



TARKANIAN PLAZA

8110 W.WARM SPRINGS | 7260 CIMARRON
LAS VEGAS, NV 89113

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FOR LEASE



PROPERTY HIGHLIGHTS

- Tenant Improvement Allowance Available
- In-Line / Corner Pad / Build to Suit Drive Thru Available
- Surrounded by High Density Residential and Office
- Walking Distance to the New Southwest Regional Sports Park.

OFFERING SUMMARY

Starting Base Rate:	\$1.80/SF/month
Triple Net Rate:	49¢/SF/month
Available SF:	2,700 - 4,500 SF
Est. Traffic Count:	22,500 VPD [Warm Springs]

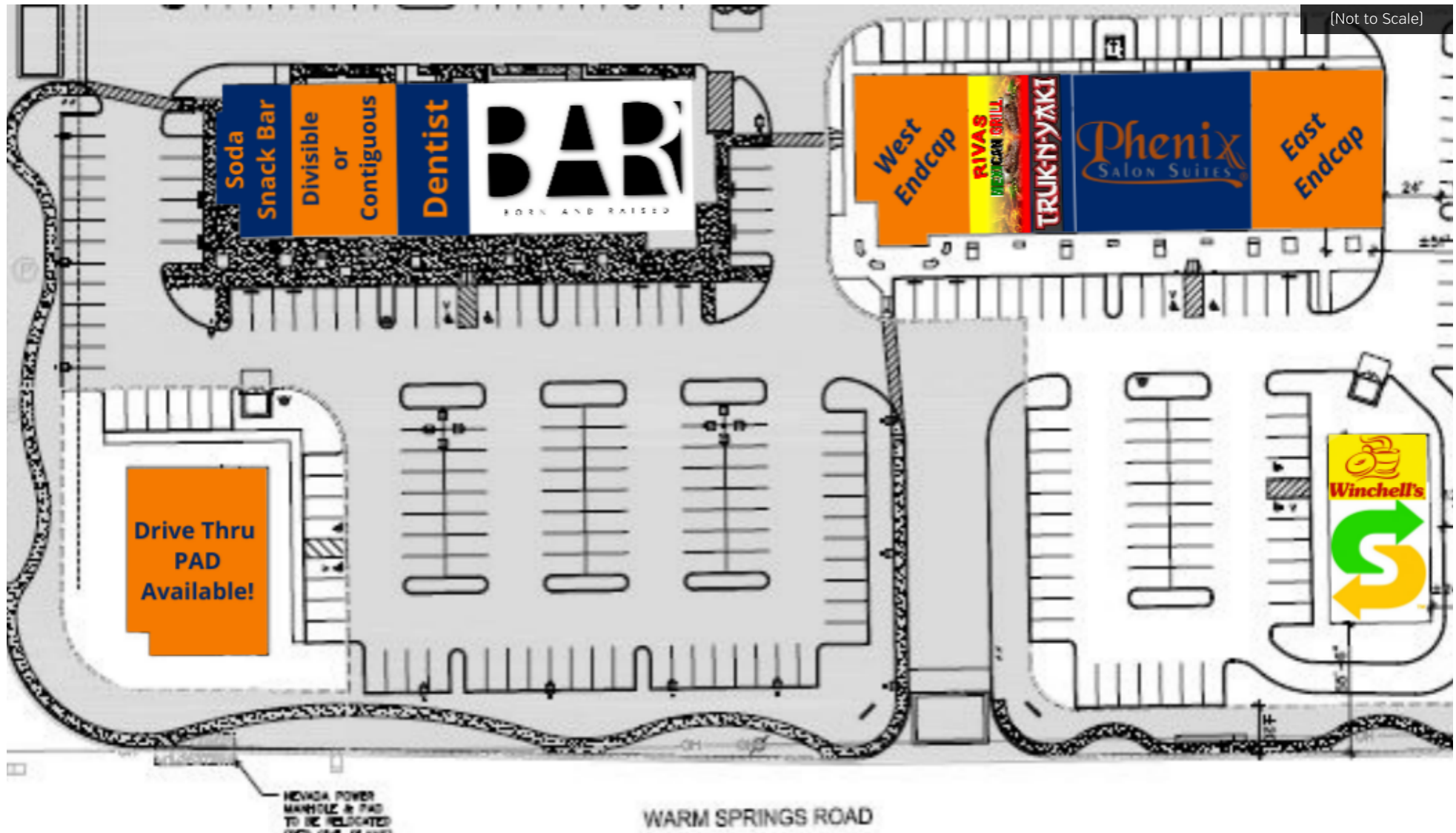
PROPERTY DESCRIPTION

Located at W. Warm Springs and Cimarron, adjacent to the Dignity Health - St. Rose Dominican Hospital. Situated in front of the 73,717 SF Office/Medical Tarkanian Professional Plaza and across from the new 107 acre Southwest Regional Sports Park. Anchored by local favorite, Born & Raised, Tarkanian Plaza has easy access to the 215, surrounded by great demographics & steady daytime traffic.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,462	29,296	86,393
Total Population	6,032	73,292	219,622
Average HH Income	\$79,361	\$87,055	\$78,895

Site Plan



Location Map

