

The Park @ Warm Springs

193 E Warm Springs Road
Las Vegas, CA 89119



FOR SALE
\$1,790,000



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The Park @ Warm Springs

Discover The Park @ Warm Springs

Conveniently located along Interstate 215 in South Las Vegas.

Over 152k households within 5 miles with an **affluent community** (\$96K Avg HH income).

Charming shopping environment with drought resistant landscaping.

Great proximity to Harry Reid International Airport and Las Vegas Premium Outlets bringing shoppers to the area.

Tenants Include

State Farm Insurance
Heather Clayton Hair Salon
Mint Smoke & Vape
Vegas Baby Ultrasound



Site Plan

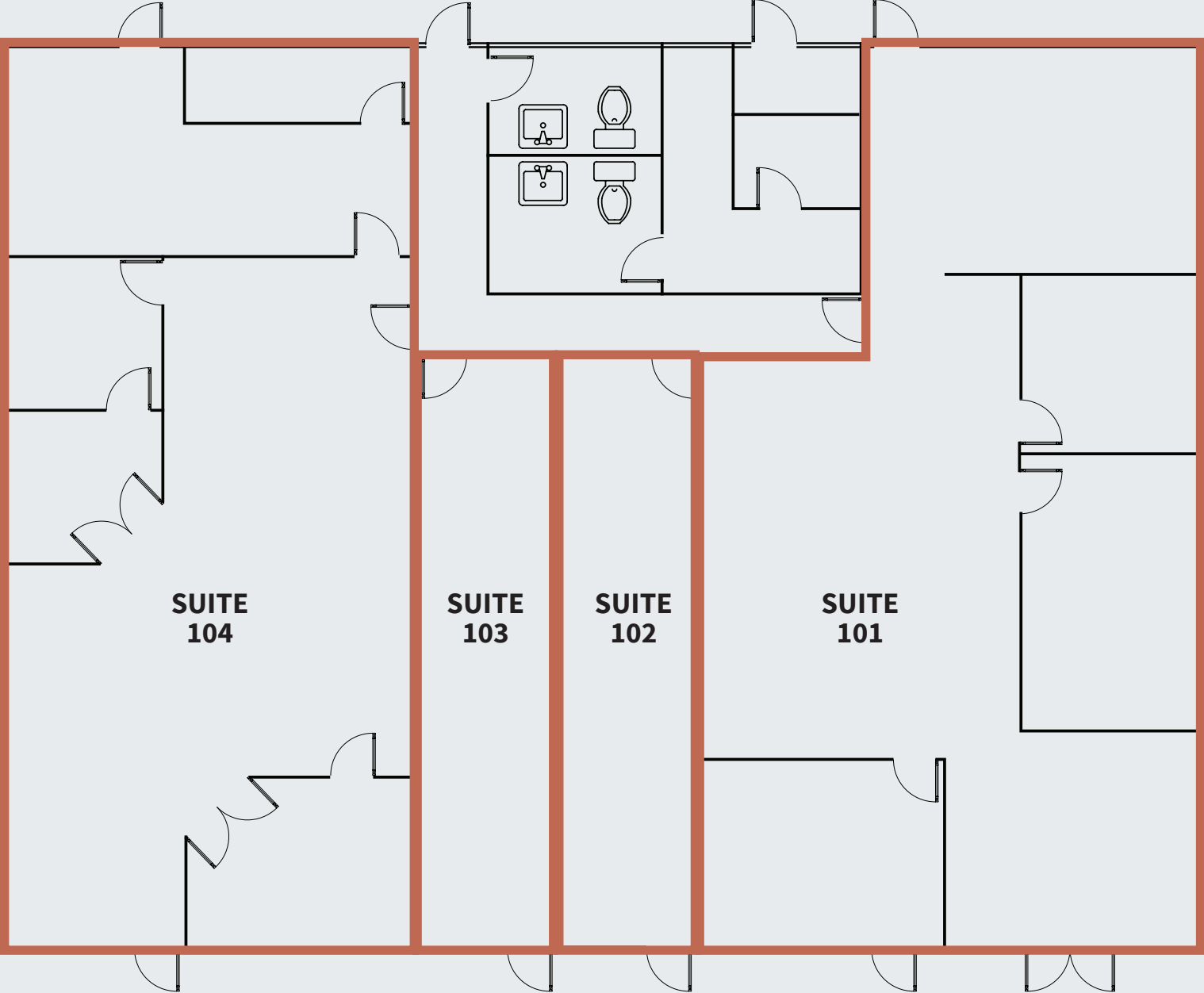
The Park @ Warm Springs



193 Warm Springs Road

- ±4,813 SF freestanding multi-tenant building on 0.45 acres
- Built in 2004 with C-1 zoning allowing for various commercial uses
- Parking ratio of 4.38 / 1,000 SF with cross easement agreement providing 6 covered stalls
- 3 tenants on month-to-month leases allowing owner-user to occupy space upon closing
- 1 tenant (Farmers Insurance) with lease in place providing rental income from day one
- Flexible tenant structure appeals to both investors seeking cash flow and owner-users needing operational space
- Prime Warm Springs Road location offering strong visibility and accessibility
- Existing tenant improvements may reduce buildout costs for incoming occupants
- Cross easement parking maximizes functional capacity beyond on-site footprint

Floor Plan



Suite 101

±2,101 SF

Expiration: 09/30/2027

3 Private Offices

Open Area

Breakroom

Suite 102

±826 SF

Expiration: M-M

Open Area

Suite 103

±873 SF

Expiration: M-M

Open Area

Suite 104

±1,000 SF

Expiration: M-M

3 Private Offices

Open Area





The Park @ Warm Springs

South Las Vegas is the quieter, shier, sister of the Las Vegas strip. The area caters to families and residents who want more space, with access to outdoor recreation, shopping, restaurants and schools.

349K
Population within 5 miles

\$97K
Average household income within 5 miles

152K
Households within 5 miles



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