MERCURY DEVELOPMENT

FOR LEASE
RETAIL SPACE

The Shops at Warm Springs

7150 S. Durango Drive, Las Vegas, NV 89113

Property Details

Available Units: 0
Total Units: 10
Gross Leasable Area: 15,630 SF
Parking Spaces: 105

Features

Located a half mile south of the I-215 Beltway, The Shops at Warm Springs services the immediate trade area which includes 41,000 households as well as the St. Rose San Martin medical campus – just half a mile east of the property. Access to the property is provided via three (3) entry points on Durango Drive and one (1) entry point on Arby Avenue. Tenants such as Enterprise Rent-A-Car, Volcano Grille, and Stacks & Yolks enjoy 400 linear feet of visibility along Durango Drive, which more than 44,000 vehicles pass daily.

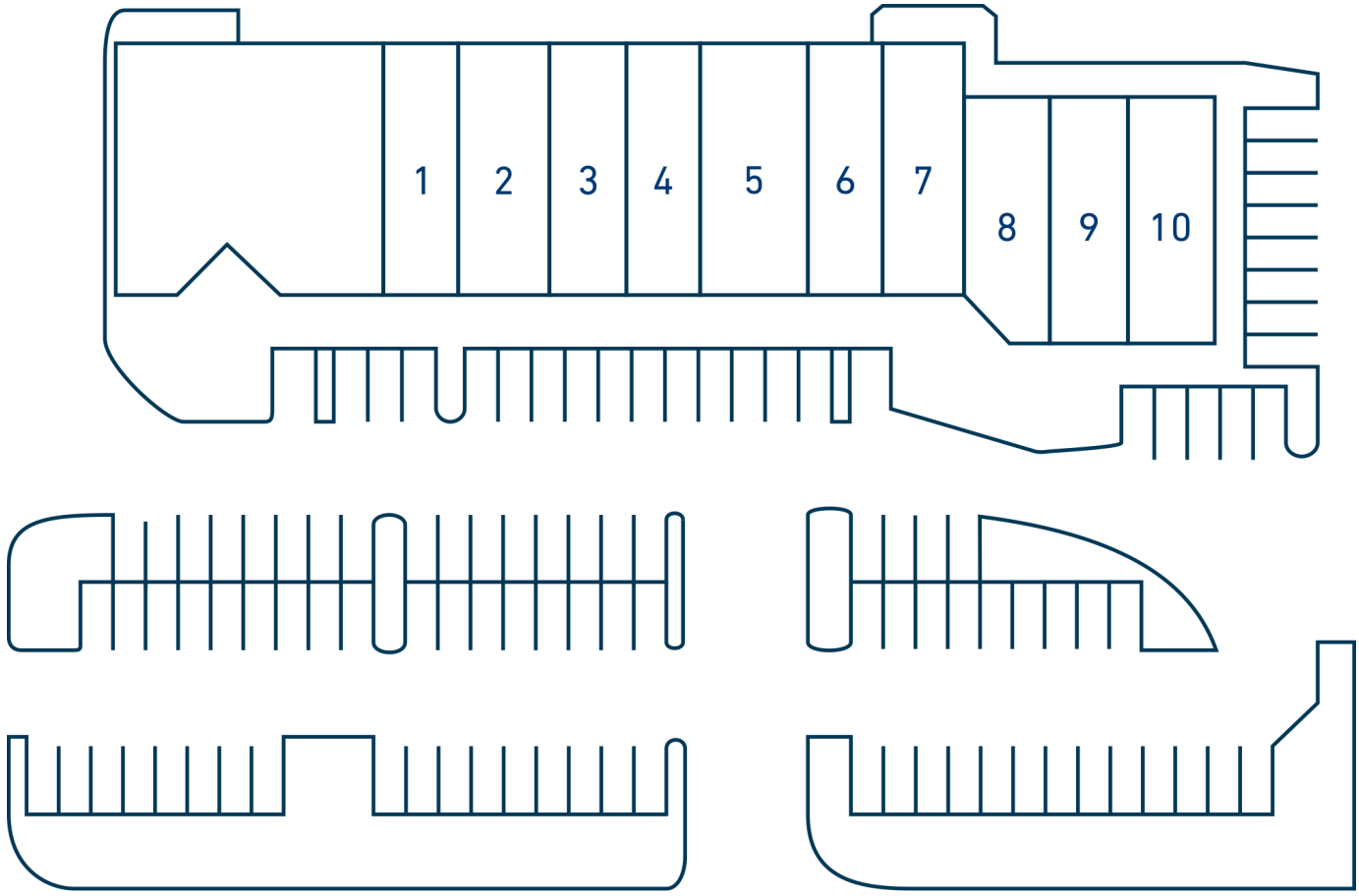
Contact

Leasing Agent: Timothy Dougherty, CLS
Office: 503-925-1850 ext. 300
Email: tdougherty@mercurydev.com

Demographics

DEMOGRAPHICS	1 mile	3 miles	5 miles
Population	22,071	91,293	278,408
Median Hh Income	$69,081	$63,472	$57,989
Total Housing Units	8,956	38,696	125,494
College Educated	7%	5%	5%
Total Employees	3,767	37,900	153,493

Site Map



S. Durango Dr.

1	United Healthcare Services	**5**	Stacks & Yolks	**9**	Enterprise Rent-A-Car
2	Volcano Grille	**6**	Wonderful Foot Spa	**10**	Oh Jah Noodle House
3	Iced Out Barber Shop	**7**	Freedom Firearms		
4	The Juice Box	**8**	Beyond Hair & Nails		

15350 SW Sequoia Parkway, Ste 140 • Portland, OR 97224 • 503-925-1850 • Fax 503-925-1903 • **www.mercurydev.com**

Trade Map

ADT 44,000
ADT 46,000
KFC
Jack in the Box
The Shops at Warm Springs
Volcano Grille
Enterprise Rent-A-Car
Oh Jah Noodle House
The Juice Box
Iced Out Barber Shop
Stacks & Yolks
Wondeful Foot Spa
Hospital
Jiffy Lube
Sonic Drive in
CVS Pharmacy
Taco Bell
Durango Bank
Home Goods
Walgreens
Big Five sporting
Petco
Durango Pointe
Asian Market
Pastries & Crepes
Fish Bowl
Nails/Spa
W Maule Ave
W Badura Ave
W Arby Ave
W Warm Springs Rd
1st Lady Ave
Point Grey Ave
W Eldorado Ln
W Robindale Rd
S Durango Dr
S Cimarron Rd
S Riley St
Ipe Wood Rd
Rose La
Sierra Vista High School
hwy 95
I-15
I-215
LAS VEGAS
Paradise
I-515
Henderson
The Shops at Warm Springs
160
Traffic Count: 46,000
Population: 1 Mile Radius (13,562) and 3 Mile Radius (99,956)
Medium Hh Income: $61,880
Multi-Family Units: 1 Mile Radius (2,974) and 3 Mile Radius (16,146)
Total Housing Units: 1 Mile Radius (6,598) and 3 Mile Radius 42,567)
Major Employers: Walgreens, WalMart, Sam's Club, WinCo, Home Depot, Bed Bath & Beyond, Michaels

Photos

HAIR & NAIL

BAR & GRILL
VIDEO POKER
cricket

cricket

BAR & GRILL
VIDEO POKER

7150
TITLE BUCKS
HAIR & NAIL