





Lease Rate / Sale Price

Contact Broker

Land Size

+ 1.13 Acres

Zoning

C-1

Parcel Number

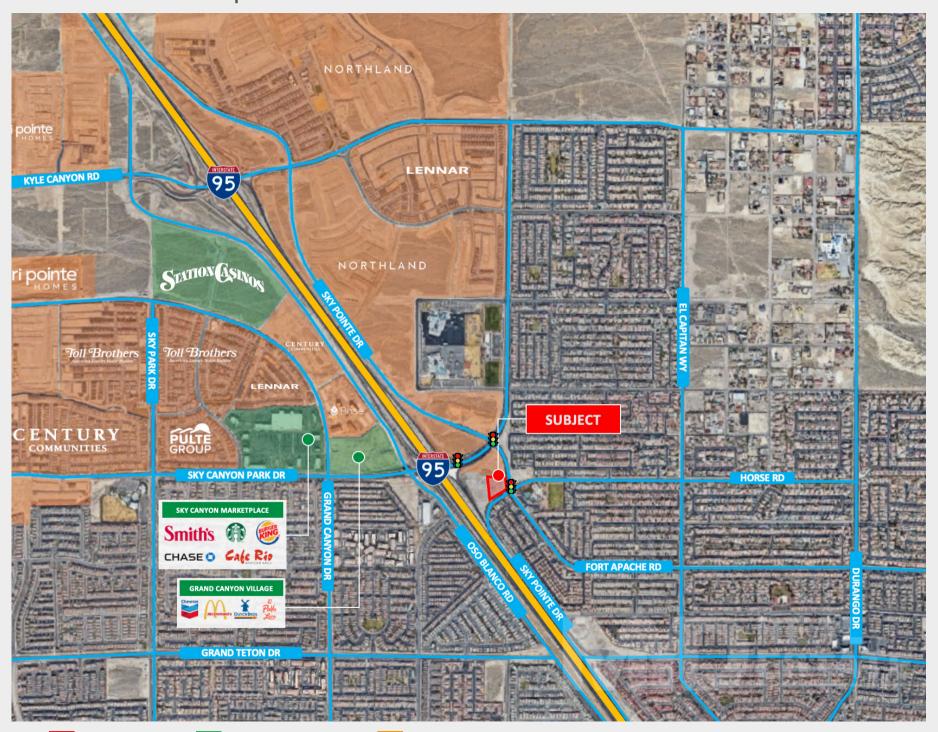
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PROPERTY HIGHLIGHTS

- 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.

Trade Area Map



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)	POPULATION	1-mile	3-miles	5-miles
61,834 POPULATION AVERAGE HOUSEHOLD SIZE \$105,754 AVG HH INCOME	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
BUSINESSES 1,349 TOTAL BUSINESSES 18,277 TOTAL EMPLOYEES	АННІ	\$103,689	\$105,754	\$112,870
	МННІ	\$84,640	\$90,637	\$94,468
	HOUSEHOLDS	1-mile	3-miles	5-miles
INCOME	2010	5,808	21,926	35,747
\$90,637 \$13,186 22,148 MEDIAN HH INCOME PER CAPITA SPENDING HOMEOWNERS	2023	7,523	30,791	46,962
	2028 Proj.	7,810	32,274	48,845







US-95 & SKY POINTE

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





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