

FOR LEASE

HELLO DENTAL
ADULTS | KIDS | ORTHODONTICS

NEC FORT APACHE & MAULE

6018 S. FORT APACHE RD.
Las Vegas, NV 89148



PRESENTED BY:

JENNIFER OTT, CCIM

Senior Vice President

O: 702.527.7915

jennifer.ott@svn.com

NV #BS 54344

All SVN® offices are independently owned and operated.

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	Contact Listing Advisor
AVAILABLE SF:	2,402 SF
LOT SIZE:	0.6 Acres
APN:	176-05-226-008
YEAR BUILT:	2024
ZONING:	Commercial General (CG)

PROPERTY OVERVIEW

The property offers unmatched visibility in a strategic location at the Southwest corner of Fort Apache Rd & Maule Avenue. The well-maintained facilities, alongside co-tenants such as McDonald's, Crave Cookies, and Round Table Pizza, create a vibrant commercial environment. With easy access to I-215 Freeway.

PROPERTY HIGHLIGHTS

- Located in the Southwest corner of Fort Apache Road & Maule Avenue
- Minutes away from Durango Station Casino, UnCommons, Cowabunga Bay and more
- Traffic counts of 31,500 VPD via Fort Apache Rd.
- Co-tenants McDonalds, Crave Cookies, Round Table Pizza, 7 Eleven and Learning Experience

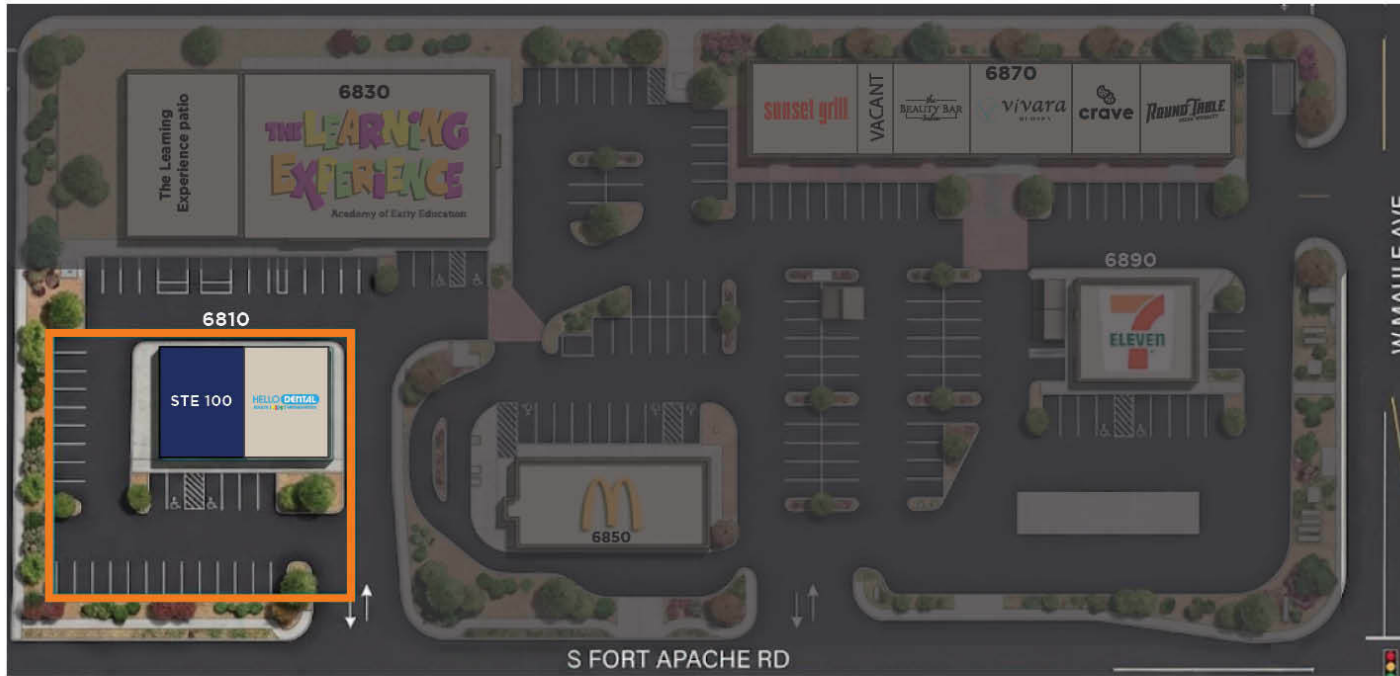
JENNIFER OTT, CCIM

O: 702.527.7915 | C: 702.682.3151

jennifer.ott@svn.com

NV #BS.54344.LLC

SITE PLAN



AVAILABLE

SUITE	SIZE	TENANT
6018 - 100	2,402	AVAILABLE
6018 - 120	2,000	Hello Dental
6830	12,000	Learning Experience
6850	4,597	McDonalds
6870 - 100	3,000	Sunset Grill
6870 - 103	1,028	Vacant

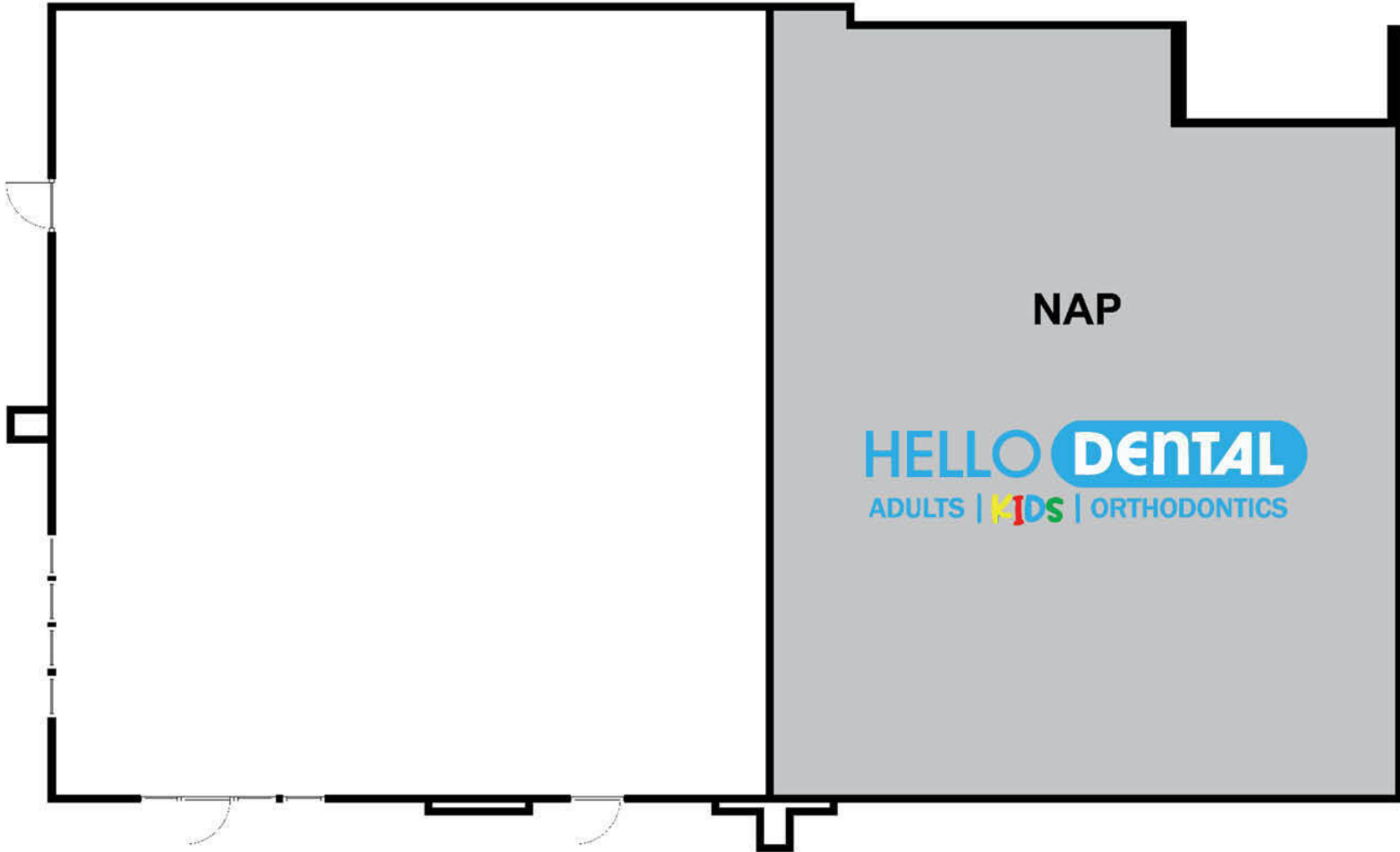
SUITE	SIZE	TENANT
6870 - 105	1,500	The Beauty Bar Nails & Spa
6870 - 106	2,500	Vivara Med Spa & Clinic
6870 - 107	1,500	Crave Cookies
6870 - 108	2,500	Round Table Pizza
6890	3,062	7-Eleven

JENNIFER OTT, CCIM

O: 702.527.7915 | C: 702.682.3151

jennifer.ott@svn.com

NV #BS.54344.LLC



JENNIFER OTT, CCIM
O: 702.527.7915 | C: 702.682.3151
jennifer.ott@svn.com
NV #BS.54344.LLC

RETAILER MAP



JENNIFER OTT, CCIM
 O: 702.527.7915 | C: 702.682.3151
 jennifer.ott@svn.com
 NV #BS.54344.LLC

DEMOGRAPHICS MAP & REPORT

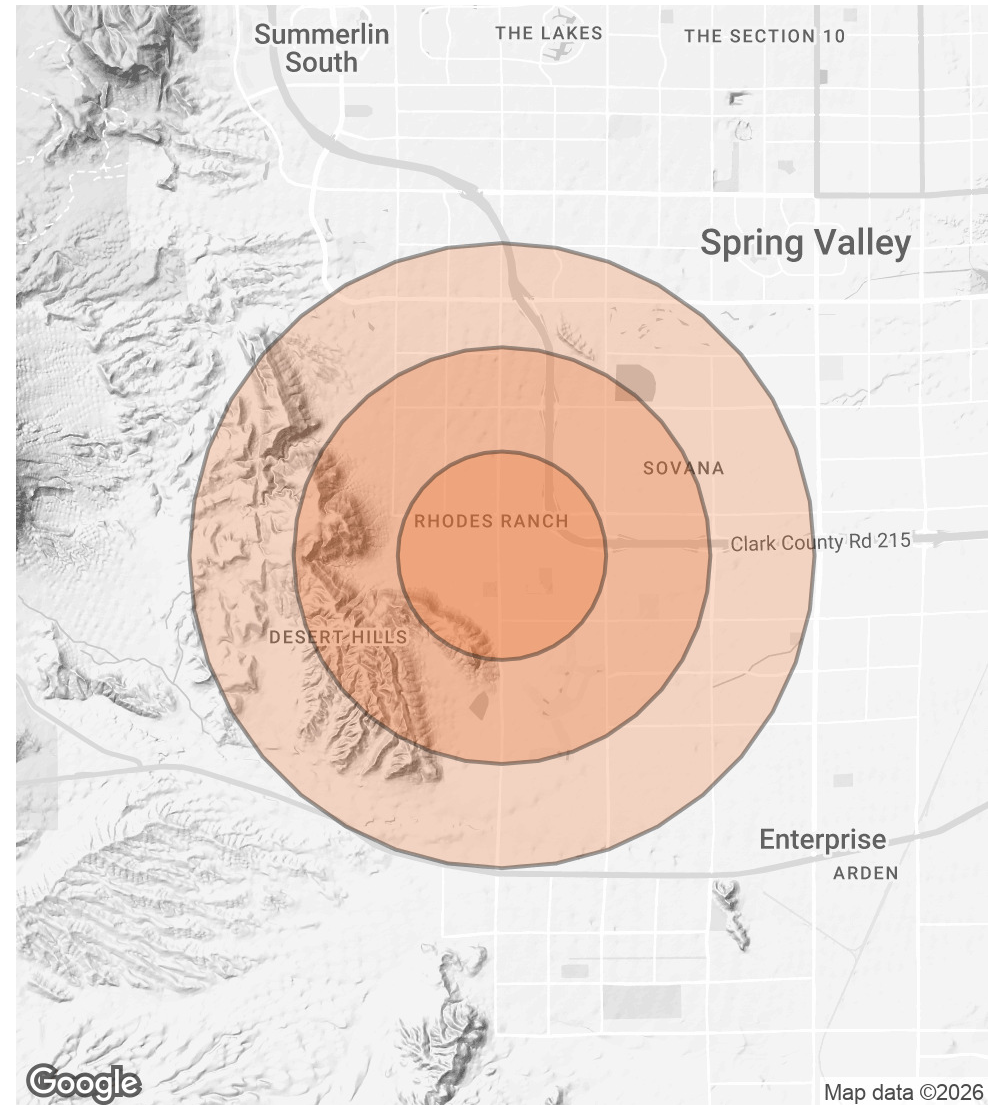
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	24,143	57,559	107,144
AVERAGE AGE	37.9	37.7	37.9
AVERAGE AGE (MALE)	36.5	36.8	36.9
AVERAGE AGE (FEMALE)	40.7	39.6	39.8

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	9,543	22,765	41,121
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$105,996	\$107,616	\$111,827
AVERAGE HOUSE VALUE	\$426,315	\$464,107	\$484,384

2023 American Community Survey (ACS) & NDOT



JENNIFER OTT, CCIM

O: 702.527.7915 | C: 702.682.3151

jennifer.ott@svn.com

NV #BS.54344.LLC