

Available for Ground Lease | \$59,000.00

±0.83 Acre Southwest Pad



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PROPERTY HIGHLIGHTS

Located on S. Fort Apache Road & W. Sunset Road in the highly desired southwest submarket of the Las Vegas Valley. Complemented by numerous existing and planned/under construction lifestyle developments with an abundance of amenities for dining, shopping, fitness, wellness and entertainment.

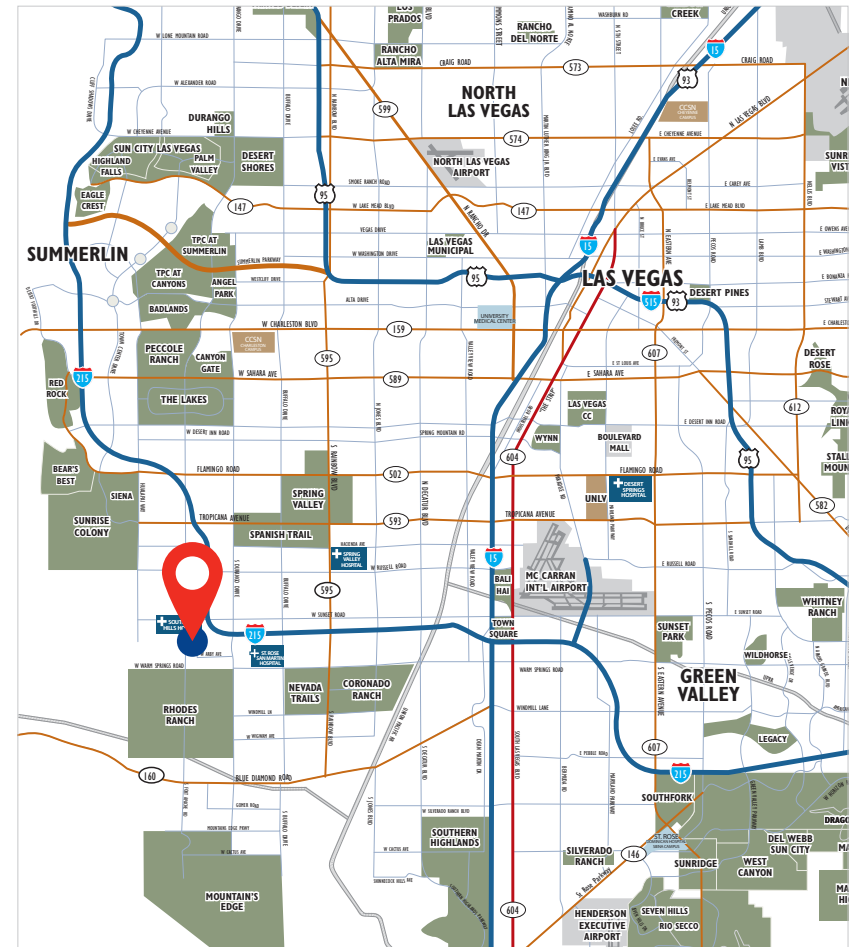
Property Highlights

- Double Drive-Thru Capable Pad (*Up to ±900 SF Building*)
- Can Build Up to ±2,800 SF Freestanding Building (*Auto Uses Approved*)
- Zoning: C-2
- Located At Sunset/Fort Apache Intersection (*±57,100 CPD*)
- Landlord will consider leasing parking spaces to food trucks

Demographics

2021 Estimates

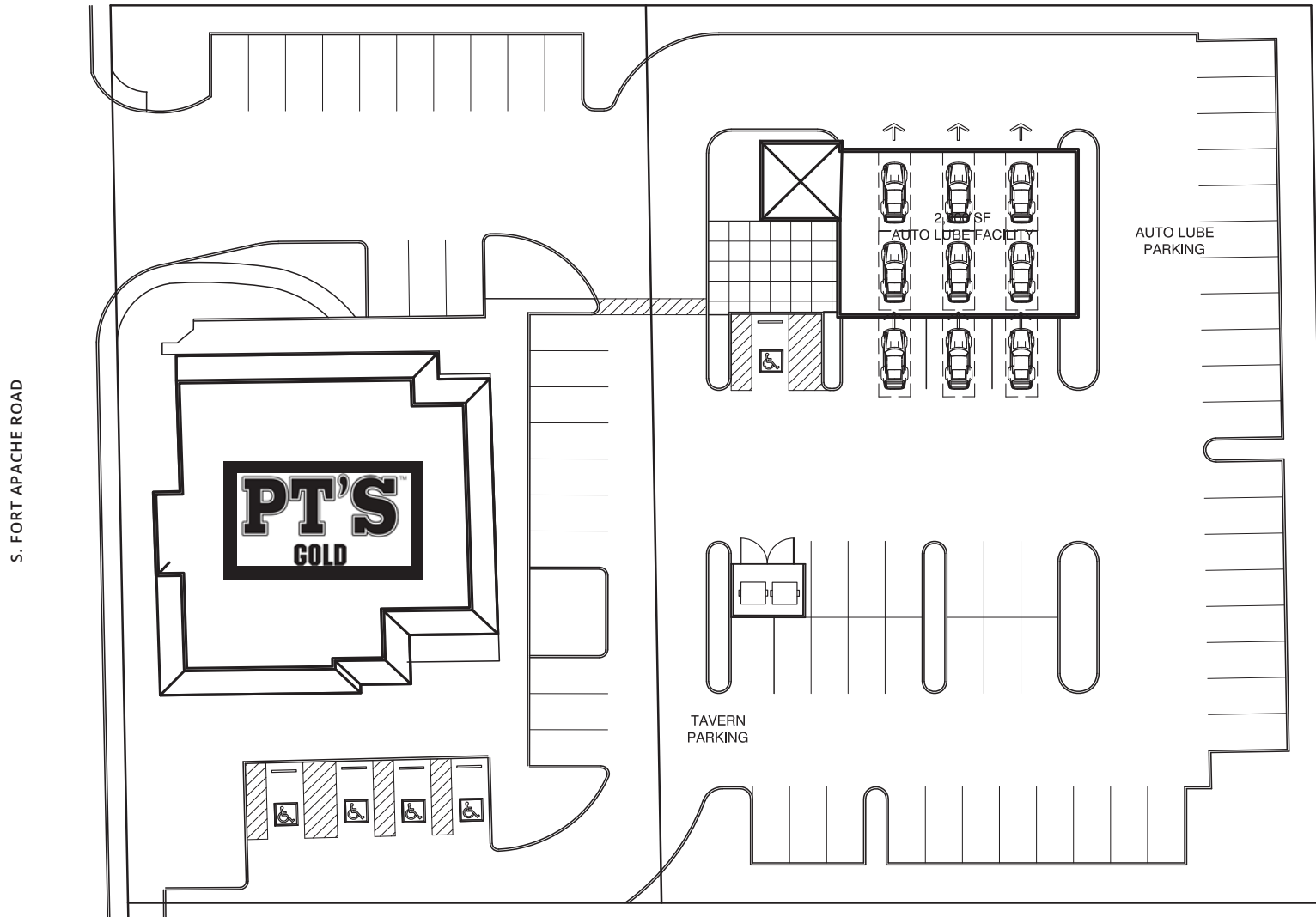
| | 1 Mile | 3 Mile | 5 Mile |
|-----------------------|----------|----------|----------|
| Population | 24,154 | 114,371 | 292,035 |
| Households | 9,052 | 43,833 | 111,364 |
| Avg. Household Income | \$86,890 | \$94,711 | \$93,035 |



Ground Lease: \$59,000.00

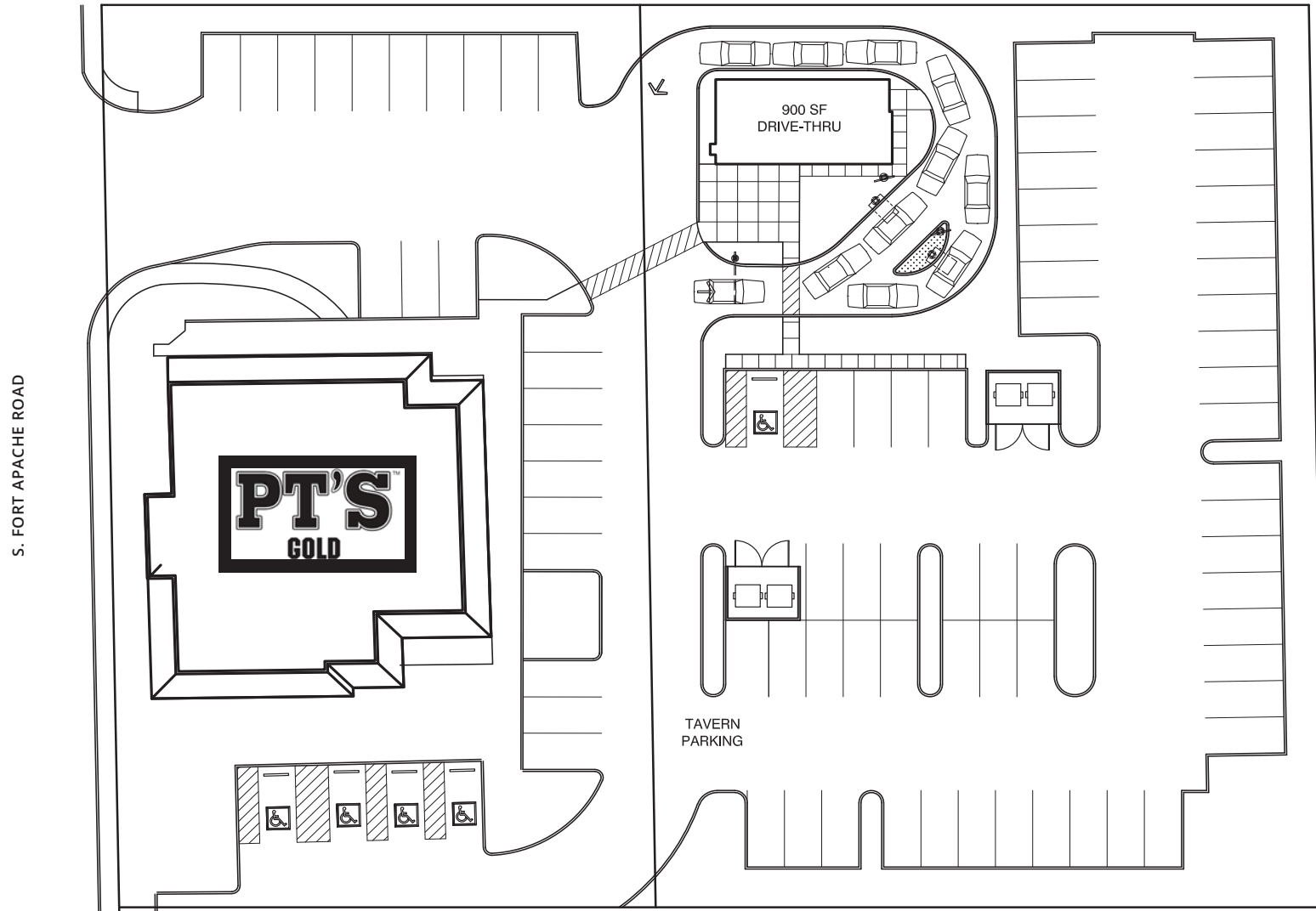
OPTION 01

AUTO LUBE CONCEPTUAL PLAN



OPTION 02

SMALL DRIVE-THRU



AERIAL MAP



6610 S. FORT APACHE ROAD, LAS VEGAS, NV 89148

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±0.83 ACRE SOUTHWEST PAD

6610 S. FORT APACHE ROAD, LAS VEGAS, NV 89148

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FOR MORE INFORMATION, PLEASE CONTACT

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