

For Lease

NWC of Fort Apache Rd. & Hacienda Ave.



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

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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





Parks



Schools



Golf Courses



Retail



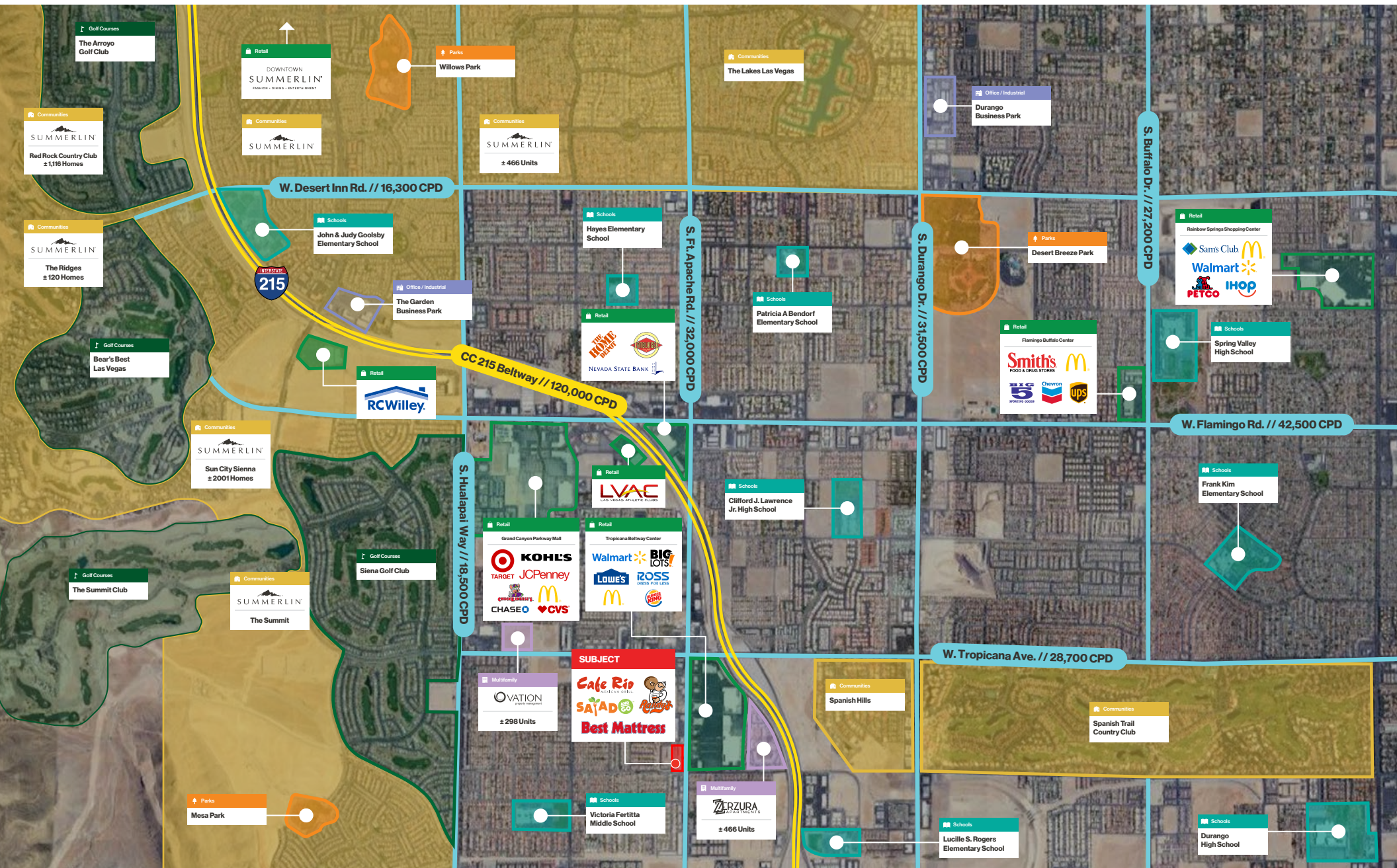
Multifamily



Office/Industrial



Communities





Site Plan

Available NAP

Parcel	Tenant	SF
1A	Salad and Go (Drive-Thru)	± 800 SF
1B	Only Crowns	± 1,250 SF
1B	AVAILABLE	± 1,050 SF
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
3B	AVAILABLE	± 2,000 SF



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For inquiries please
reach out to our team.

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