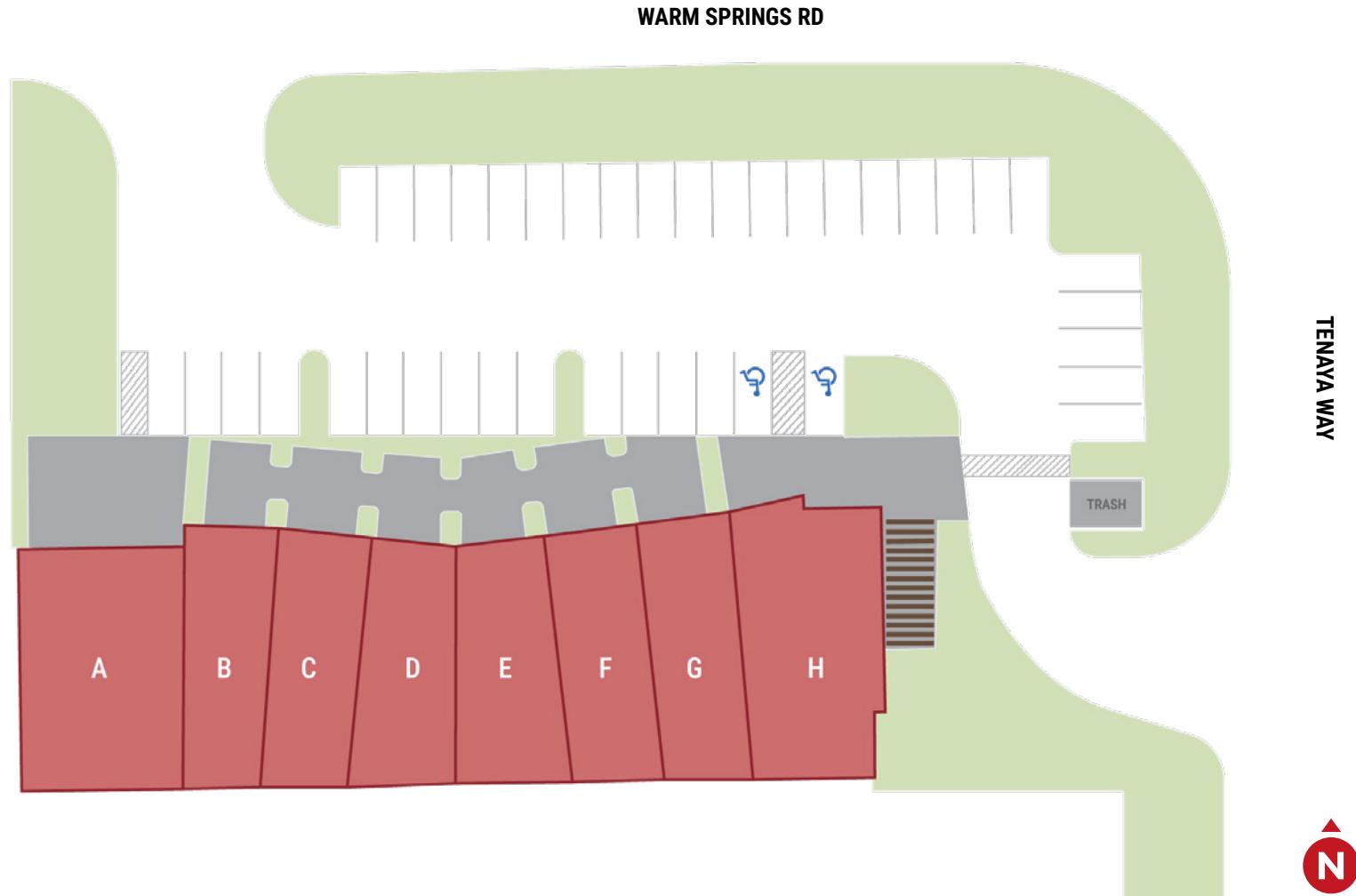


 **NORTHEAST CORNER
ELEVATION**



PROPOSED SITE PLAN

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



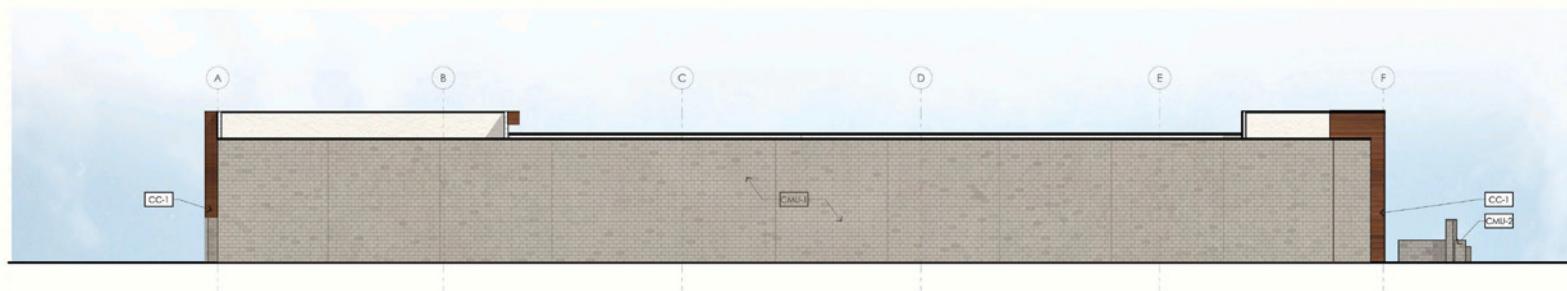
BUILDING RENDERINGS

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



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

FOR MORE INFORMATION

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