

# WESTGATE PLAZA

CBRE

220 E WARM SPRINGS ROAD  
LAS VEGAS, NV



±25,000 SF  
SPACE FOR LEASE

# BUILDING SPECIFICATIONS

<b>Retail Space</b>	±527 - ±4,450 SF
<b>Land Size</b>	2.34 Acres
<b>Year Built/Renovated</b>	2007
<b>Zoning</b>	CC - Commercial General
<b>Lease Rate</b>	Inquire with broker



## HIGHLIGHTS



### Proximity

To Harry International Airport and the Las Vegas Strip



### Signage

Opportunities



### Zoned

CC - Commercial General



### Built

2007



### Located

On 2.34 Acres



### Anchored

By Sinclair Service Station



### Signalized

Corner location on E Warm Springs Road and Gilespe Street

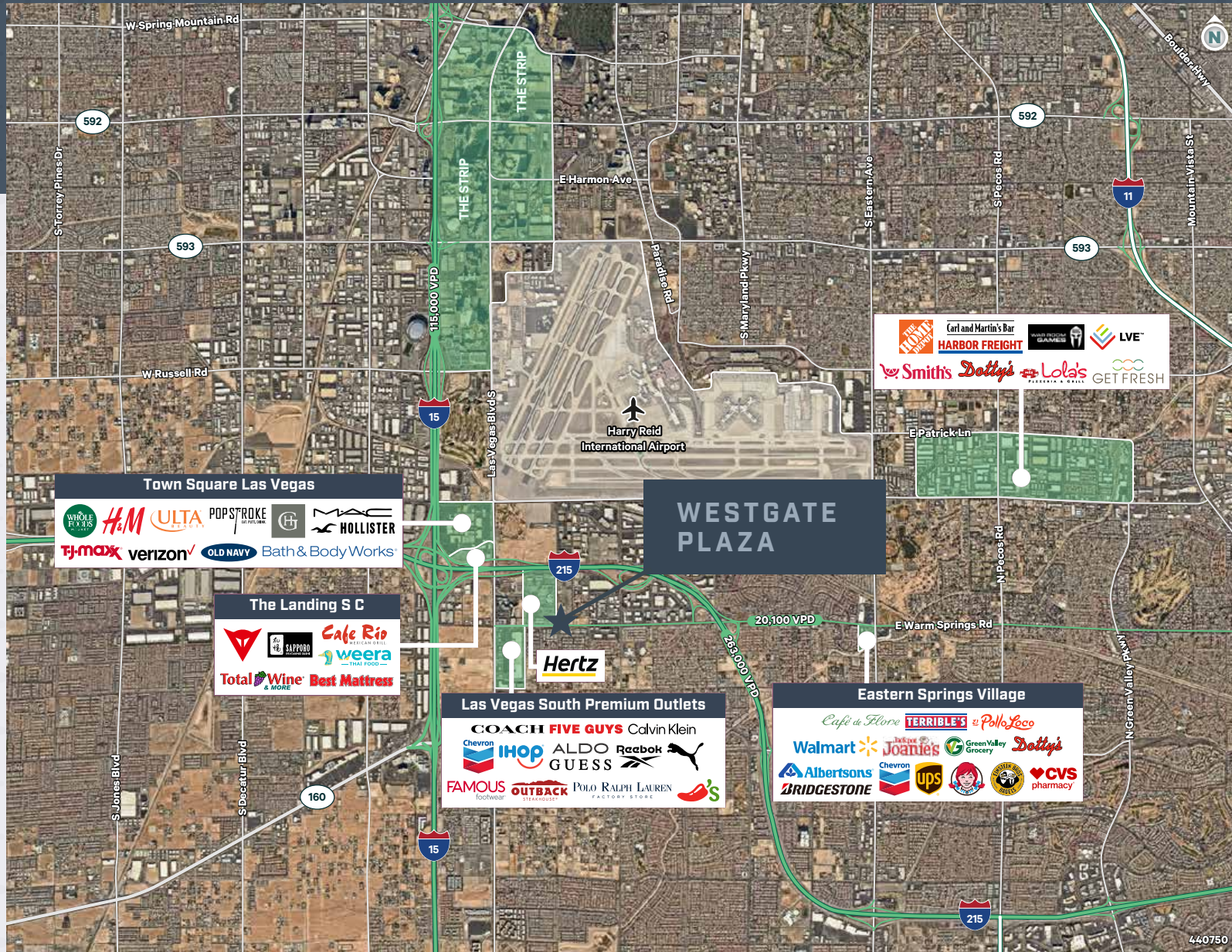
# SITE PLAN



SUITE	TENANT	SF
101	AVAILABLE	527
102-103	AVAILABLE (Former Restaurant)	2,265
104	AVAILABLE	1,140
105-108	AVAILABLE	4,450
109-110	AVAILABLE	2,238
111	The Marketplace	3,837
112	AVAILABLE	2,838
113	AVAILABLE	554



# AMENITIES & TRANSIT



# DEMOGRAPHICS

## Population

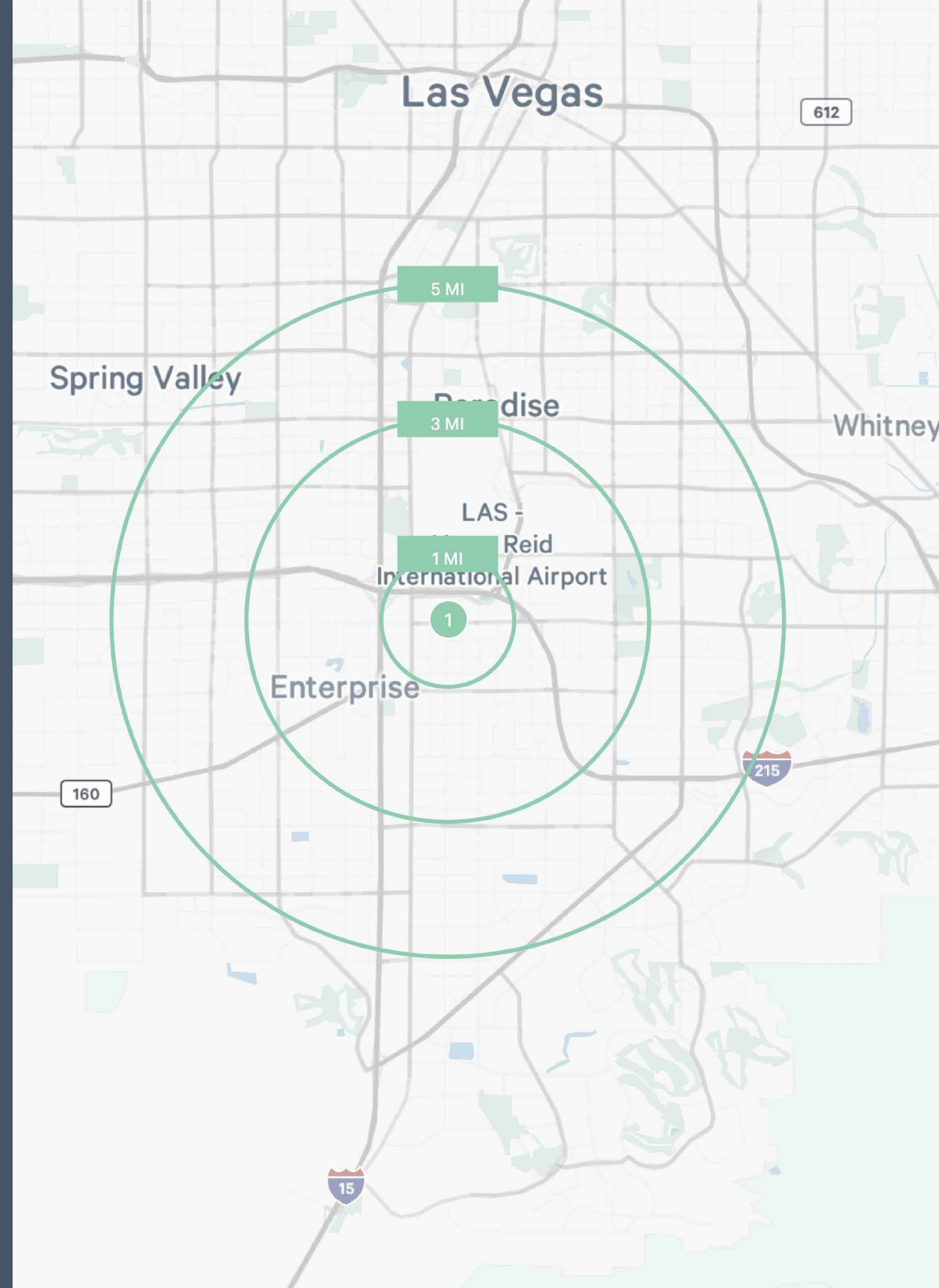
<b>1 MILE</b>	3,623
<b>3 MILES</b>	78,508
<b>5 MILES</b>	378,360

## Average Household Income

<b>1 MILE</b>	\$135,012
<b>3 MILES</b>	\$114,455
<b>5 MILES</b>	\$103,429

## Number of Households

<b>1 MILE</b>	1,441
<b>3 MILES</b>	31,982
<b>5 MILES</b>	157,541





220 E WARM SPRINGS ROAD  
LAS VEGAS, NV 89119

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**DAN HUBBARD**  
Senior Vice President

T +1 702 369 4833  
C +1 702 561 5721  
dan.hubbard@cbre.com

Lic. #S.0013713

**FERNANDO MARTINEZ-REDING**  
Senior Associate

T +1 702 369 4834  
C +1 920 268 6152  
fernando.martinezreding@cbre.com

Lic. #S.0200151

**CBRE**

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