

# 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

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NV #BS 54344

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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

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

### JENNIFER OTT, CCIM

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## 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
<b>1616/1618</b>	<b>1,885</b>	<b>AVAILABLE</b>	1636	970	Smoke Shop
<b>1622</b>	<b>1,566</b>	<b>AVAILABLE</b>	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
<b>1630</b>	<b>1,200</b>	<b>AVAILABLE</b>	1660	2,900	Dairy Queen

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## ADDITIONAL PHOTOS



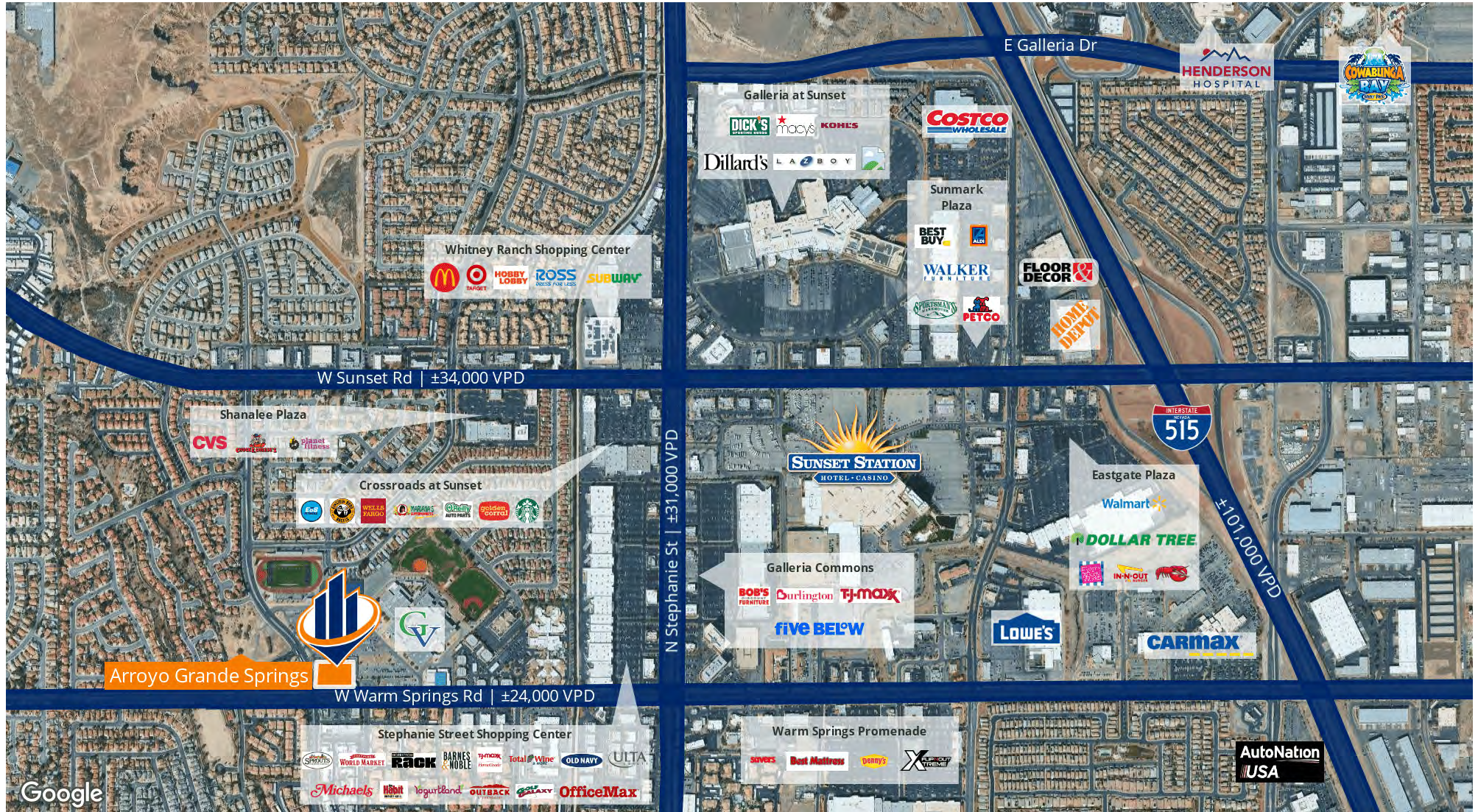
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# RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT

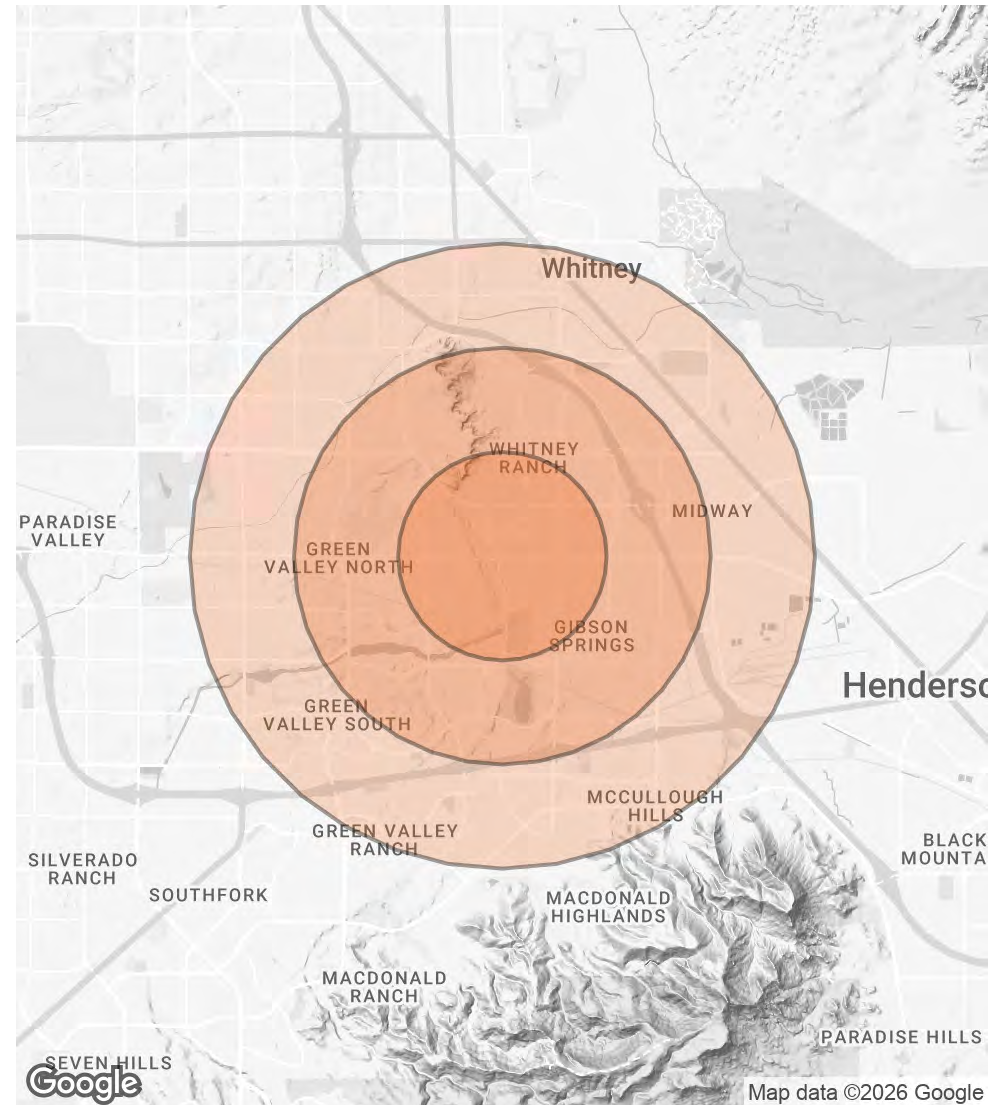
## POPULATION

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

## HOUSEHOLDS & INCOME

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

2023 American Community Survey (ACS)



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