



6064 South Durango Drive,  
Las Vegas, NV 89113  
702.383.3383 | [naivegas.com](http://naivegas.com)

## Adobe Springs Plaza | 1331 W Warm Springs Rd, Henderson, NV 89014

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# Property Summary

AVAILABLE	±1,290 & 2,090 SF
USES	Restaurant & Retail
BASE RENT	<b>\$1.75/SF/M, NNN</b>
EST. NNN	<b>\$0.50/SF/Month</b>
YEAR BUILT	2005
ZONING	CC, Henderson
PARKING	123 Spaces (6:38 : 1,000)

## Highlights

- Excellent Street Frontage, Visibility, & Access
- Prominent Pylon Signage on Signalized Corner
- Busy Co-Tenants: Starbucks, Nail Salon, Armed Forces Career Center, etc.
- Second Generation Space w/TI for Grease Trap, Build-out, etc.

FOR MORE INFORMATION



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OR TEXT 20722 TO 39200



SUITE	TENANT	SF
100B	Fast Signs	±2,110
100	Starbucks	±1,600
<b>110</b>	<b>AVAILABLE</b>	<b>±2,090</b>
130	Cash 1	±1,900
140	Fast Signs	±1,900
160	U.S. Military Recruiters	±5,700
<b>180</b>	<b>AVAILABLE</b>	<b>±1,290</b>
190	Tippy Toes Nails & Spa	±1,400



# Area Map



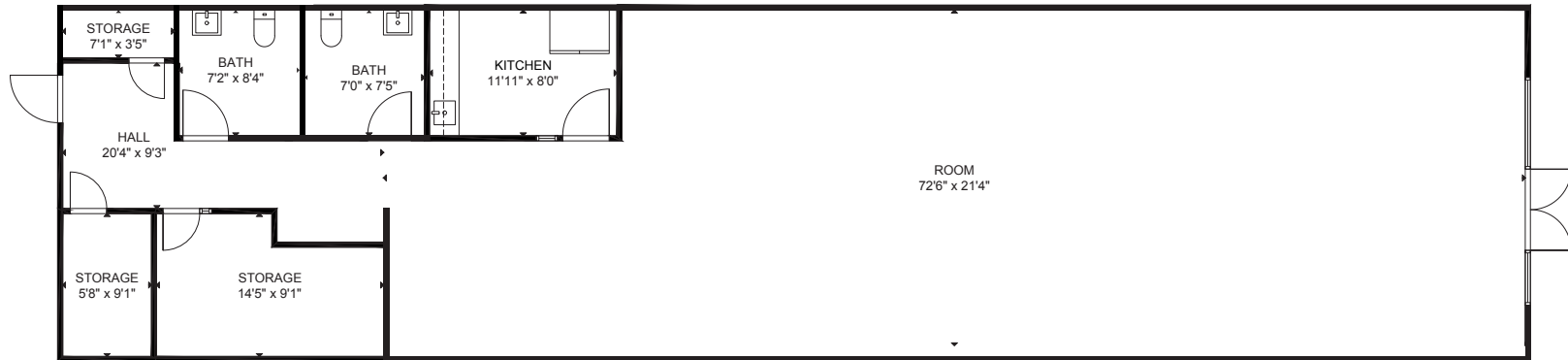


# Floorplans / 3D Tours

## SUITE 110



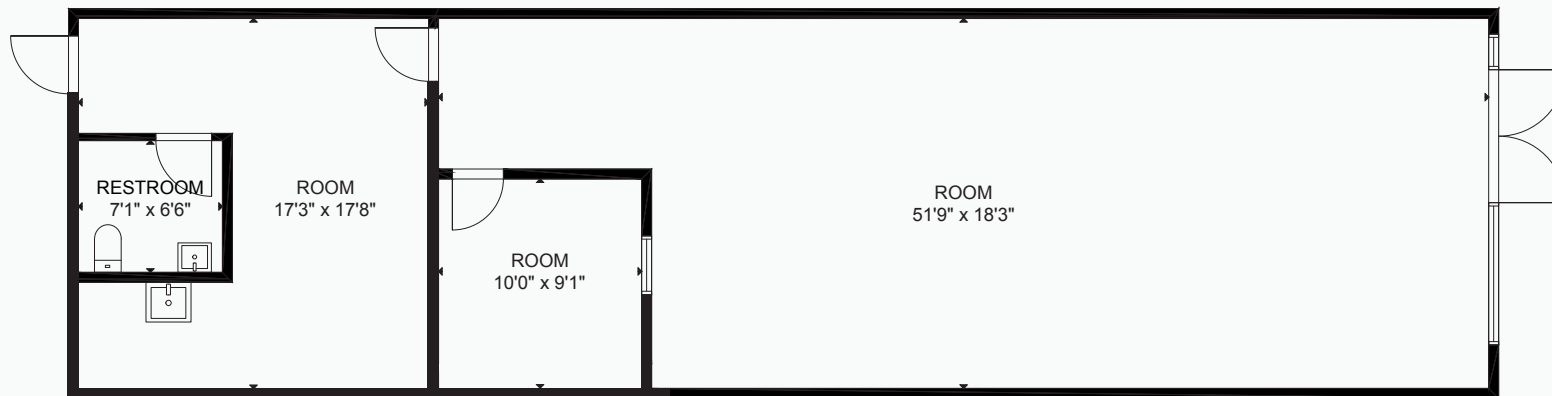
[CLICK HERE](#)  
A FOR 3D TOUR



## SUITE 180

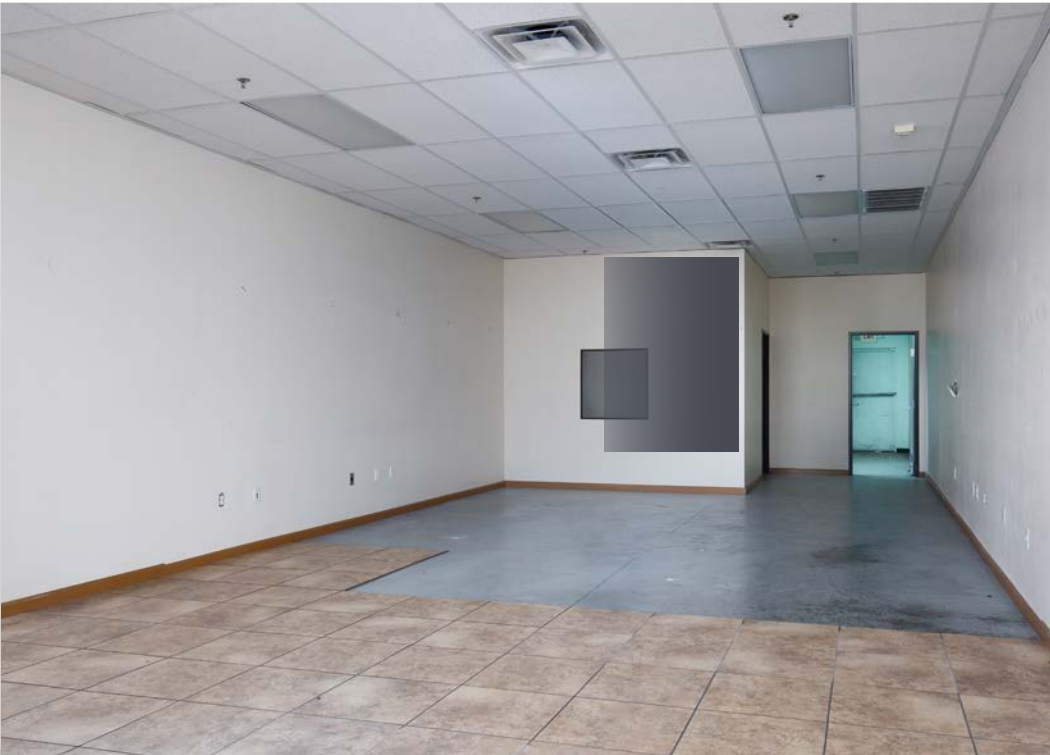


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## Demographics

POPULATION	1-mile	3-mile	5-mile
2019 Population	16,422	136,274	310,732
INCOME	1-mile	3-mile	5-mile
2019 Average HH Income	\$84,017	\$84,346	\$83,285

## 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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**VIEW MARKET STATISTICS  
FOR OFFICE, RETAIL,  
INDUSTRIAL & MULTIFAMILY**

<https://excelcres.com/market-research>



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