

# ARROYO MARKETPLACE

±1,000 - 12,500 SF AVAILABLE

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



CALL US FOR  
**MORE INFO**

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# PROPERTY HIGHLIGHTS

## Arroyo Marketplace

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### ±1,000 - 12,500 SF AVAILABLE

- West and East endcap spaces proposed restaurant with ±1000 SF patios. Includes two 1500 gallon grease traps.
- In-line spaces could include, retail, medical, restaurant users.
- Delivery expected end of April in Grey Shell Condition
- 2000 amps of power
- Parking ratio: 3 spots per 1,000 SF
- 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.

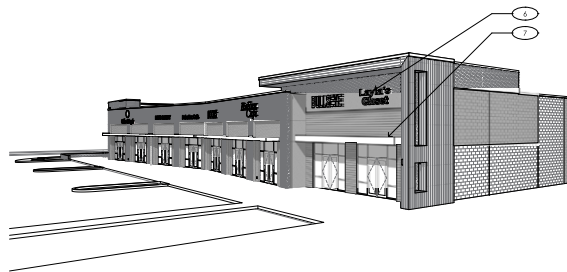
 **±1.12 AC**  
Total Area

 **Commercial General**  
Zoning

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



### NORTHWEST CORNER ELEVATION

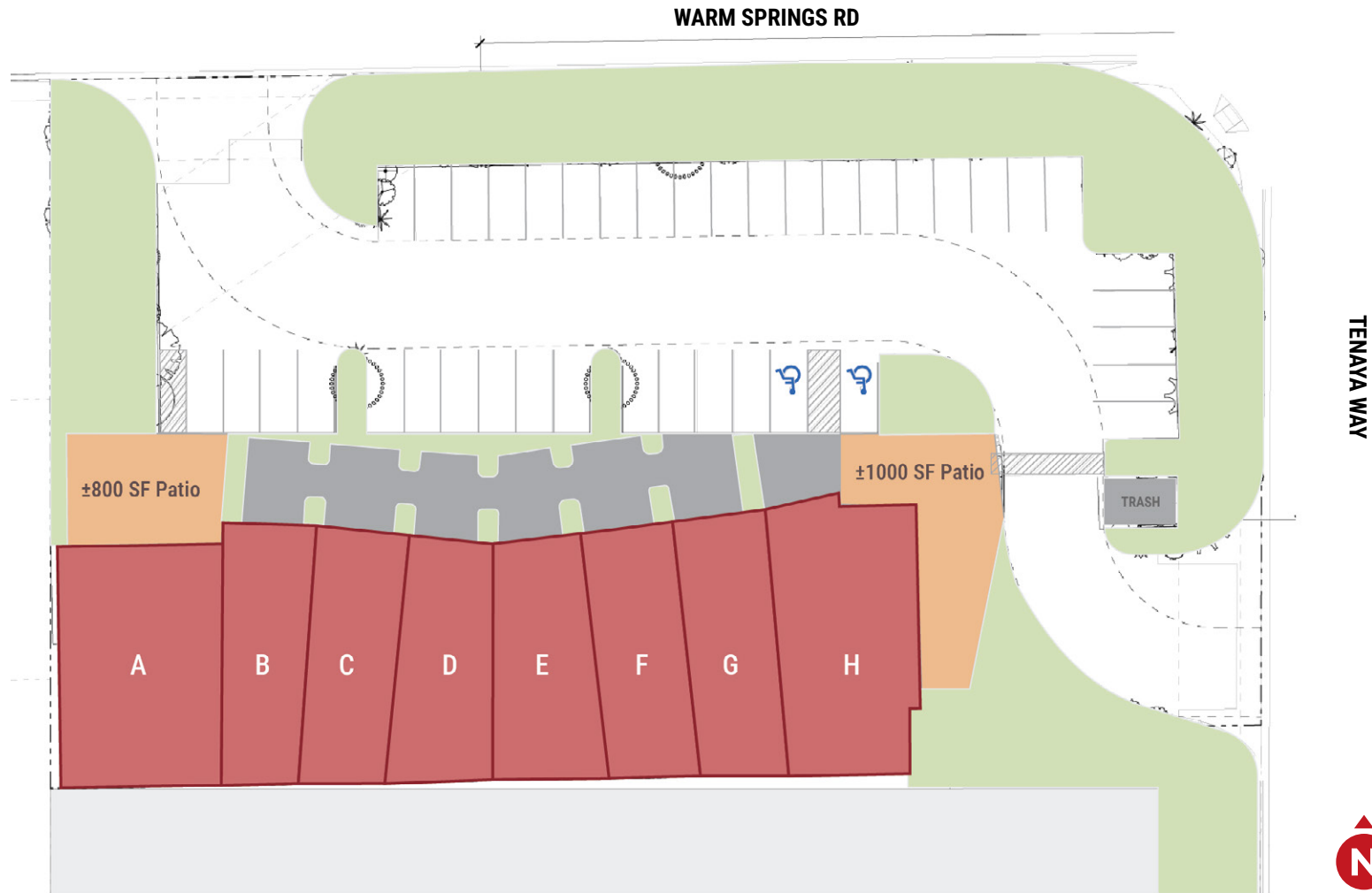


### NORTHEAST CORNER ELEVATION



# PROPOSED SITE PLAN

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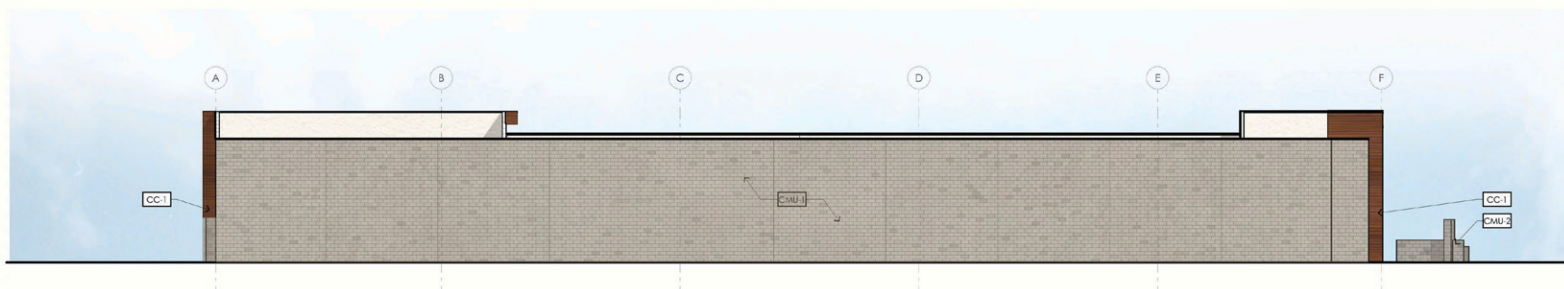
# BUILDING RENDERINGS

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NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

# CONSTRUCTION PROGRESS

Arroyo Marketplace

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# AREA DEMOGRAPHICS



## POPULATION

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



## AVERAGE HOUSEHOLD INCOME

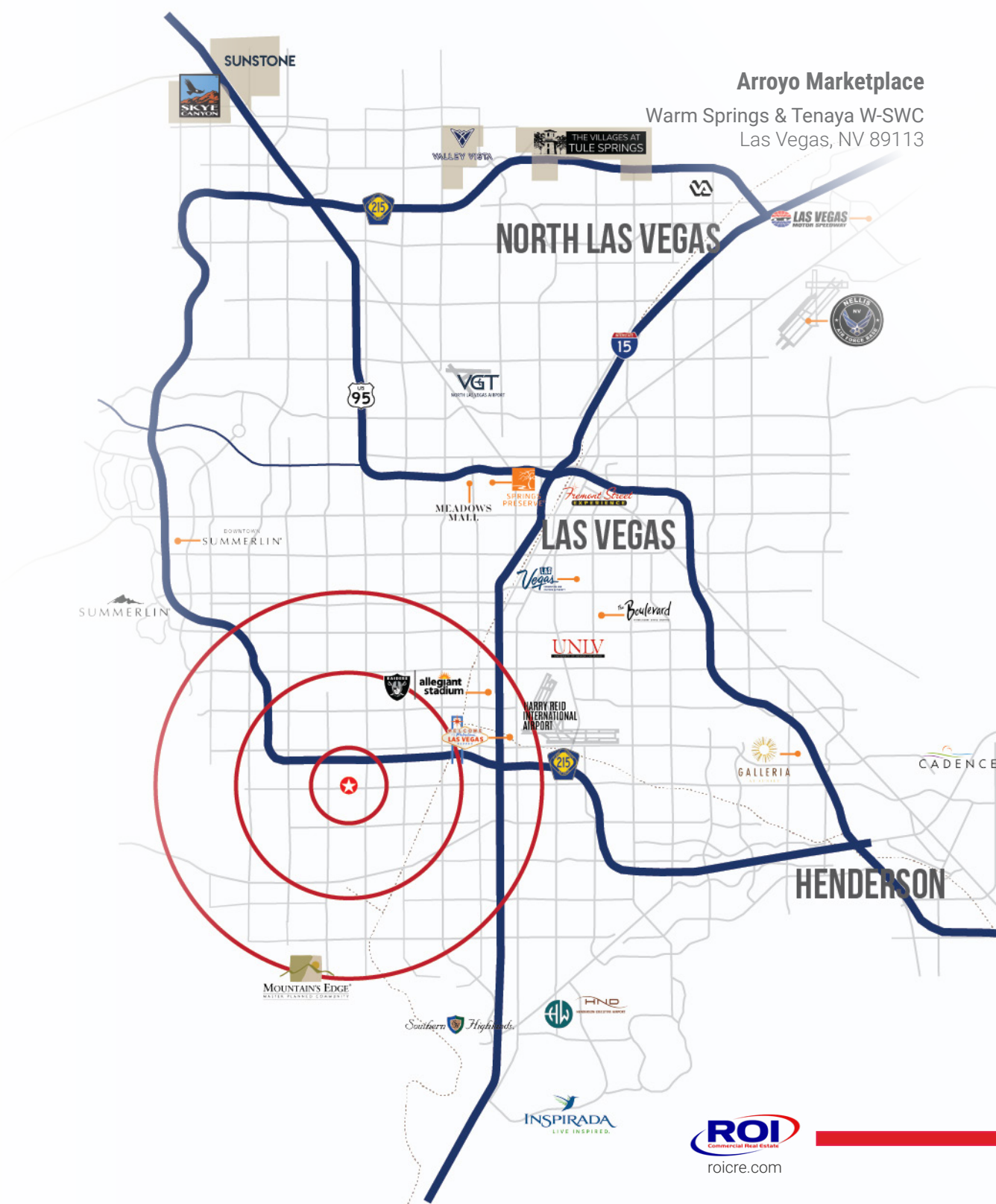
1 Mile	3 Miles	5 Miles
\$121,531	\$121,752	\$119,511



## TRAFFIC COUNTS

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

Sources:  
SitesUSA 2025  
TRINA, NV DOT 2024




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# FOR MORE INFORMATION

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