

FOR LEASE

WARM SPRINGS & CIMARRON

TARKANIAN PLAZA

Las Vegas, NV 89113

PRESENTED BY:

DAVID HOULE

O: 702.527.7547

david.houle@svn.com

NV #S.0169547

CARLOS MORENO

O: 702.527.7652

carlos.moreno@svn.com

NV #S.0044851

LAYNE MCDONALD

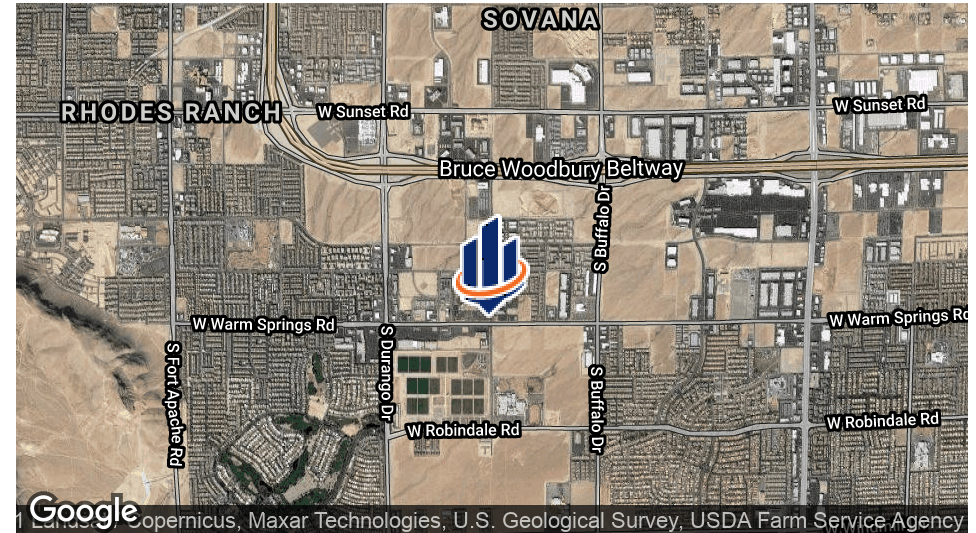
O: 702.527.7837

layne.mcdonald@svn.com

NV #S.0189805



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Located at W. Warm Springs and Cimarron, adjacent to the Dignity Health - St. Rose Dominican Hospital. Situated in front of the 73,717 SF Office/Medical Tarkanian Professional Plaza and across from the new 107 acre Southwest Regional Sports Park. Anchored by local favorite, Born & Raised, Tarkanian Plaza has easy access to the 215, surrounded by great demographics & steady daytime traffic.

PROPERTY HIGHLIGHTS

- W. Warm Springs Frontage.
- Corner Pad - Build to Suit Drive Thru.
- Quick and Easy Access to the 215 Beltway.
- Estimated Traffic Counts - Warm Springs 2019: 22,500 CPD.
- Walking Distance to the New Southwest Regional Sports Park.

DAVID HOULE

O: 702.527.7547

david.houle@svn.com

NV #S.0169547

CARLOS MORENO

O: 702.527.7652

carlos.moreno@svn.com

NV #S.0044851

LAYNE MCDONALD

O: 702.527.7837

layne.mcdonald@svn.com

NV #S.0189805

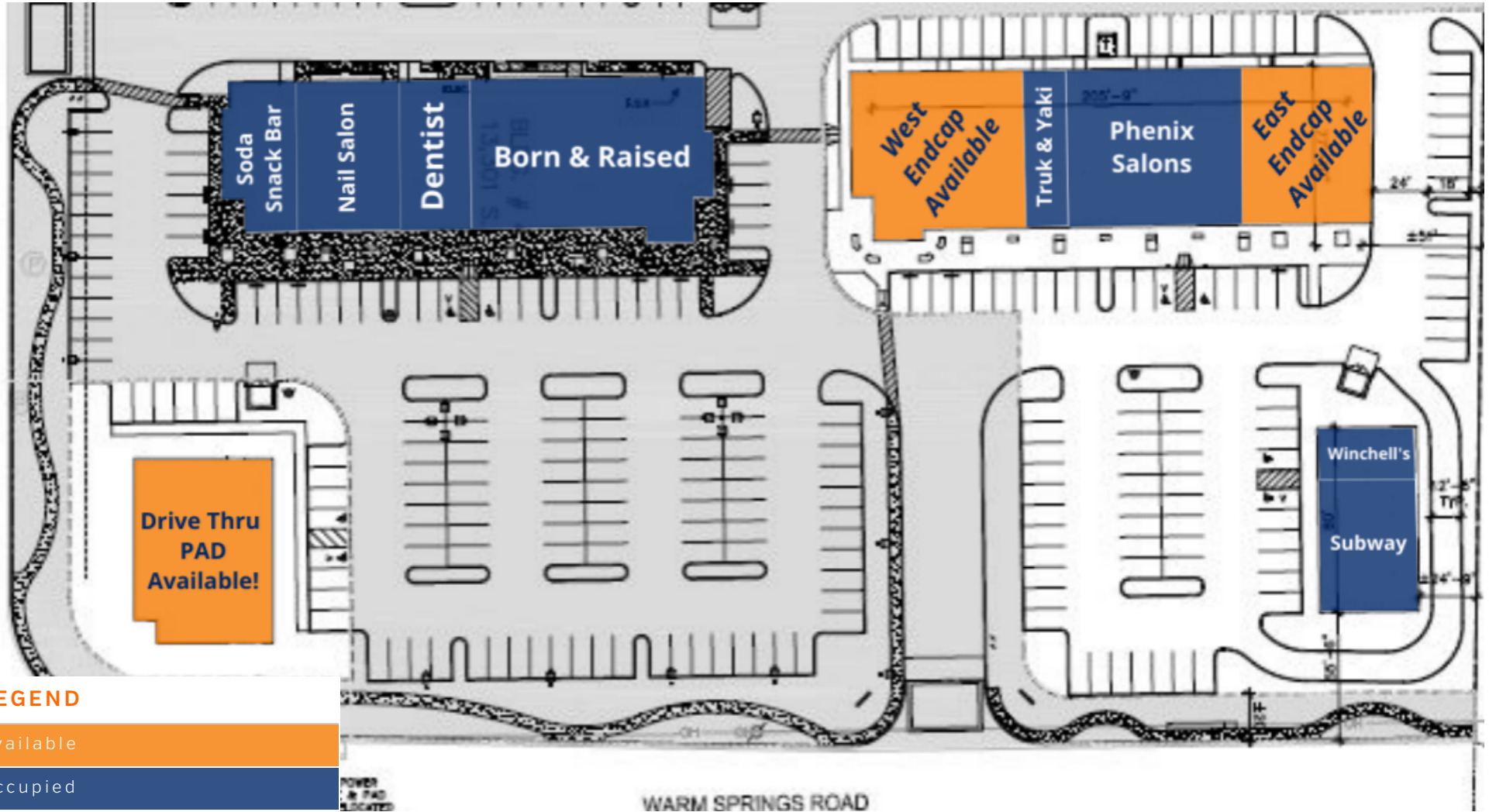
OFFERING SUMMARY

LEASE RATE:	\$2.00 - 2.75 SF/month (NNN)
AVAILABLE SF:	2,700 - 4,500 SF
LOT SIZE:	8.58 Acres
BUILDING SIZE:	14,122 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,462	29,296	86,393
TOTAL POPULATION	6,032	73,292	219,622
AVERAGE HH INCOME	\$79,361	\$87,055	\$78,895

SITE PLAN



LEGEND

Available

Occupied

DAVID HOULE

O: 702.527.7547

david.houle@svn.com

NV #S.0169547

CARLOS MORENO

O: 702.527.7652

carlos.moreno@svn.com

NV #S.0044851

LAYNE MCDONALD

O: 702.527.7837

layne.mcdonald@svn.com

NV #S.0189805

SITE PLAN

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,700 - 4,500 SF	LEASE RATE:	\$2.00 - \$2.75 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Corner Pad	Available	4,500 SF	NNN	\$2.75 SF/month
Under Construction	Truk & Yaki	1,100 SF	NNN	N/A
Under Construction	Phenix Salons	6,000 SF	NNN	N/A
7260 S. Cimarron Rd #90	Soda Pop Shop	1,211 SF	NNN	N/A
7260 S. Cimarron Rd #100	Nail Salon	2,000 SF	NNN	N/A
7260 S. Cimarron Rd #105	Dentist	1,500 SF	NNN	N/A
7260 S. Cimarron Rd #110	Born & Raised	5,000 SF	NNN	N/A
West Side End Cap	Available	2,700 SF	NNN	\$2.50 SF/month
East Side End Cap	Available	2,700 SF	NNN	\$2.00 SF/month
8110 W Warm Springs #100	Subway	1,400 SF	NNN	N/A
8110 W Warm Springs #105	Winchell's	1,000 SF	NNN	N/A

DAVID HOULE

O: 702.527.7547

david.houle@svn.com

NV #S.0169547

CARLOS MORENO

O: 702.527.7652

carlos.moreno@svn.com

NV #S.0044851

LAYNE MCDONALD

O: 702.527.7837

layne.mcdonald@svn.com

NV #S.0189805

AERIAL



DAVID HOULE

O: 702.527.7547

david.houle@svn.com

NV #S.0169547

CARLOS MORENO

O: 702.527.7652

carlos.moreno@svn.com

NV #S.0044851

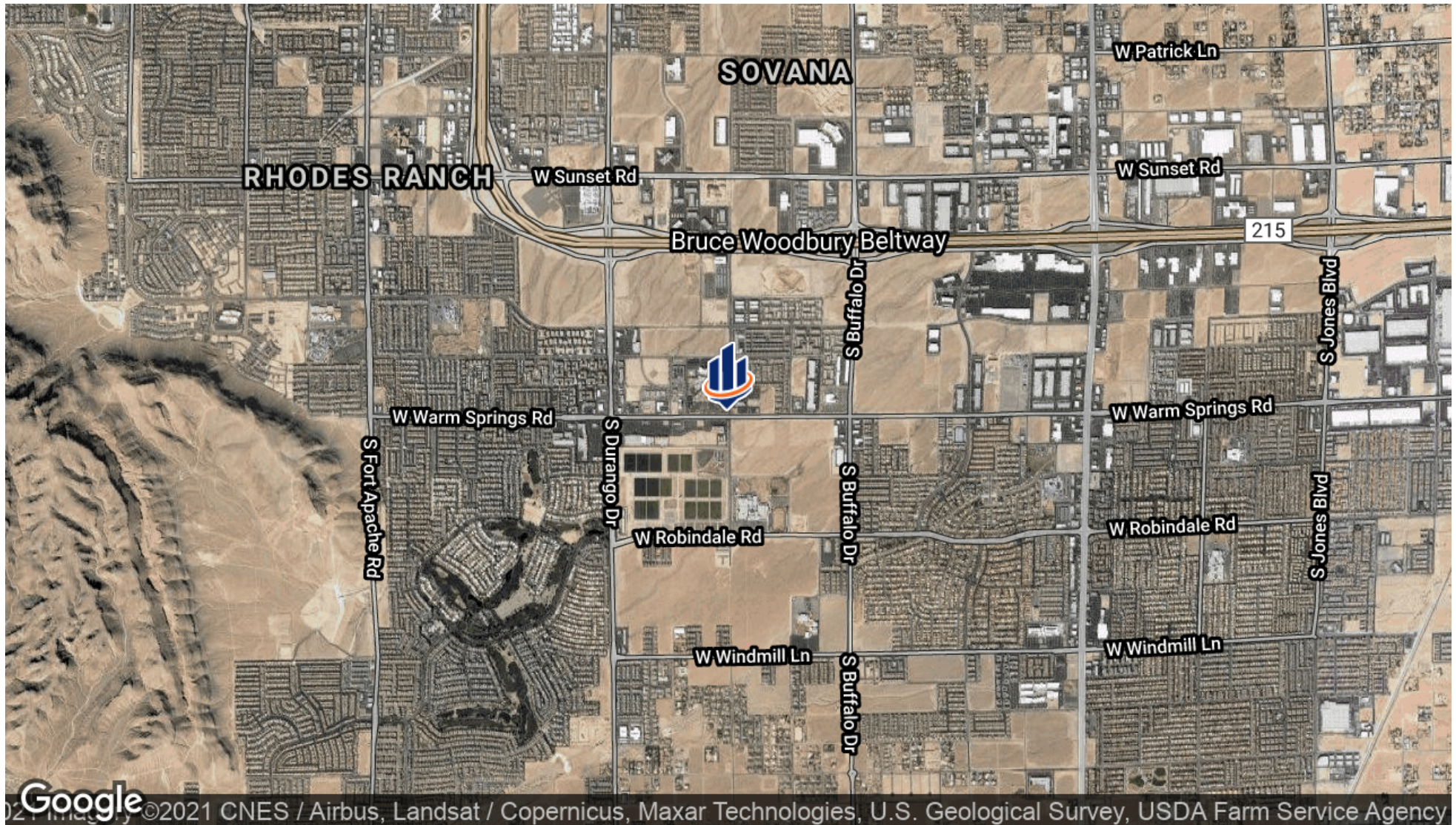
LAYNE MCDONALD

O: 702.527.7837

layne.mcdonald@svn.com

NV #S.0189805

LOCATION MAP



DAVID HOULE
O: 702.527.7547
david.houle@svn.com
NV #S.0169547

CARLOS MORENO
O: 702.527.7652
carlos.moreno@svn.com
NV #S.0044851

LAYNE MCDONALD
O: 702.527.7837
layne.mcdonald@svn.com
NV #S.0189805

DEMOGRAPHICS MAP & REPORT

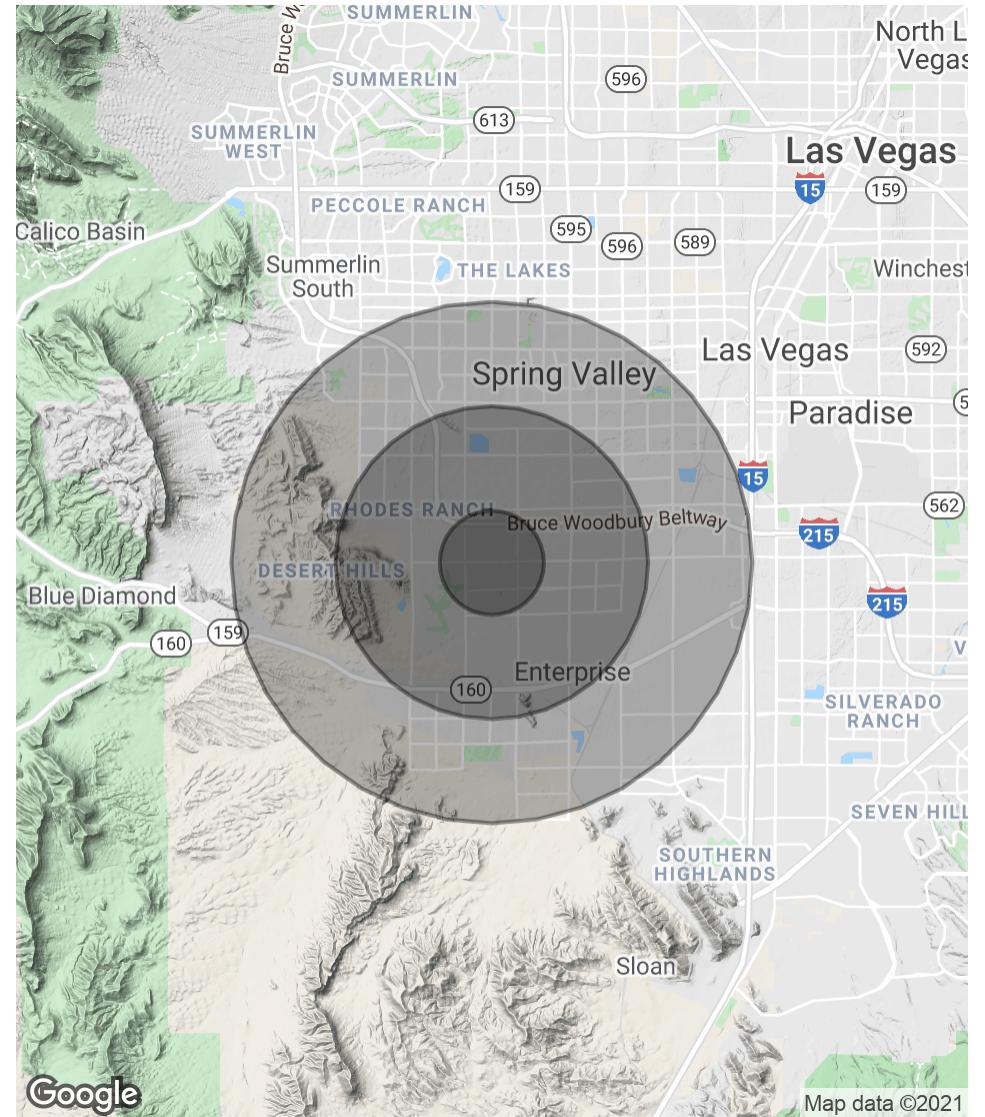
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,032	73,292	219,622
AVERAGE AGE	35.2	34.4	35.9
AVERAGE AGE (MALE)	35.3	34.6	35.8
AVERAGE AGE (FEMALE)	35.2	34.4	36.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,462	29,296	86,393
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$79,361	\$87,055	\$78,895
AVERAGE HOUSE VALUE	\$339,544	\$352,640	\$316,277

* Demographic data derived from 2010 US Census



DAVID HOULE

O: 702.527.7547

david.houle@svn.com

NV #S.0169547

CARLOS MORENO

O: 702.527.7652

carlos.moreno@svn.com

NV #S.0044851

LAYNE MCDONALD

O: 702.527.7837

layne.mcdonald@svn.com

NV #S.0189805