

FOR LEASE

ARROYO GRANDE SPRINGS

NEC WARM SPRINGS & ARROYO GRANDE
1600-1660 W. Warm Springs Rd.
Henderson, NV 89014



PRESENTED BY:

JENNIFER OTT, CCIM

Senior Vice President

O: 702.527.7915

jennifer.ott@svn.com

NV #BS 54344

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EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	Contact Listing Advisor
BUILDING SIZE:	28,993 SF
AVAILABLE SF:	1,200 - 1,885 SF
LOT SIZE:	2.52 Acres
APN:	178-04-413-001 & 002
ZONING:	City of Henderson Community Commercial (CC)

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O: 702.527.7915 | C: 702.682.3151

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NV #BS.54344.LLC

PROPERTY OVERVIEW

Introducing an exceptional leasing opportunity at this prime property located at the prominent corner of Warm Springs Road and Arroyo Grande Boulevard in Henderson, NV. This high-visibility location offers the added advantage of pylon signage on Warm Springs, ensuring maximum exposure for your business. With proximity to Green Valley High School, the property benefits from a constant flow of potential customers. Join the lineup of tenants such as Dairy Queen, Boba Boy Cafe, Rivas Mexican Grill and Village Pub, in this dynamic retail environment.

PROPERTY HIGHLIGHTS

- Located at the corner of Warm Springs Road and Arroyo Grande Boulevard
- Pylon signage on Warm Springs
- Join Dairy Queen and Village Pub
- Nearby the Galleria at Sunset mall, Sunset Station Hotel & Casino & I-11 Freeway

SITE PLAN



AVAILABLE					
SUITE	SIZE	TENANT	SUITE	SIZE	TENANT
1600	1,472	Radically Curly	1632	979	Pharmacy
1606	4,639	Warm Heart Hospital	1634	1,190	Nail Salon
1616/1618	1,885	AVAILABLE	1636	970	Smoke Shop
1622	1,566	AVAILABLE	1640	4,725	Village Pub
1626	3,409	JB Bowling Supply	1650	1,504	Boba Boy Cafe
1628	1,388	So in Style Suites	1654	1,166	Rivas Mexican Grill
1630	1,200	AVAILABLE	1660	2,900	Dairy Queen

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ADDITIONAL PHOTOS



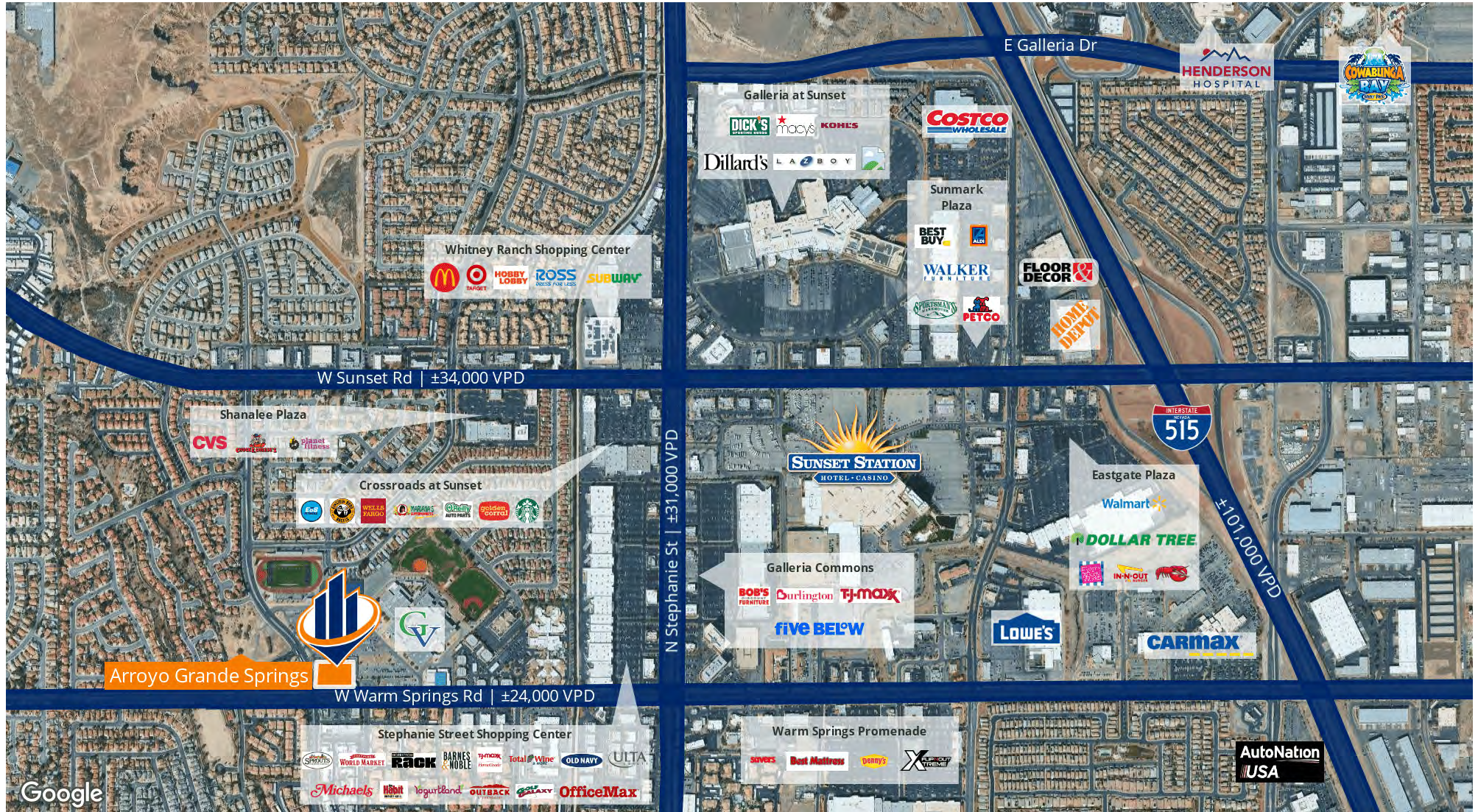
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

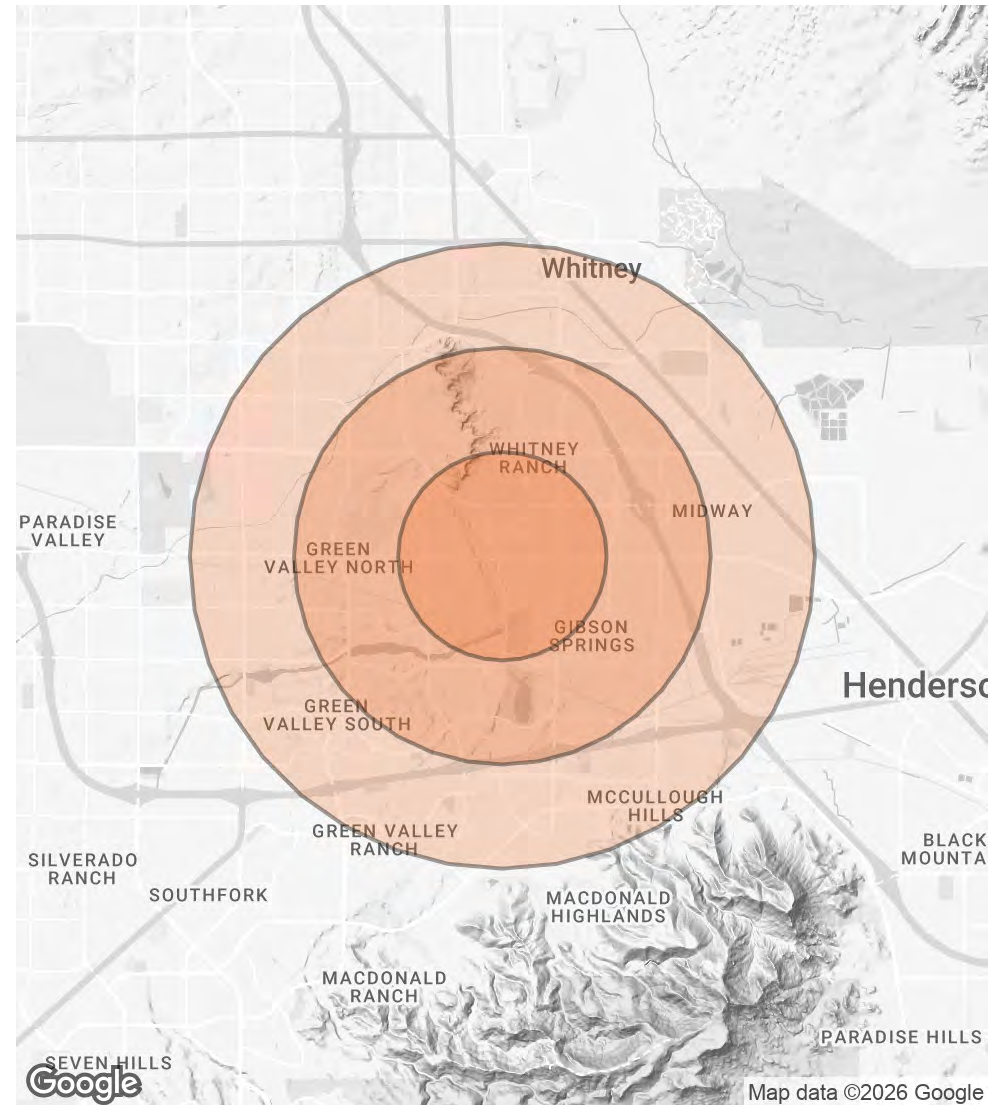
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	18,267	67,052	145,155
AVERAGE AGE	44.9	39.6	38.8
AVERAGE AGE (MALE)	44.8	39.3	38.9
AVERAGE AGE (FEMALE)	44.1	39.4	38.8

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	7,513	27,143	56,699
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$105,381	\$100,249	\$103,368
AVERAGE HOUSE VALUE	\$410,313	\$428,935	\$443,353

2023 American Community Survey (ACS)



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