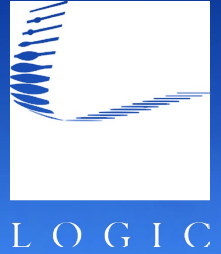


For Lease

# 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**  
Lease Rate



**± 1,000 SF**  
Available Square Footage



**Southwest**  
Submarket

Property Highlights

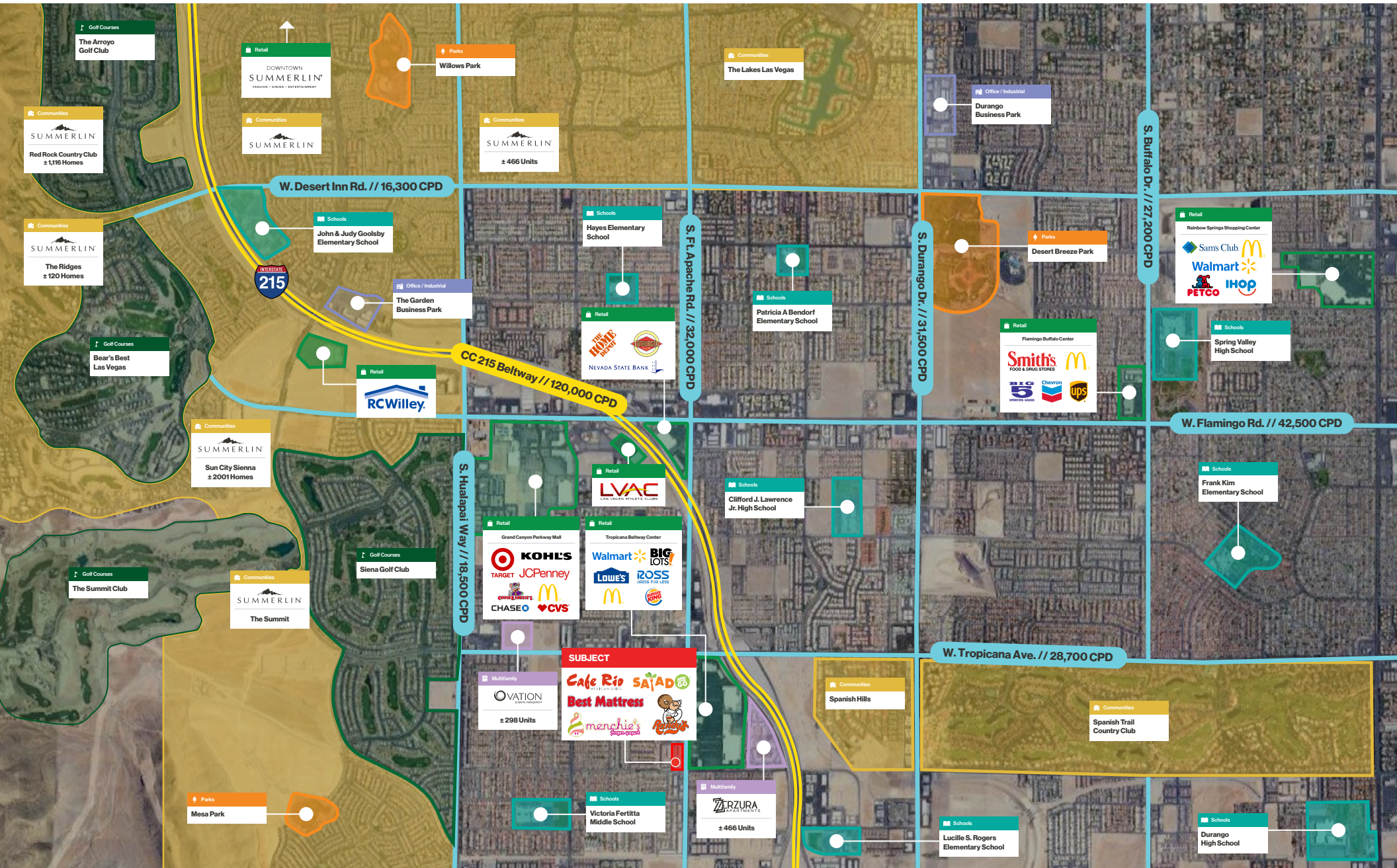
- Located at the northwest signalized corner of Fort Apache Rd. and Hacienda Ave.
- Join tenants Cafe Rio, Salad and Go, Randy’s Donuts, Best Mattress, Menchie’s Frozen Yogurt, Only Crown, Noor’s Salon and Cigar & Vape Shop
- Adjacent to Abode 308-unit luxury apartment homes
- Servicing the affluent 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
2025 Population	26,285	157,720	333,163
2025 Average Household Income	\$114,869	\$120,843	\$120,003
2025 Total Households	10,516	63,777	134,437













Site Plan

Available      NAP

Parcel	Tenant	SF
1A	Salad and Go (Drive-Thru)	± 800 SF
1B	Only Crowns	± 1,250 SF
1B	Noor's Salon	± 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	± 1,000 SF
3C	Menchie's Frozen Yogurt	± 1,000 SF



# LOGIC Commercial Real Estate

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For inquiries please  
reach out to our team.

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