

WARM SPRINGS PROMENADE

1201–1281 W WARM SPRINGS ROAD | HENDERSON, NV 89014



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PROPERTY HIGHLIGHTS



- 7,000 SF (street-front endcap pad space; can be de-mised) to 12,000 SF
- Ground Lease: ± 1.06 acres (direct visibility on Warm Springs Road)
- Buildable Pads Available: $\pm 15,000$ to $\pm 22,000$ SF
- \$1.95 to \$2.50/SF/mo.
- NNN: \$0.44/SF/mo.



Newest anchor tenant: Dill Dinkers pickleball facility
Other tenants: Flip N Out Xtreme, Jason's Deli, Savers, Jack in the Box, Denny's and more



Numerous national retail and restaurant users in the immediate help to draw consumers to the property



Located in the Galleria Mall retail trade area - the densest retail corridor in Henderson



Busy shopping center serving the Green Valley community



Zoning: CC (City of Henderson)



Warm Springs Road: 20,917 VPD
Marks Street: 10,761 VPD
I-11: 131,568 VPD



SITE PLAN



Suite	Tenant	±Sq. Ft.
	Dill Dinkers Pickleball	30,000
1225	Diamond Dance Studio	8,520
	10th Planet Jiu Jitsu	3,682
	Savers	25,000
	Flip N Out	40,000
1239	AVAILABLE	12,000
	Lakeshore Learning	8,640
	Vadatech	121,310
	Flame Kabob	1,500
	Everything PC	1,300
	NuWave Bio Scalp Spa	1,200
	Oreck Vacuums	1,600
	Once Upon A Child	4,276
	SalonCentric	2,500
	Scrubtastic	4,378
	Denny's	5,000
	Best Mattress	8,000
1211-100	AVAILABLE	7,000
	Jack In The Box	2,867
	Jason's Deli	5,300
1275	Pho 95 Noodle House	2,740
	Wildflower Salon	1,400
	Bikini Fitness	3,500
	Farmers Insurance	1,400
	The Great Greek	1,400
Pad 1	PAD AVAILABLE	±1.06 Ac.
Pad 2	PAD AVAILABLE	±15,500
Pad 3	PAD AVAILABLE	±22,000



