

1.13-AC For Sale, BTS, or Ground Lease

US-95 & SKY POINTE

8507 N Fort Apache Rd., Las Vegas, NV 89143



<p>SKY CANYON MARKETPLACE</p>	<p>GRAND CANYON VILLAGE</p>
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AVAILABLE FOR SALE OR LEASE



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Lease Rate / Sale Price

Contact Broker

Land Size

± 1.13 Acres

Zoning

C-1

Parcel Number

125-07-717-003



PROPERTY HIGHLIGHTS

- Rare ±1.13-acre pad available for sale, build-to-suit, or ground lease within the booming northwest trade area.
- Located at the signalized four-way intersection of Sky Pointe Drive & N. Fort Apache Road, and immediately accessible to the US-95 Freeway via Sky Canyon Park Dr exit.
- Surrounded by a plethora of new residential and commercial developments and adjacent to both Sky Canyon and Kyle Canyon master-planned communities.
- Situated within the affluent northwest submarket with a population of ±86,000 and an AHHI exceeding \$105,000 within a 3-mile radius.



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Sample Site Plan



8507 N FORT APACHE RD

- 1.13 ACRES PAD AVAILABLE
- RETAIL, MEDICAL, DRIVE-THRU, RESTAURANT POSSIBILITIES, ETC.

Demographics

KEY FACTS (3-MILES)



61,834
POPULATION

35.8

MEDIAN
AGE



2.8
AVERAGE
HOUSEHOLD
SIZE



\$105,754
AVG HH INCOME

BUSINESSES



1,349
TOTAL BUSINESSES



18,277
TOTAL
EMPLOYEES

INCOME



\$90,637
MEDIAN HH INCOME



\$13,186
PER CAPITA SPENDING



22,148
HOMEOWNERS

POPULATION

1-mile

3-miles

5-miles

2010

17,409

61,834

102,094

2023

21,877

85,879

133,114

2028 Proj.

22,629

89,905

138,321

INCOME

1-mile

3-miles

5-miles

AHHI

\$103,689

\$105,754

\$112,870

MHHI

\$84,640

\$90,637

\$94,468

HOUSEHOLDS

1-mile

3-miles

5-miles

2010

5,808

21,926

35,747

2023

7,523

30,791

46,962

2028 Proj.

7,810

32,274

48,845





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