

For Lease

# NWC of Fort Apache Rd. & Hacienda Ave.



5235 S. Fort Apache Rd.  
Las Vegas, NV 89148

**Jason Otter**  
Founding Partner  
702.954.4109  
jotter@logicCRE.com  
S.0168161.LLC

**Bart Debuono**  
Senior Associate  
702.954.4129  
bdebuono@logicCRE.com  
S.0176508.LLC

**Cooper Powell**  
Senior Associate  
702.954.4154  
cpowell@logicCRE.com  
BS.0145955.LLC

**Madeline Nuha**  
Associate  
702.954.4131  
mnuha@logicCRE.com  
BS.0146665

**Elena Otter**  
Client Relations Representative  
eotter@logicCRE.com

## Listing Snapshot



**\$4.25 PSF NNN**  
Inline Lease Rate



**± 1,050 - 2,000 SF**  
Inline Available Square Footage



**Southwest**  
Submarket

## Property Highlights

- Located at the northwest signalized corner of Fort Apache Rd. and Hacienda Ave.
- Cafe Rio and Randy's Donuts now open. Salad and Go, Best Mattress, Only Crowns, Cigar and Vape Shop under construction
- Adjacent to Abode 308-unit luxury apartment homes
- Servicing the affluent Summerlin master-planned community & the Southwestern residential submarket (the highest growing residential submarket in Las Vegas)
- Fronting Fort Apache Rd., which is a main commuter thoroughfare (± 32,000 CPD)

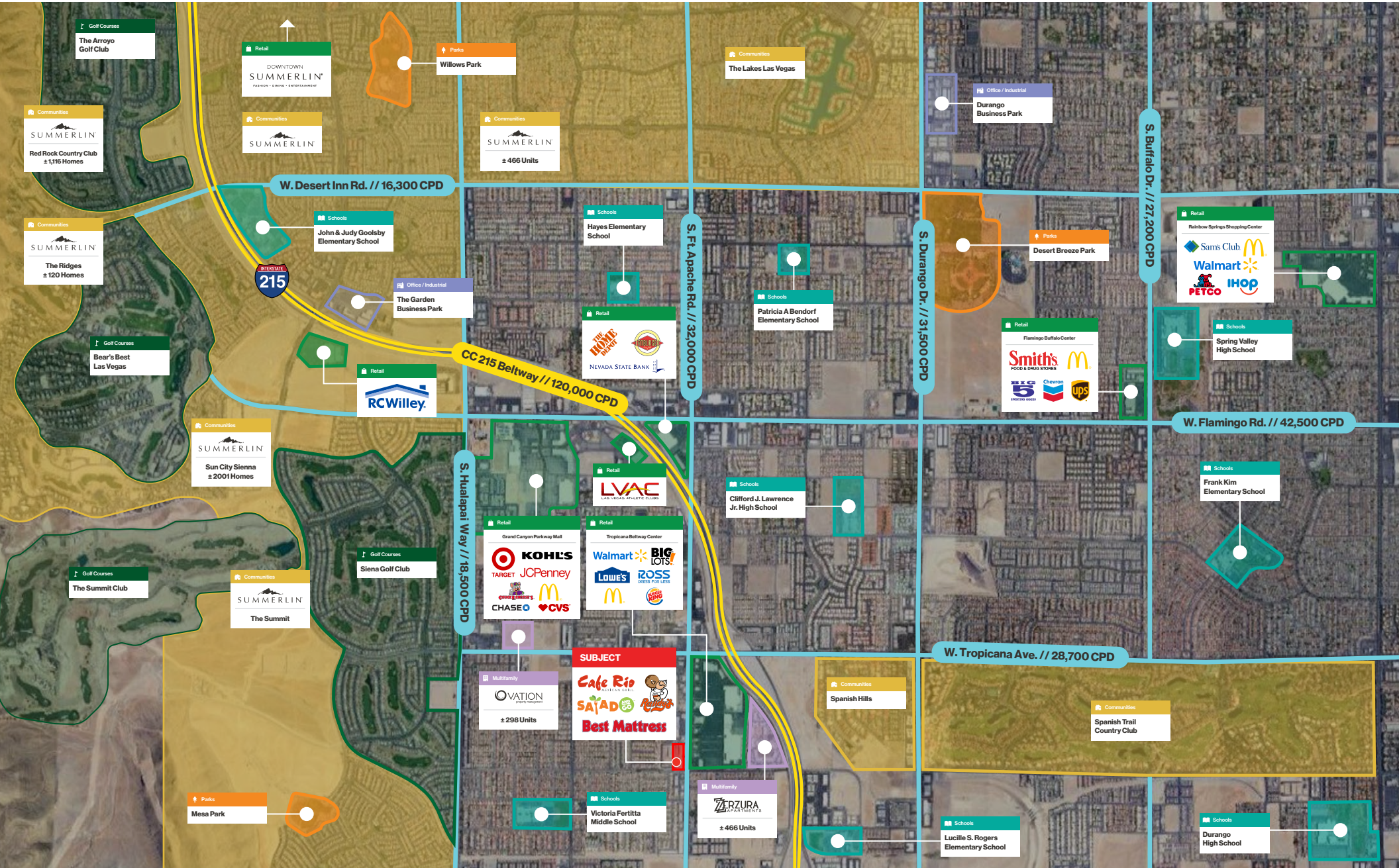
## Demographics

	1-mile	3-mile	5-mile
2024 Population	25,282	156,651	332,575
2024 Average Household Income	\$108,615	\$113,739	\$112,776
2024 Total Households	10,017	62,933	133,539



Aerial

-  Parks
-  Schools
-  Golf Courses
-  Retail
-  Multifamily
-  Office/Industrial
-  Communities



Las Vegas Strip

**Retail**

Desert Palms Plaza

**Retail**

Crossroads Plaza

**Retail**

**Retail**

Tropicana Beltway Center

**Multifamily**

ZURZURA APARTMENTS

± 466 Units

CC-215 Beltway // 120,000 CPD

**Retail**

Apache Plaza

**SUBJECT**

**Multifamily**

ABODE | RED ROCK

± 308 Units

**Multifamily**

Enclaves at San Severo

± 39 Units

Fort Apache Rd. // 32,000 CPD

**Retail**

Spanish Hills Plaza

Hacienda Ave.

# Site Plan

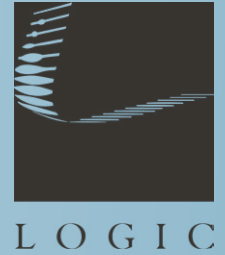
Available NAP

Parcel	Tenant	SF
1A	Salad and Go (Drive-Thru)	± 800 SF
1B	Only Crowns	± 1,250 SF
<b>1B</b>	<b>AVAILABLE</b>	<b>± 1,050 SF</b>
1B	Best Mattress	± 4,252 SF
2A	Cafe Rio (Drive-Thru)	± 2,400 SF
2B	Cigar and Vape Shop	± 1,400 SF
2B	Cigar and Vape Shop	± 1,400 SF
3A	Randy's Donuts (Drive-Thru)	± 1,200 SF
<b>3B</b>	<b>AVAILABLE</b>	<b>± 2,000 SF</b>



# LOGIC Commercial Real Estate

## Specializing in Brokerage and Receivership Services



Join our email list and  
connect with us on LinkedIn

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

For inquiries please  
reach out to our team.

**Jason Otter**  
Founding Partner  
702.954.4109  
jotter@logicCRE.com  
S.0168161.LLC

**Bart Debuono**  
Senior Associate  
702.954.4129  
bdebuono@logicCRE.com  
S.0176508.LLC

**Cooper Powell**  
Senior Associate  
702.954.4154  
cpowell@logicCRE.com  
BS.0145955.LLC

**Madeline Nuha**  
Associate  
702.954.4131  
mnuha@logicCRE.com  
BS.0146665

**Elena Otter**  
Client Relations Representative  
eotter@logicCRE.com