

**NOW LEASING: 2ND-GEN RESTAURANT
RETAIL, & PAD OPPORTUNITIES**

**WARM
SPRINGS**
— PLAZA —

7380 S. EASTERN AVENUE

LAS VEGAS, NEVADA

S EASTERN RD

WARM SPRINGS RD





WARM SPRINGS — P L A Z A —

PROPERTY HIGHLIGHTS

RESTAURANT SPACE AVAILABLE

- Suites from $\pm 1,200$ SF up to an $\pm 11,000$ SF junior anchor — flexible footprints for a range of uses
- Pad opportunity with drive-thru potential fronting Eastern Avenue
- Positioned at a signalized hard corner where three of four corners are already anchored — a proven retail node
- Direct access to the 215 Beltway, minutes south of the center
- Surrounded by dense, established rooftops with limited comparable retail supply

AREA DEMOGRAPHICS



121,956
POPULATION
(2026)
Within 3 Miles



\$121,699
**AVERAGE
HOUSEHOLD INCOME**
Within 3 Miles



50,480
**NUMBER
OF HOUSEHOLD**
Within 3 Miles

389,617
POPULATION
(2026)
Within 5 Miles

\$112,662
**AVERAGE
HOUSEHOLD INCOME**
Within 5 Miles

163,600
**NUMBER
OF HOUSEHOLD**
Within 5 Miles

SOURCE: 2026 ESRI



PROPERTY LOCATION & TENANTS

Located at the hard corner of Eastern Avenue and Warm Springs Road, Warm Springs Plaza anchors an established, densely populated pocket of southeast Las Vegas with excellent access to the 215 Beltway. The site benefits from strong arterial visibility, mature surrounding rooftops, and its position directly across from the 323-acre Sunset Regional Park — a year-round generator of neighborhood traffic. Its central location offers quick connectivity to Henderson, Green Valley, and the broader valley.



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PROPERTY PHOTOS





TENANTS

SUITE	TENANT	SF
126	TitleMax	±2,200
125	Galvin Chiropractic	±1,203
124	Postal Etc	±1,203
123	All State Insurance	±1,203
122	The Blade Barber Shop	±1,200
120	AVAILABLE	±2,400
119	American Nails	±1,200
118	Vitos Tacos	±2,400
116	AVAILABLE	±1,200
114	Rent A Center	±3,600
110	RESTAURANT AVAILABLE	±3,600
109D	Wingstop	±1,653
109C	Zia Records	±10,400
109B	Dollar Tree	-
109A	Jiu Jitsu	±3,200
106	Lavender Massage	±1,200
102-107	AVAILABLE	±1,200-11,627
101	Dotty's	±4,400
Pad 3	Watermill Express	-
Pad 1	Scooter's Coffee	±5,000
Free Stand. Build.	AVAILABLE	±2,500-5,000
Potl. Add.	AVAILABLE	±2,400

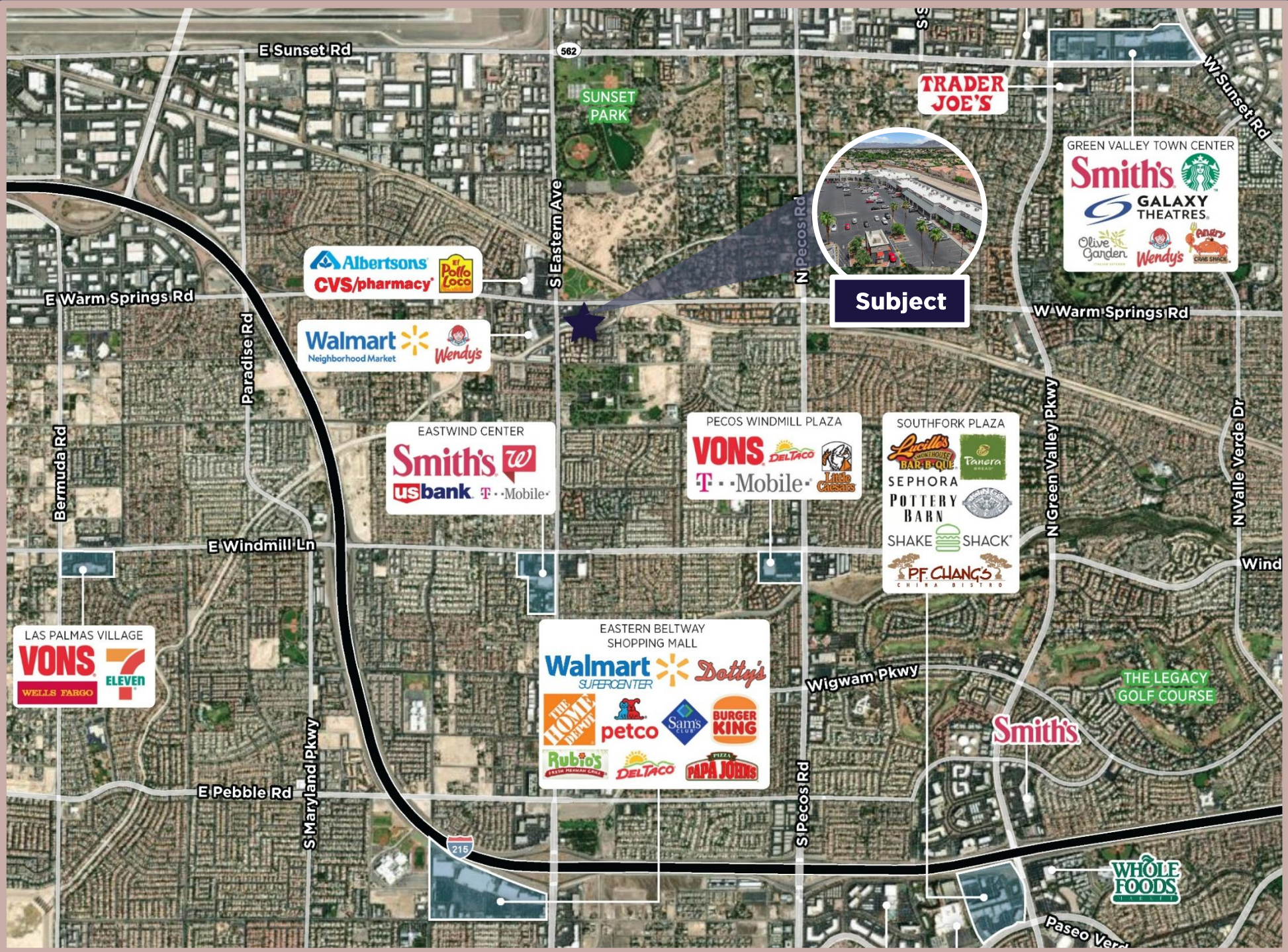




LOCATION HIGHLIGHTS

Positioned at the hard corner of Eastern Avenue and Warm Springs Road, Warm Springs Plaza anchors a dense, established residential pocket of southeast Las Vegas with strong daily traffic and excellent visibility. The center pairs a national value anchor with a stable base of service and dining tenants, and sits directly across from the 323-acre Sunset Regional Park — a year-round driver of neighborhood activity.

Opportunities range from flexible small-shop suites to an ±11,000 SF junior anchor, plus a drive-thru-capable pad on Eastern Avenue. Backed by convenient 215 Beltway access and tenant improvement incentives for qualified users, this is a rare chance to plant a durable retail concept in a location that's already proven.



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