



1820 E Warm Springs Rd, Las Vegas, NV 89119



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1820 E Warm Springs Rd



Investment Highlights

- **Rare Small-Suite Investment Opportunity**

- Opportunity to acquire two commercial condominium units (Suites 100 & 110) within a professionally maintained commercial complex, providing flexibility for investors or potential owner-users.

- **Strategic Airport Submarket Location**

- Located less than 5 minutes from Harry Reid International Airport, a major economic driver for Southern Nevada supporting strong demand from travel-related businesses, professional services, and logistics users.

- **High Accessibility to Major Freeways**

- Immediate connectivity to Interstate 15 and the 215 Beltway, allowing efficient access to the entire Las Vegas Valley, the resort corridor, and surrounding business districts.

- **Proximity to the Las Vegas Resort Corridor**

- Approximately 10 minutes from the world-renowned Las Vegas Strip, which attracts tens of millions of visitors annually and drives regional employment and business activity.

- **Strong Surrounding Commercial Amenities**

- The property is surrounded by a dense concentration of retail, hospitality, and dining options serving the airport and nearby office users.

- **High Demand Airport Submarket**

- The airport corridor continues to experience strong demand due to its central location, proximity to major transportation infrastructure, and limited supply of small commercial units available for purchase.

- **Nearby Recreation & Quality of Life Amenities**

- Located minutes from Sunset Park, one of the largest parks in the Las Vegas Valley, offering outdoor recreation and event space.

- **Flexible Use Potential**

- Suites can accommodate a variety of commercial uses including office, service retail, or professional services depending on zoning and association guidelines.



Property Summary

Address	1820 E Warm Springs Rd Suites 100 & 110
Property Type	Office Condo
Total SF	±4,920 SF
Year Built	2007
Renovation	2020
Zoning	C-P
Stories	1
Ownership	Fee Simple

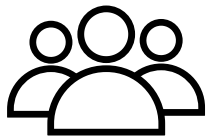


Location Highlights

- **Prime Airport Submarket Location** – Situated in the highly sought-after Las Vegas Airport submarket with strong office and service-commercial demand.
- **Minutes from Harry Reid International Airport** – Approximately 3–5 minutes away, providing convenient access for business travelers, logistics, and corporate users.
- **Excellent Regional Connectivity** – Immediate access to major transportation corridors including I-15, I-215 Beltway, and Eastern Avenue, allowing efficient travel throughout the Las Vegas Valley.
- **High Traffic Corridor** – Located along E. Warm Springs Road, a major east-west arterial with traffic counts exceeding $\pm 33,000$ vehicles per day.
- **Proximity to Major Retail & Dining** – Minutes from major retail destinations including
 - Las Vegas South Premium Outlets
 - Town Square Las Vegas
- **Strong Hospitality Infrastructure** – Surrounded by national hotel brands including
 - DoubleTree by Hilton Hotel Las Vegas Airport
 - Hampton Inn & Suites Las Vegas Airport
 - La Quinta Inn & Suites Las Vegas Airport Southsupporting business travel and corporate users.
- **Nearby Neighborhood Retail & Services** – Immediate access to daily amenities including Albertsons, Walmart Neighborhood Market, restaurants, fuel stations, and banking within a 1-mile radius.
- **Close to Major Recreation Area** – Located near Sunset Regional Park, one of the largest public parks in the Las Vegas Valley offering trails, sports fields, and outdoor recreation.
- **Central Las Vegas Positioning** – Approximately:
 - 10 minutes to the Las Vegas Strip
 - 15 minutes to Henderson / Green Valley
 - 15 minutes to Downtown Las Vegas



3 Mile Radius



Population

113,834



Daytime Population

141,550



Households

47,002



AVG. Household Income

\$111,068



Population	1 Mile	3 Mile	5 Mile
2000 Population	12,052	104,887	277,331
2010 Population	13,549	114,878	334,952
2025 Population	13,864	113,834	371,304
2030 Population	14,088	115,380	381,818
2025-2030 Growth Rate	0.32 %	0.27 %	0.56 %
2025 Daytime Population	15,746	141,550	525,825

2025 Household Income	1 Mile	3 Mile	5 Mile
Les than \$15000	538	2,857	11,592
\$15000 - 24999	235	2,081	9,218
\$25000 - 34999	296	2,928	11,173
\$35000 - 49999	700	5,088	16,768
\$50000 - 74999	1,020	8,514	28,408
\$75000 - 99999	536	6,477	20,922
\$100000 - 149999	1,243	9,150	27,186
\$150000 - 200000	559	4,530	13,961
\$200000 or Higher	629	5,378	16,605
Median HH Income	\$78,391	\$81,377	\$75,678
Average HH Income	\$106,768	\$111,068	\$105,331

