



6064 South Durango Drive,
Las Vegas, NV 89113
702.383.3383 | naivegas.com

7260 S Cimarron Rd | Las Vegas, NV 89113
8130 W Warm Springs Road | Las Vegas, NV 89113

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Property Summary

Tarkanian Plaza is located at West Warm Springs and Cimarron Road, next to Dignity Health - St. Rose Dominican Hospital. It is situated in front of the 73,717 SF Office/Medical Tarkanian Professional Plaza and across the street from the 107 acre James Regional Sports Park. The property is anchored by the popular BAR Born & Raised, a local favorite. Tarkanian Plaza has easy access to the 215, surrounded by high demographics and a steady flow of daytime traffic.

LEASE RATE	Inline Space \$2.00/SF NNN Pad \$3.75/SF NNN
CAMS	\$0.55 PSF
TOTAL SF AVAILABLE	±1,100- ±2,367 SF
YEAR BUILT	2007
ZONING	C-1 (Local Business) & C-2 (General Commercial) Clark County

- Corner Pad available with Build to Suit Drive Thru
- Small and Individual Suites Available
- Convenient Access to the 215 Beltway
- Abundant Surface Parking

FOR MORE INFORMATION

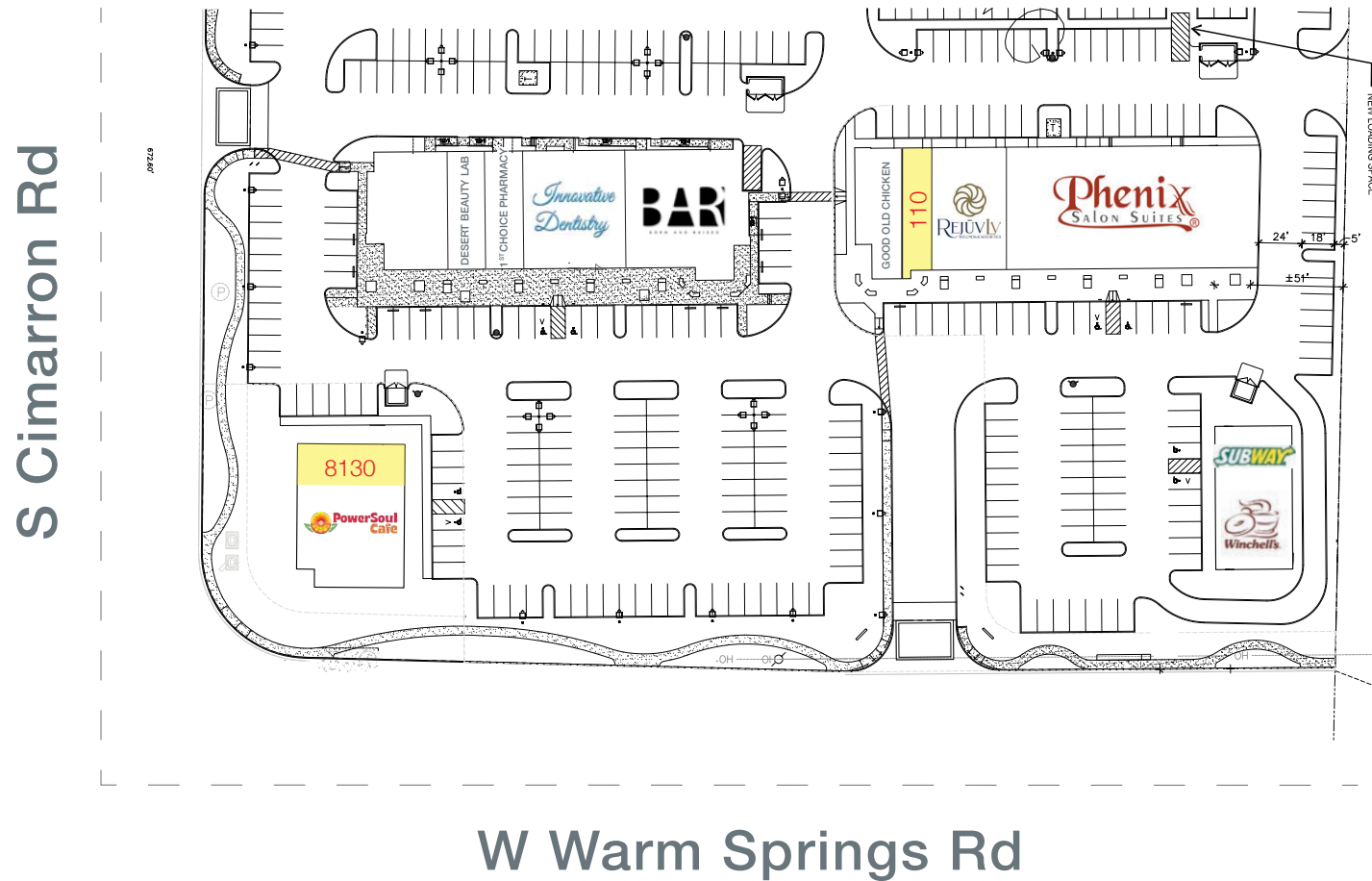


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OR TEXT 20995 TO 39200



Site Plan



Available Space	Total SF	Lease Rate	CAM	Total Monthly
110	±1,100	\$2.00/SF	\$0.55	\$2,805.00
8130	±1,151 – 2,367	\$3.75/SF	\$0.55	\$4,949.30 – \$10,178.10

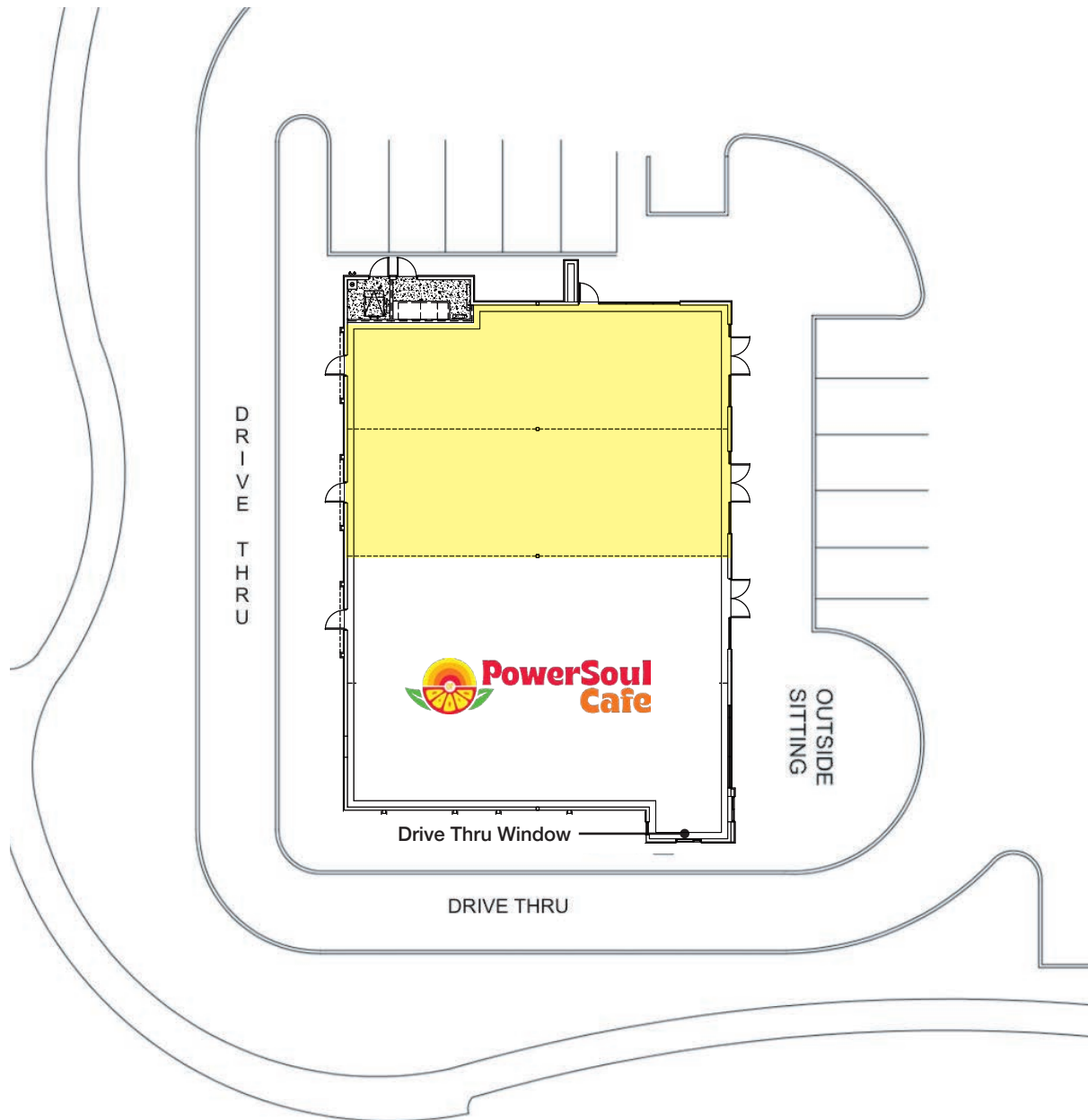
Floorplan



Property Details

Address	8130 W Warm Springs Road, Suite 110
Total SF	±1,100
Lease Rates	\$2.00/SF NNN
CAM	\$0.55
Total Monthly	\$2,805.00
Additional Features	Private Restroom, Glass Front Entrance
Delivery	Shell with one (1) bathroom

Floorplan



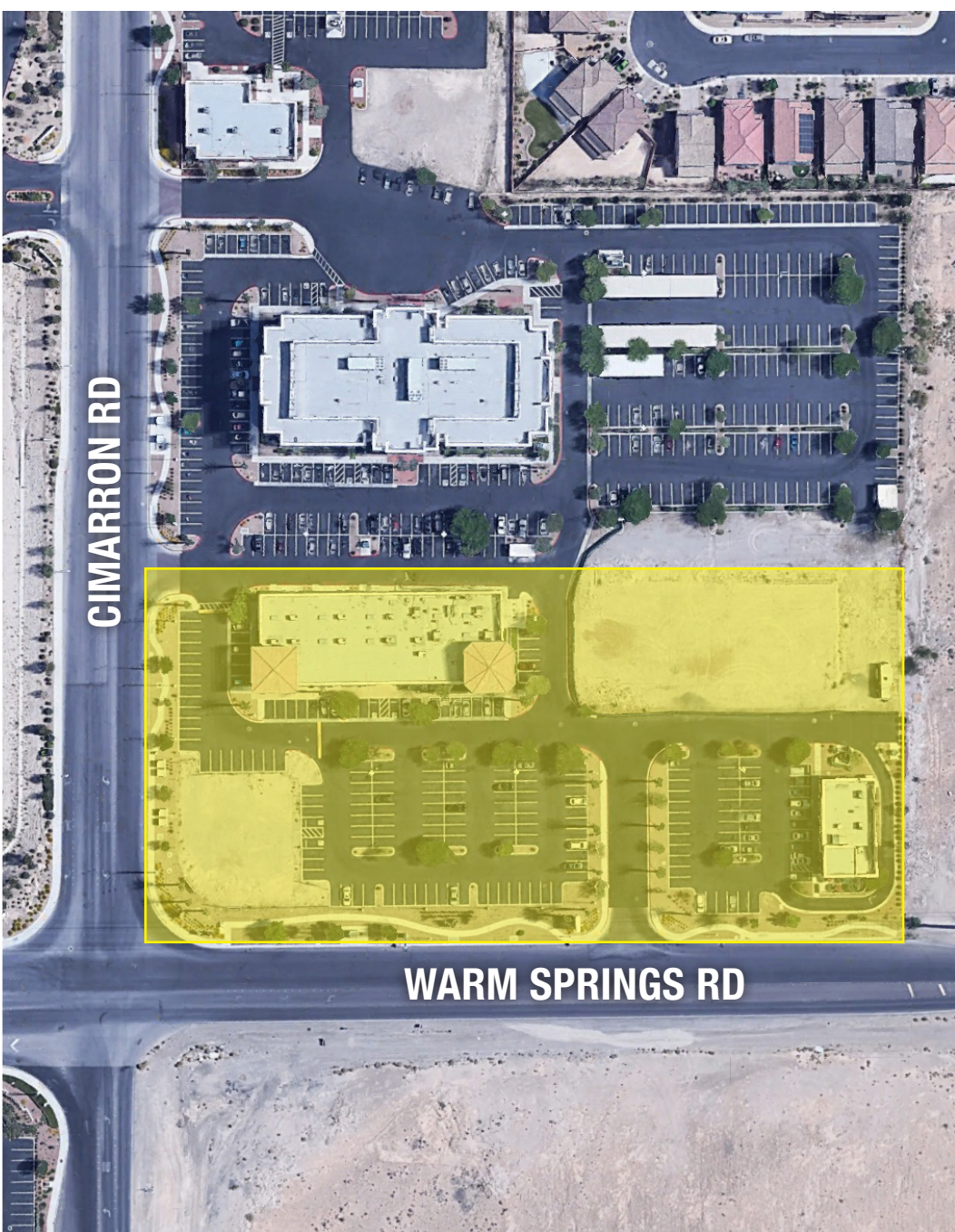
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Delivery	Gray Shell Quarter 2/3 of 2022

Area Map



Area Map

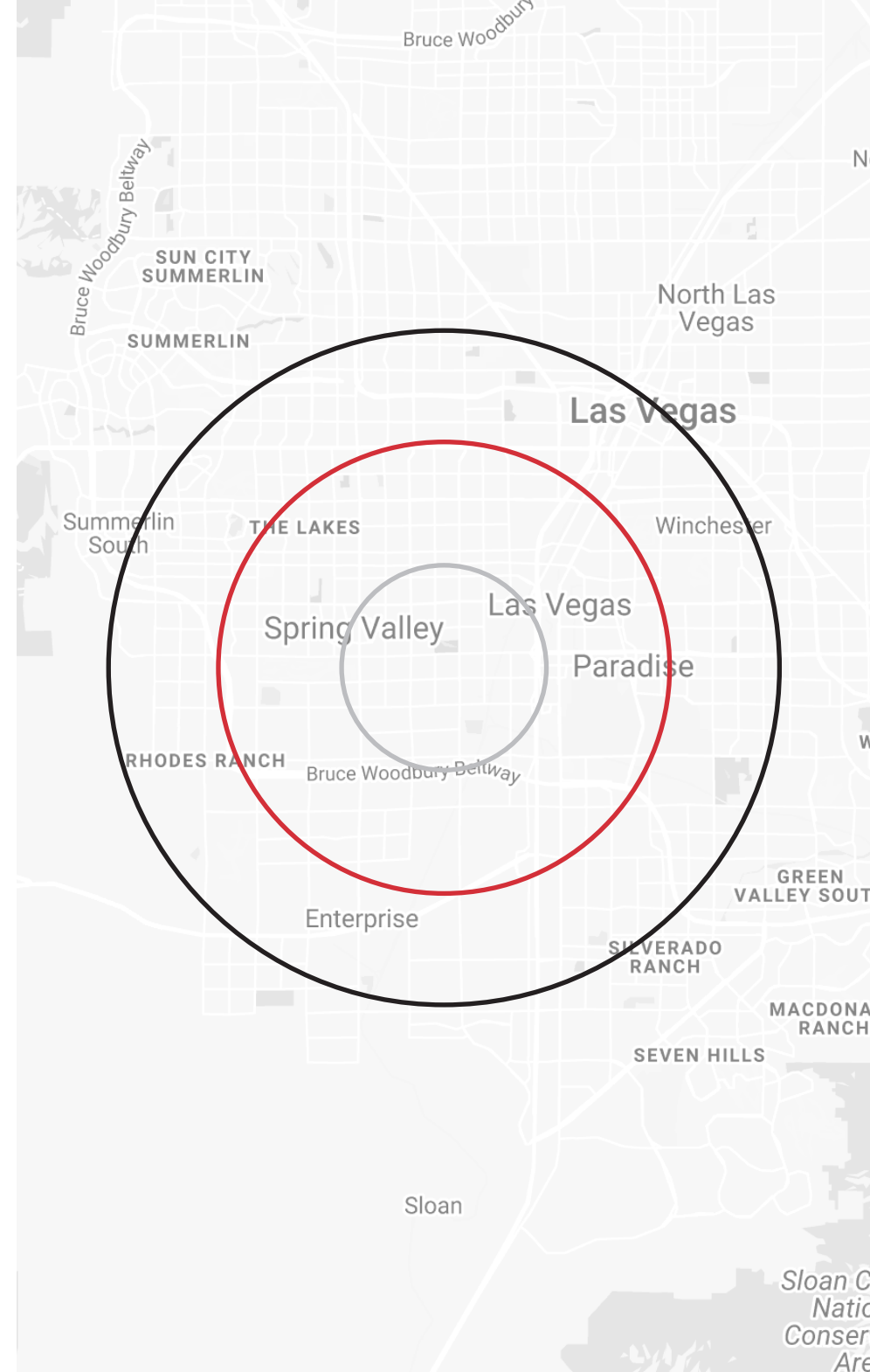


Demographics

POPULATION	1-mile	3-mile	5-mile
2021 Population	12,355	139,025	318,135
HOUSEHOLDS	1-mile	3-mile	5-mile
2021 Households	4,961	52,082	120,560
INCOME	1-mile	3-mile	5-mile
2021 Average HH Income	\$77,929	\$96,627	\$91,837

Traffic Counts

STREET	CPD
S Buffalo Dr / W Eldorado Ln	21,300
W Badura Ave / S Miller Ln	5,150
S Durango Dr / W Capovilla St	55,000





Distance to Major Cities

Salt Lake City, Utah	420 miles
Reno, Nevada	438 miles
Los Angeles, California	270 miles
San Diego, California	332 miles
Denver, Colorado	748 miles
Phoenix, Arizona	305 miles

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel and NAI Vegas are known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY**

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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