

WESTGATE PLAZA

220 E. WARM SPRINGS ROAD | LAS VEGAS, NV 89119





PROPERTY DETAILS

RETAIL SPACE: $\pm 25,000$ SF

LAND SIZE: 2.34 AC

YEAR BUILT / RENOVATED: 2007 / TBD

ZONING: CG – COMMERCIAL GENERAL

PROPERTY HIGHLIGHTS



LESS THAN 1 MILE FROM I-215 FREEWAY



ADJACENT TO LARGE HARRY REID INTERNATIONAL AIRPORT



ANCHORED BY SINCLAIR SERVICE STATION



GREAT SIGNALIZED CORNER LOCATION ON E WARM SPRINGS ROAD AND GILESPIE STREET



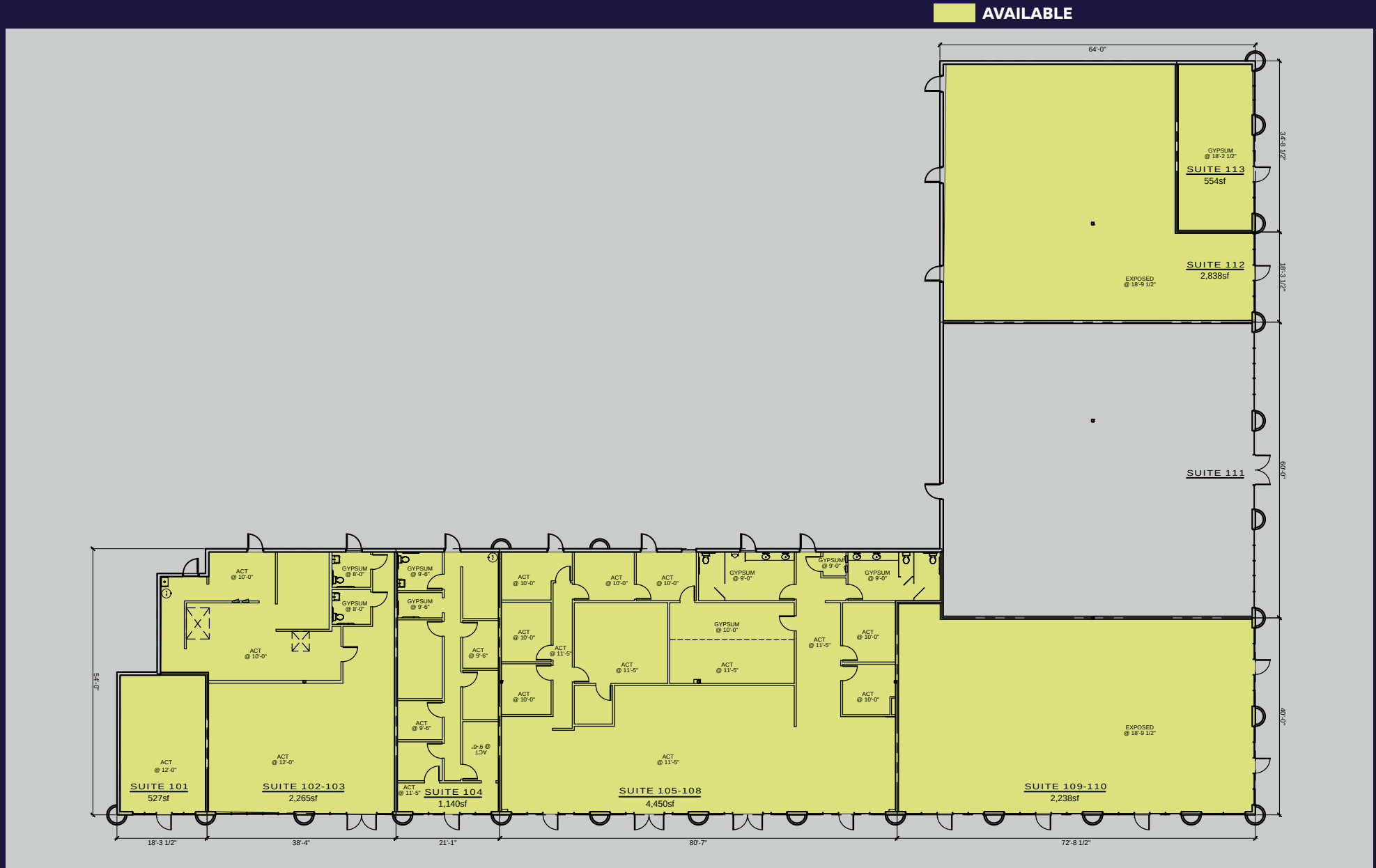
SIGNAGE OPPORTUNITIES

SITE PLAN



AVAILABLE		
SUITE	TENANT	SF
101	AVAILABLE	527
102-103	AVAILABLE (Former Restaurant)	2,265
104	AVAILABLE	1,140
105-108	AVAILABLE	4,450
109-110	AVAILABLE	2,238
111	Marketplace	3,837
112	AVAILABLE	2,838
113	AVAILABLE	554

FLOOR PLAN



AMENITIES & TRANSIT



TOWN SQUARE LAS VEGAS

- ULTA BEAUTY
- H&M
- TJ-maxx
- MAC
- OLD NAVY
- Bath & Body Works
- HOLLISTER
- verizon
- POP STROKE
- WHOLE FOODS MARKET
- GH

THE LANDING SHOPPING CENTER

- Total Wine & More
- Cafe Rio MEXICAN GRILL
- DAINESE
- SAPPORO
- Best Mattress
- weera THAI STREET FOOD

LAS VEGAS SOUTH PREMIUM OUTLETS

- 5's
- ihop
- Chevron
- FIVE GUYS BURGERS and FRIES
- BUFFALO WILD WINGS
- COACH new york
- ck Calvin Klein
- GUESS
- FAMOUS footwear
- ALDO
- Reebok
- PUMA
- POLO RALPH LAUREN
- OUTBACK STEAKHOUSE

HARBOR FREIGHT

- WAR ROOM GAMES
- Carl and Martin's Bar
- THE HOME DEPOT
- GET FRESH
- Lola's PIZZERIA & GRILL
- Dotty's Smith's
- LVE

EASTERN SPRINGS VILLAGE

- Joanie's GAMING & SPIRITS 24HRS
- Walmart Neighborhood Market
- Chevron
- Dotty's
- TERRIBLE'S
- Cafe de Flore
- Wendy's
- Albertsons
- Green Valley Grocery
- CVS
- Rhino CrossFit
- CHASE
- ups
- BRIDGESTONE
- Pollo Loco
- Eastern Air

DRIVE TIME & DEMOGRAPHICS

POPULATION

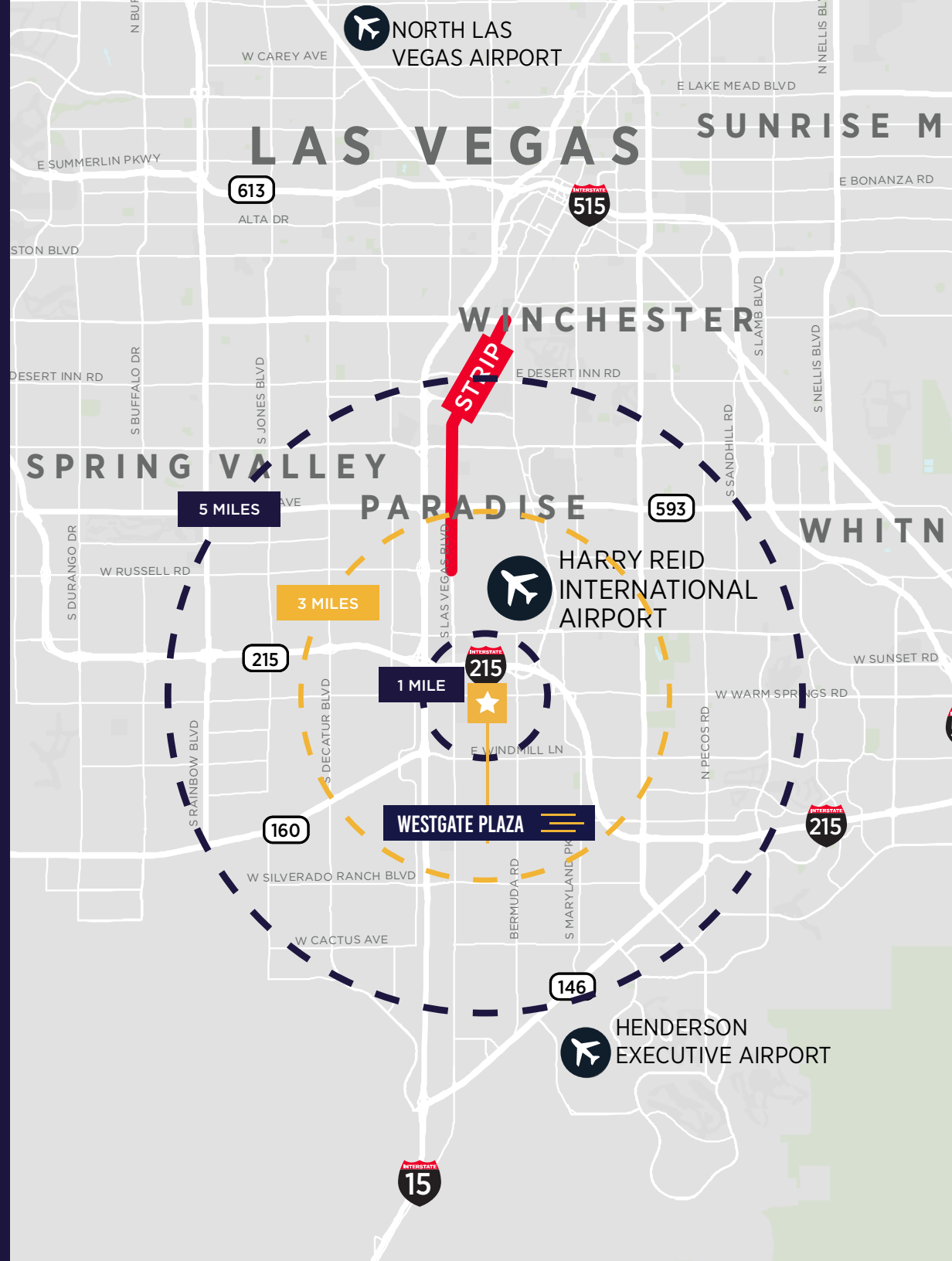
1 MILE	3,623
3 MILES	78,508
5 MILES	378,360

AVG HH INCOME

1 MILE	\$135,012
3 MILES	\$114,455
5 MILES	\$103,429

OF HOUSEHOLDS

1 MILE	2,292
3 MILES	35,192
5 MILES	176,055



LEASING

PLEASE CONTACT US FOR MORE INFORMATION:

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