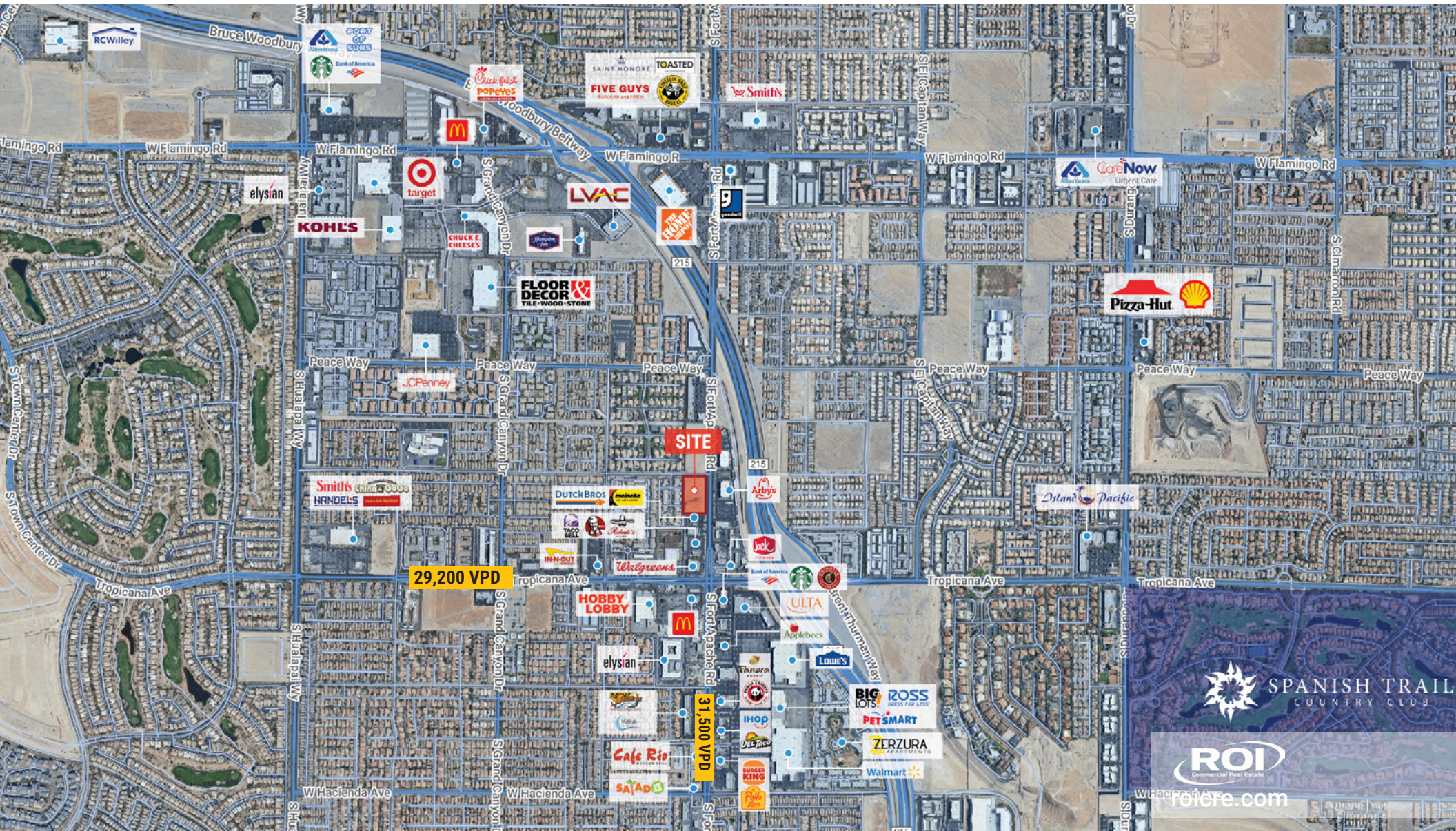


RETAIL OPPORTUNITY

PADS FOR LEASE

SWC Fort Apache Rd & Tompkins Ave
Las Vegas, NV 89147



DAN ADAMSON

702.550.4934 | dan@roicre.com
Lic # B.0026992.CORP

DERON CONWAY

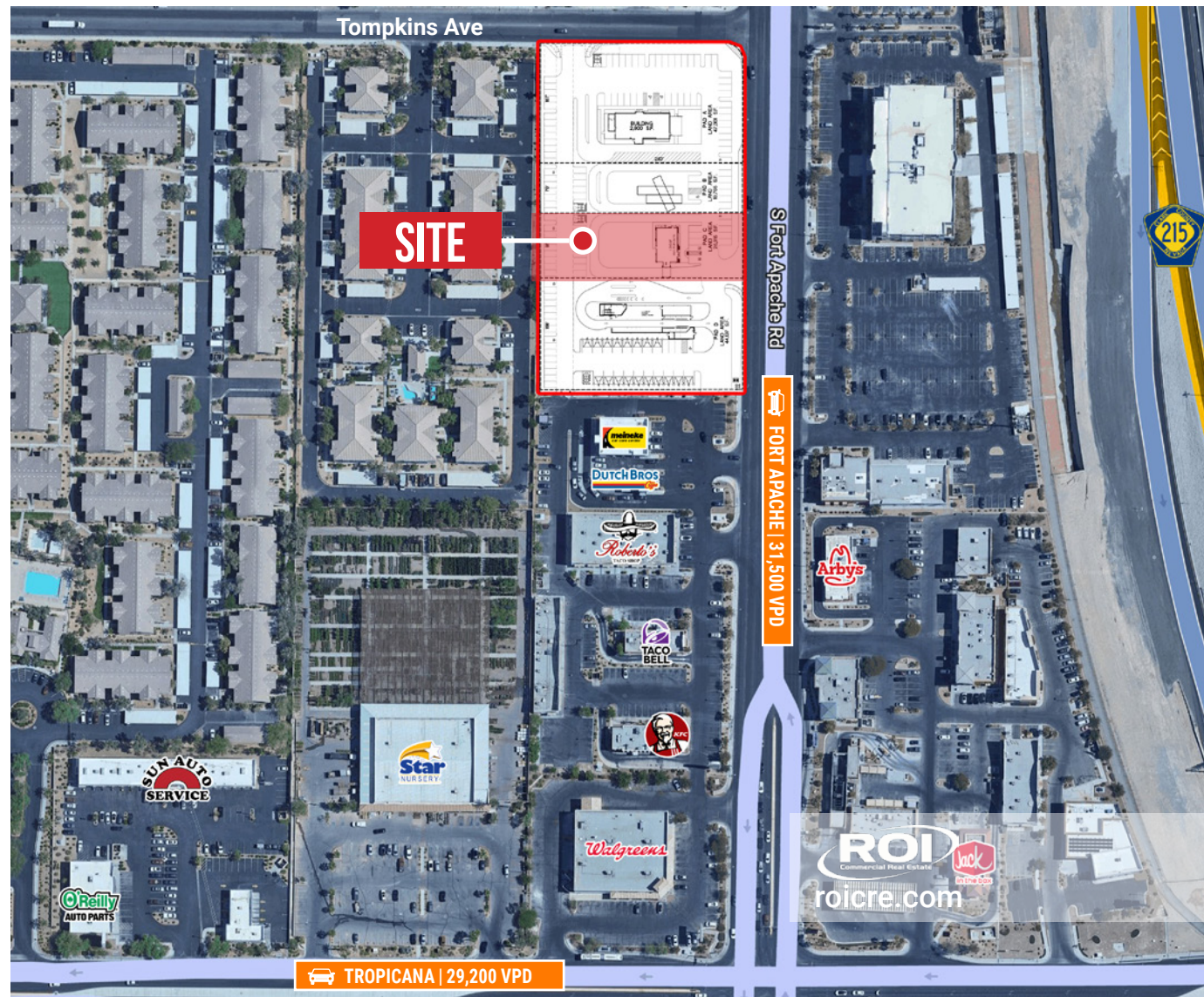
702.550.4918 | deron@roicre.com
Lic # 0144094

CHRIS WALDBURGER, CCIM

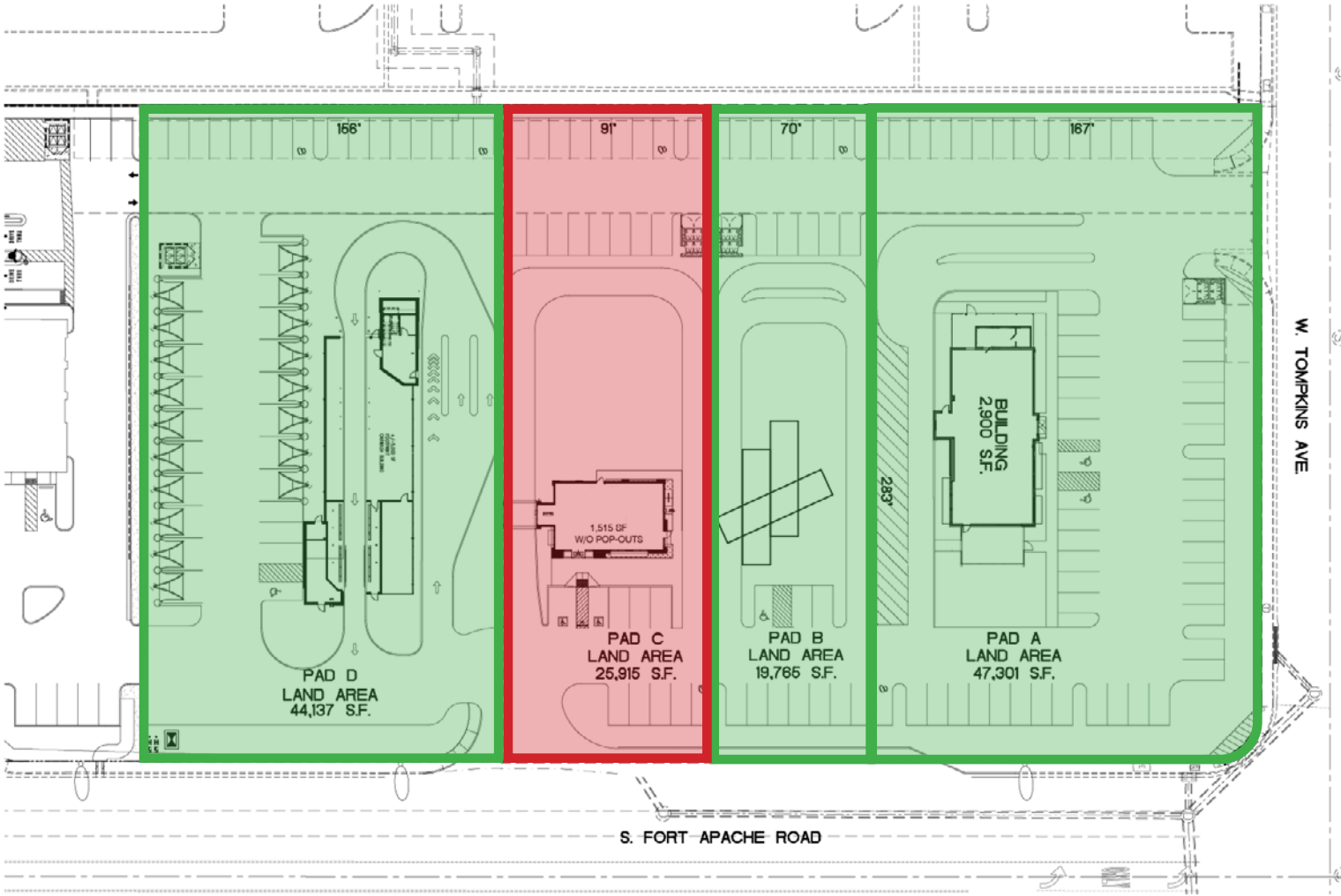
702.483.3683 | chris@roicre.com
Lic # S.0190814

PROPERTY HIGHLIGHTS


- Pads for lease featuring Fort Apache street frontage with excellent visibility and high traffic counts
- Strong retail hub location with major area retailers including Lowe's, Walmart, Ross, PetSmart and Hobby Lobby
- Close access to 215 Beltway at Tropicana Avenue
- Serving the high income communities of South Summerlin & Spanish Trails



PROPOSED
SITE PLAN



Size 3.14 AC
APN 163-19-818-002
Zoning Local Business (C-1)

 AVAILABLE
 FINAL NEGOTIATIONS

AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
17,506	175,423	416,274



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$63,254	\$73,194	\$76,095



TRAFFIC COUNTS

Fort Apache Rd	Tropicana Ave
31,500 VPD	29,200 VPD

Source:
SitesUSA 2024
TRINA, NV DOT 2022

