

ARROYO MARKETPLACE

±1,235 - 12,500 SF AVAILABLE

Warm Springs & Tenaya W-SWC
Las Vegas, NV 89113



CALL US FOR
MORE INFO

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PROPERTY HIGHLIGHTS

**±1,235 - 12,500 SF
AVAILABLE**

- West and East endcap spaces proposed restaurant with ±1000 SF patios. Includes two 1500 gallon grease traps.
- Inline spaces could include office, retail, medical, restaurant users
- Delivery expected end of July in Grey Shell Condition. Vanilla Shell optional
- 2000 amps of power
- Parking ratio: 3 spots per 1,000 SF
- Located in the fast growing Southwest market.
- Less than 1 mile away from major developments including Durango Casino and Resort, Uncommons, Narrative.
- 0.5 miles from new southwest Costco.
- Easy access to I-215 Beltway.
- Surrounded by rapidly expanding multi/single family residential communities.

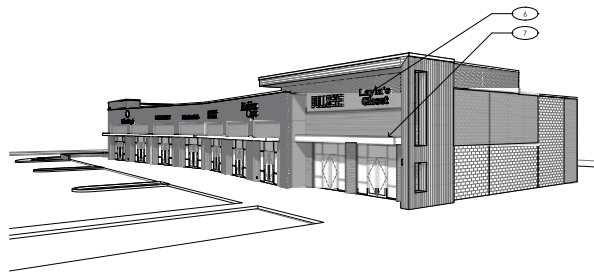
±1.12 AC
Total Area

Commercial General
Zoning

176-10-113-002
Parcel Number



**NORTHWEST CORNER
ELEVATION**

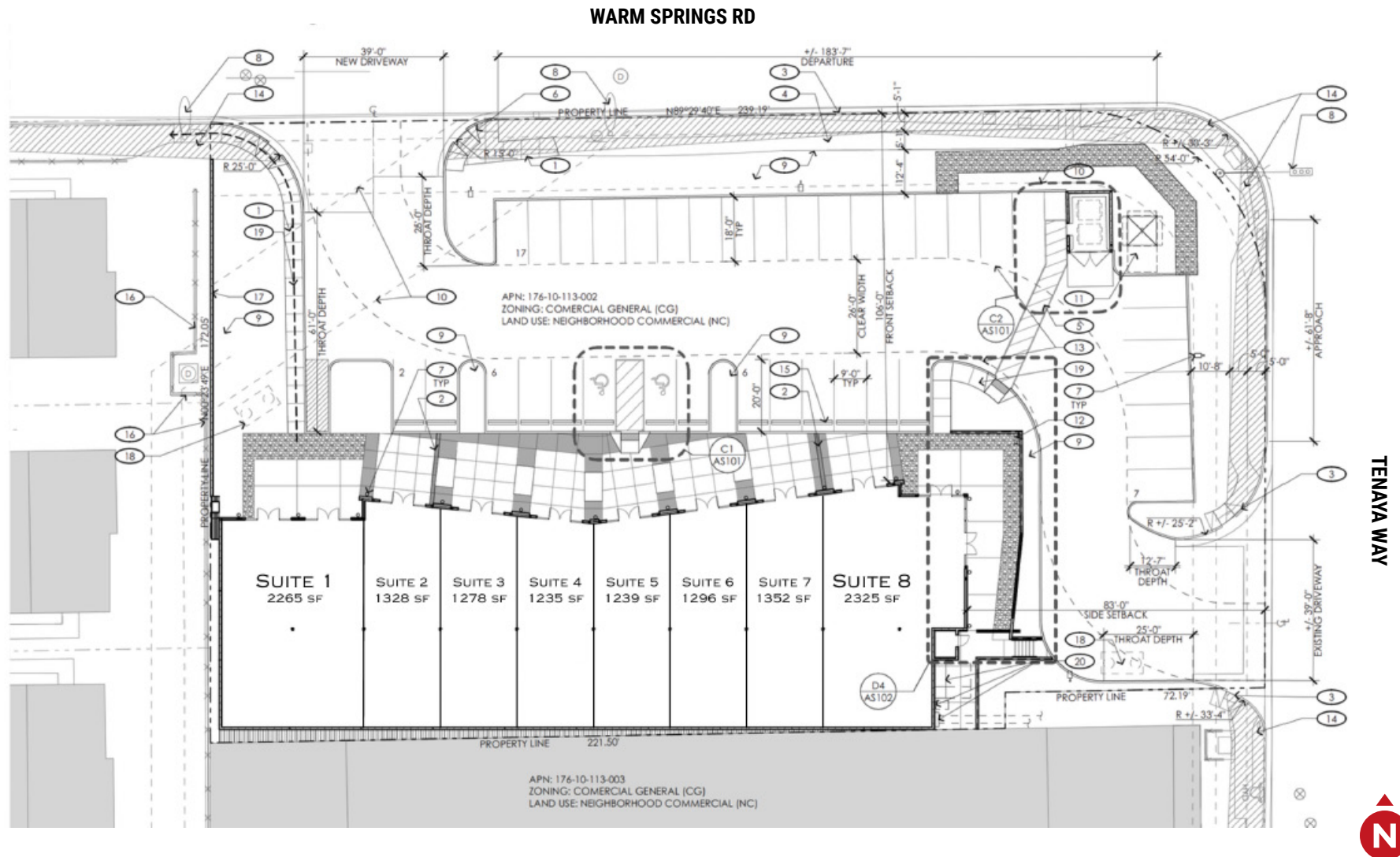


**NORTHEAST CORNER
ELEVATION**



PROPOSED SITE PLAN

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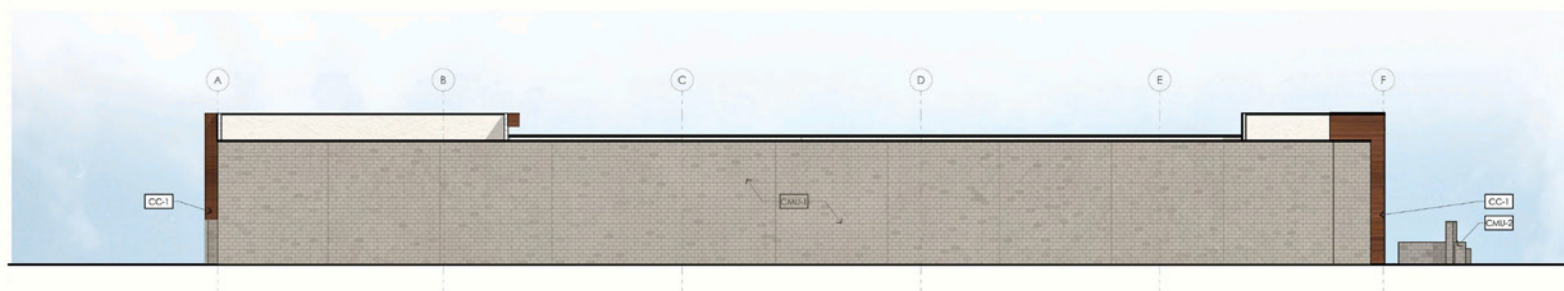
BUILDING RENDERINGS

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NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

CONSTRUCTION PROGRESS

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As of July 21, 2026

TRADE AREA AERIAL

Arroyo Marketplace

Warm Springs & Tenaya W-SWC
Las Vegas, NV 89113



AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
15,168	141,575	374,686



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$138,048	\$130,025	\$127,254



TRAFFIC COUNTS

Warm Springs Rd	Tenaya Way
15,100 VPD	5,050 VPD

Sources:
SitesUSA 2026
TRINA, NV DOT 2025



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FOR MORE INFORMATION

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