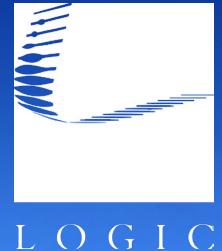


For Lease

NWC of Fort Apache Rd. & Hacienda Ave.



Last Space Available

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

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

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

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

Elena Otter
Client Relations Representative
702.604.3388
eotter@logicCRE.com

Listing Snapshot



\$4.25 PSF NNN

Lease Rate



± 1,000 SF

Available Square Footage



Southwest

Submarket

Property Highlights

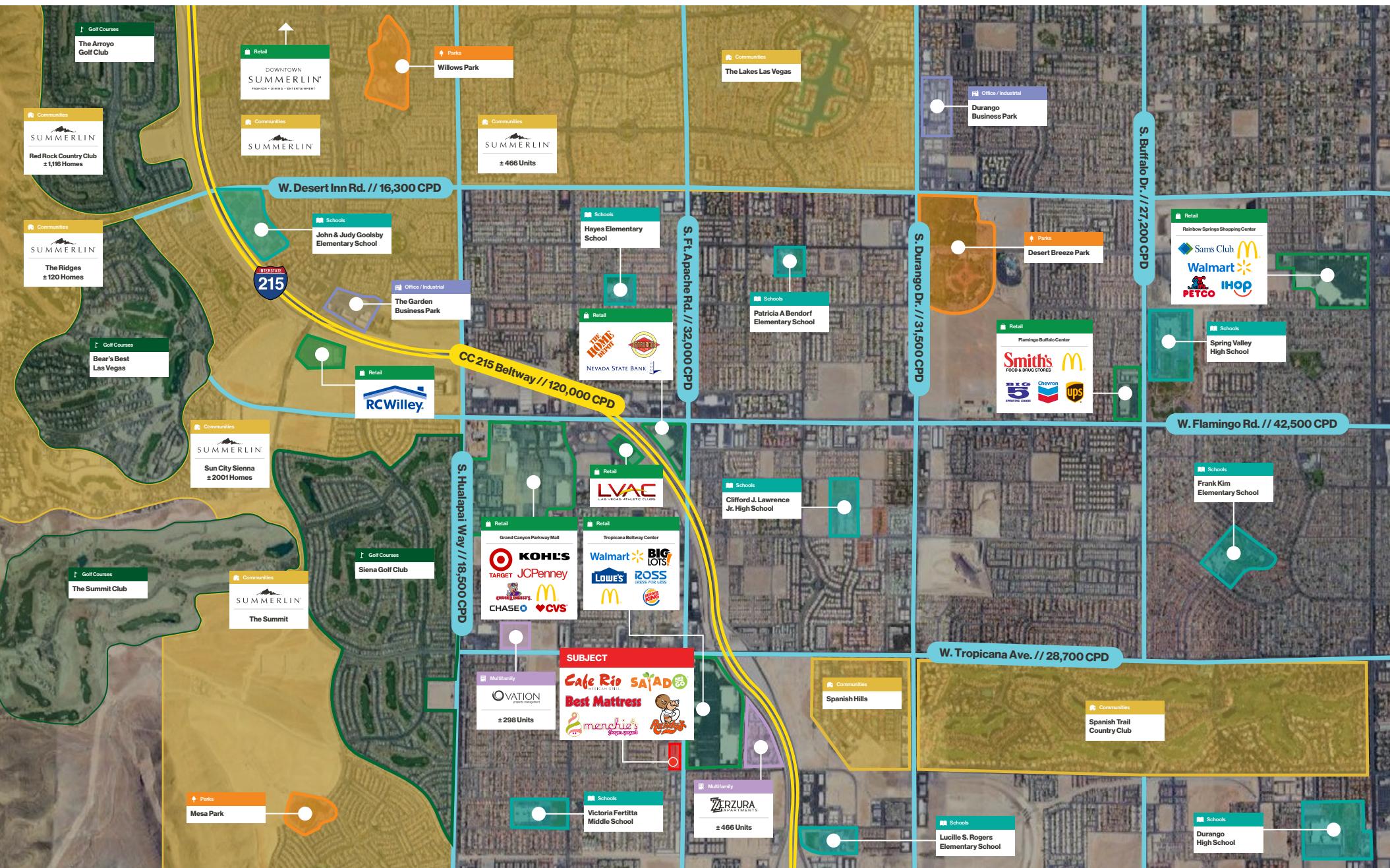
- Located at the northwest signalized corner of Fort Apache Rd. and Hacienda Ave.
- Join tenants Cafe Rio, Salad and Go, Randy's Donuts, Best Mattress, Menchie's Frozen Yogurt, Only Crown, Noor's Salon and Cigar & Vape Shop
- Adjacent to Abode 308-unit luxury apartment homes
- Servicing the affluent 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 (\pm 32,000 CPD)

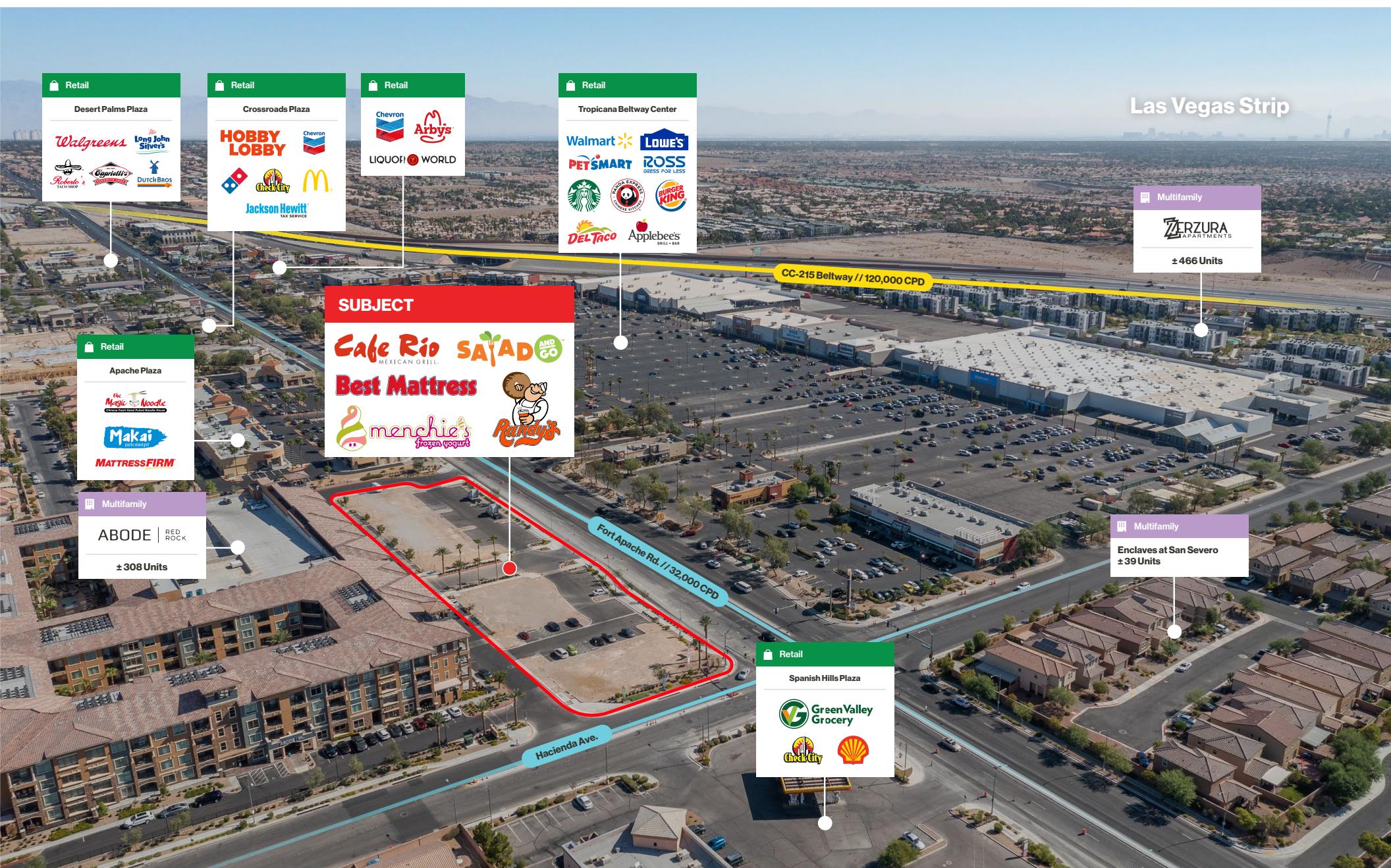
Demographics

	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



Aerial





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



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Specializing in Brokerage and Receivership Services



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reach out to our team.

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