

RETAIL FOR LEASE

Placid Corners

300 & 310 East Warm Springs Road
Las Vegas NV 89119



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Suite 100
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Property highlights

- Corner location with excellent street visibility
- Warm Springs Road frontage
- Easy access to major freeways I-215 and I-15
- Located just south of Harry Reid International Airport
- Pylon signage available
- Zoned CG (General Commercial)
- High traffic count of $\pm 21,000$ vehicles per day on Warm Springs
- Parking: 5.43/1,000 sf

Leasing details



$\pm 750 - \pm 1,400$ sf



\$2.30 psf NNN
\$0.64 psf CAM

Unit	Size (sf)	Base Rent/sf/mo	CAM/sf/mo
D	750	\$2.30	\$0.64
E	1,430	\$2.30	\$0.64
F	1,200	\$2.30	\$0.64
D, E & F	3,380	\$2.30	\$0.64

Join Green Valley Grocery and PT's Pub at Placid Corners



Site plan

PLACID CORNERS

300 & 310 EAST WARM SPRINGS ROAD

LAS VEGAS, NV 89119

Tenant	Suite	Sq. Ft.
Green Valley Grocery	300	3,900
PT's Pub	A	4,000
Ciminos Pizza	B	1,500
Cleanbay Cleaners	C	2,000
AVAILABLE	D	750
AVAILABLE	E	1,430
AVAILABLE	F	1,200
I am Thai	G	3,420





Site aerial

PLACID CORNERS

300 & 310 EAST WARM SPRINGS ROAD

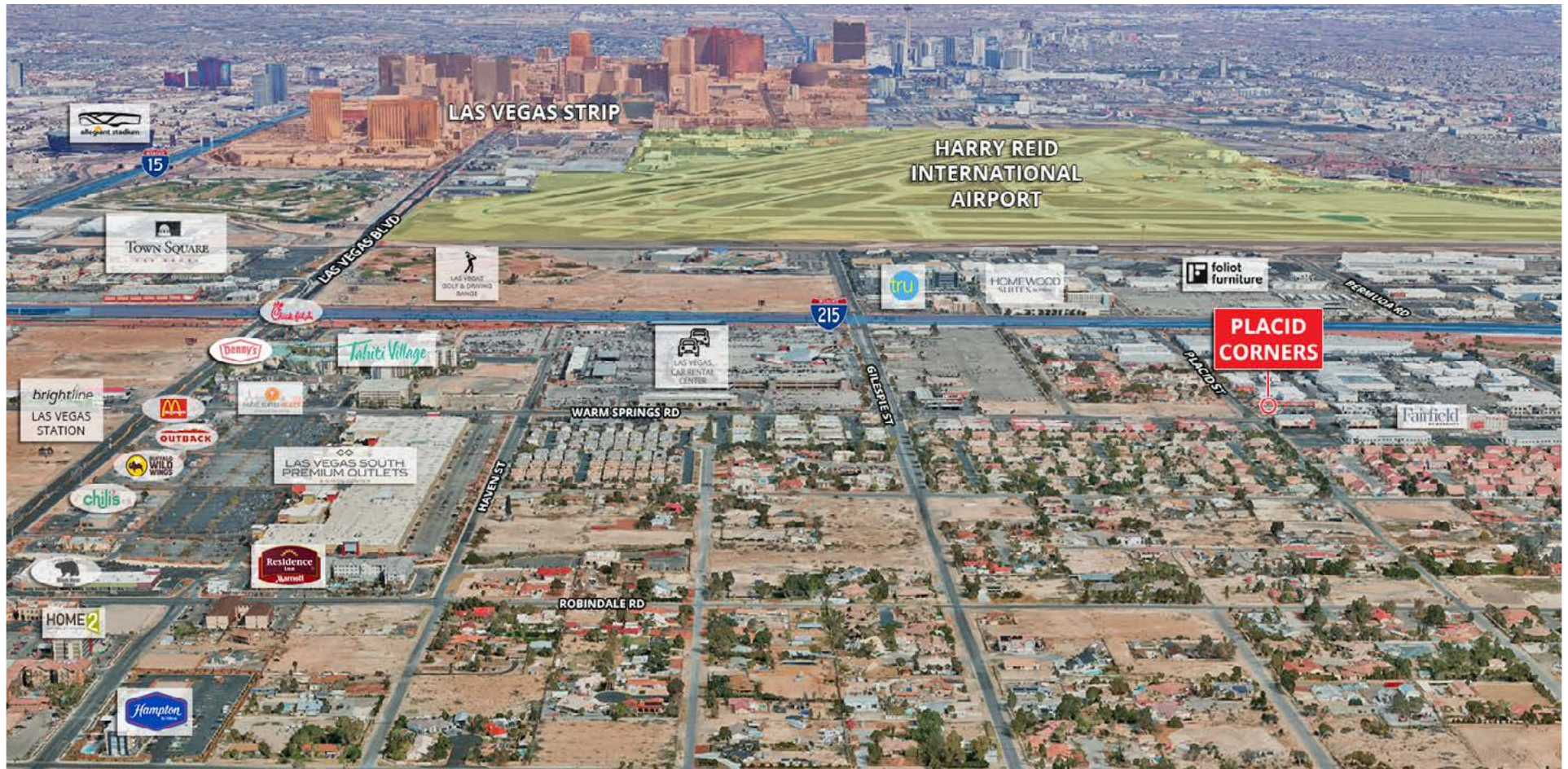
LAS VEGAS, NV 89119



Location

PLACID CORNERS

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LAS VEGAS, NV 89119



Situated at the northeast corner of Warm Springs Road and Placid Street, this retail center benefits from a highly strategic location in the southern Las Vegas Valley. Positioned just south of Harry Reid International Airport, the area experiences consistent activity driven by both local residents and frequent travelers, contributing to strong visibility and traffic counts exceeding 21,000 vehicles per day along Warm Springs Road. It is conveniently located near the I-215 Beltway, providing a direct route to key employment hubs, residential communities, and commercial corridors throughout the valley. Additionally, I-15 is just minutes away, linking the property to the world-famous Las Vegas Strip to the north.

Demographics

PLACID CORNERS
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Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	5,628	82,816	378,212
2030 Projected Population	5,514	82,048	388,079
Projected Annual Growth 2025 to 2030	-0.4%	-0.2%	0.5%

Households			
2025 Estimated Households	2,259	34,628	199,428
2030 Projected Households	11,818	64,410	160,730
Projected Annual Growth 2025 to 2030	-0.1%	-	0.7%
2025 Est. Median Age	44.7	40.4	38.8

Household Income			
2025 Est. Average Household Income	\$123,950	\$113,642	\$106,531
2025 Est. Median Household Income	\$105,144	\$84,007	\$79,310

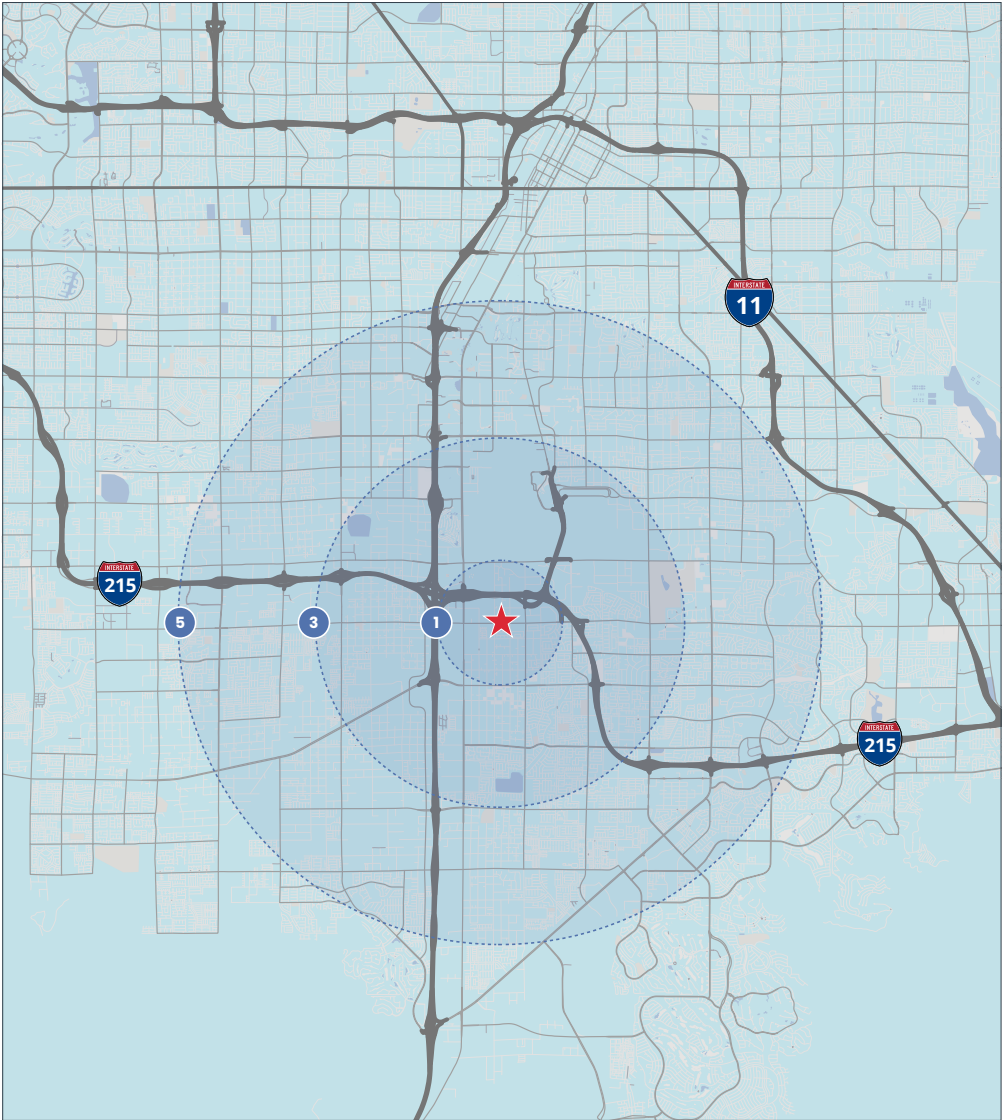
Education			
2025 Est. Some College	19.8%	22.2%	22.9%
2025 Est. Bachelor Degree Only	25.7%	20.9%	20.5%

Workforce			
2025 White Collar Workers	61.9%	57.8%	56.4%
2025 Blue Collar Workers	38.1%	42.2%	43.6%

Traffic Counts



±20,500 cars per day
at Warm Springs Rd and Bermuda Rd



Join us!

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