

WARM SPRINGS PROMENADE - RETAIL PADS

SWC OF WARM SPRINGS ROAD & MARKS STREET | HENDERSON, NV 89014



8311 WEST SUNSET ROAD | SUITE 120
LAS VEGAS, NV 89113
702.490.0699 (main)
www.lee-associates.com | B.146492.LLC

MIKE ZOBRIST
Principal
mzobrist@lee-associates.com
702.381.7738 | S.70489

LAUREN TABEEK | CCIM
Principal
ltabEEK@lee-associates.com
702.603.0967 | S.74477.LLC

SCOTT PRICE
Principal
sprice@lee-associates.com
702.570.0406 | S.174018

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY HIGHLIGHTS



- Buildable Pads Available: ± 0.97 to ± 1.06 acres
- Contact Broker for rates
- NNN: \$0.44/SF/mo.
- Frontage: ± 300 linear feet on Warm Springs



Zoning: CC (City of Henderson)



Warm Springs Road & Marks Street: $\pm 36,000$ VPD



SITE PLAN



PAD SPACES AVAILABLE		
Space Description	Acreage	Building Size
Street-front Buildable Pad	± 1.06	TBD
Street-front Finished Pad #2	± 0.97	± 15,500
Interior Finished Pad #3	± 1.00	± 22,000

Wildflower Salon
Bikini Fitness
Farmers Insurance
The Great Greek
Pho 95 Noodle House



