

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

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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) |

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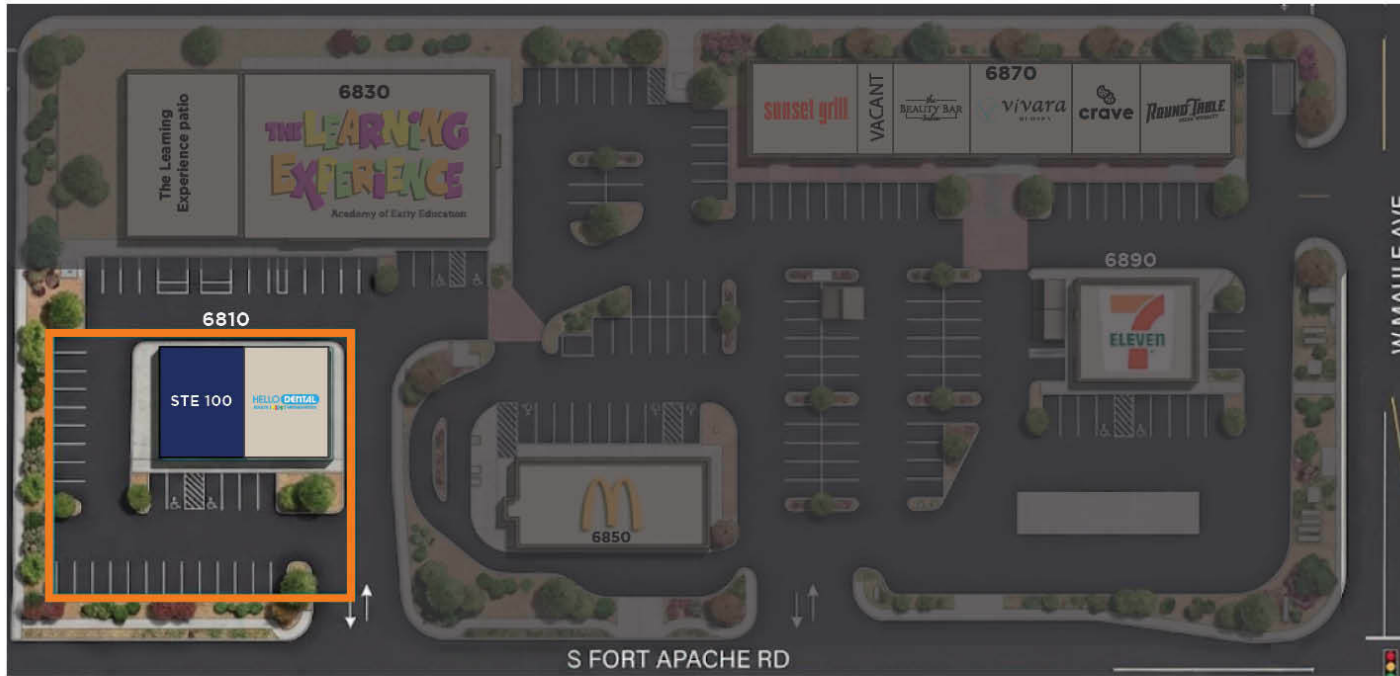
PROPERTY OVERVIEW

The property offers unmatched visibility with freestanding pylon signage and 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 Rd & Maule Avenue
- Minutes away from Durango Station Casino, UnCommons, Cowabunga Bay and more
- Freestanding pylon signage
- Traffic counts of 31,500 VPD via Fort Apache Rd.
- Co-tenants McDonalds, Crave Cookies, Round Table Pizza, 7 Eleven and Learning Experience

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 |

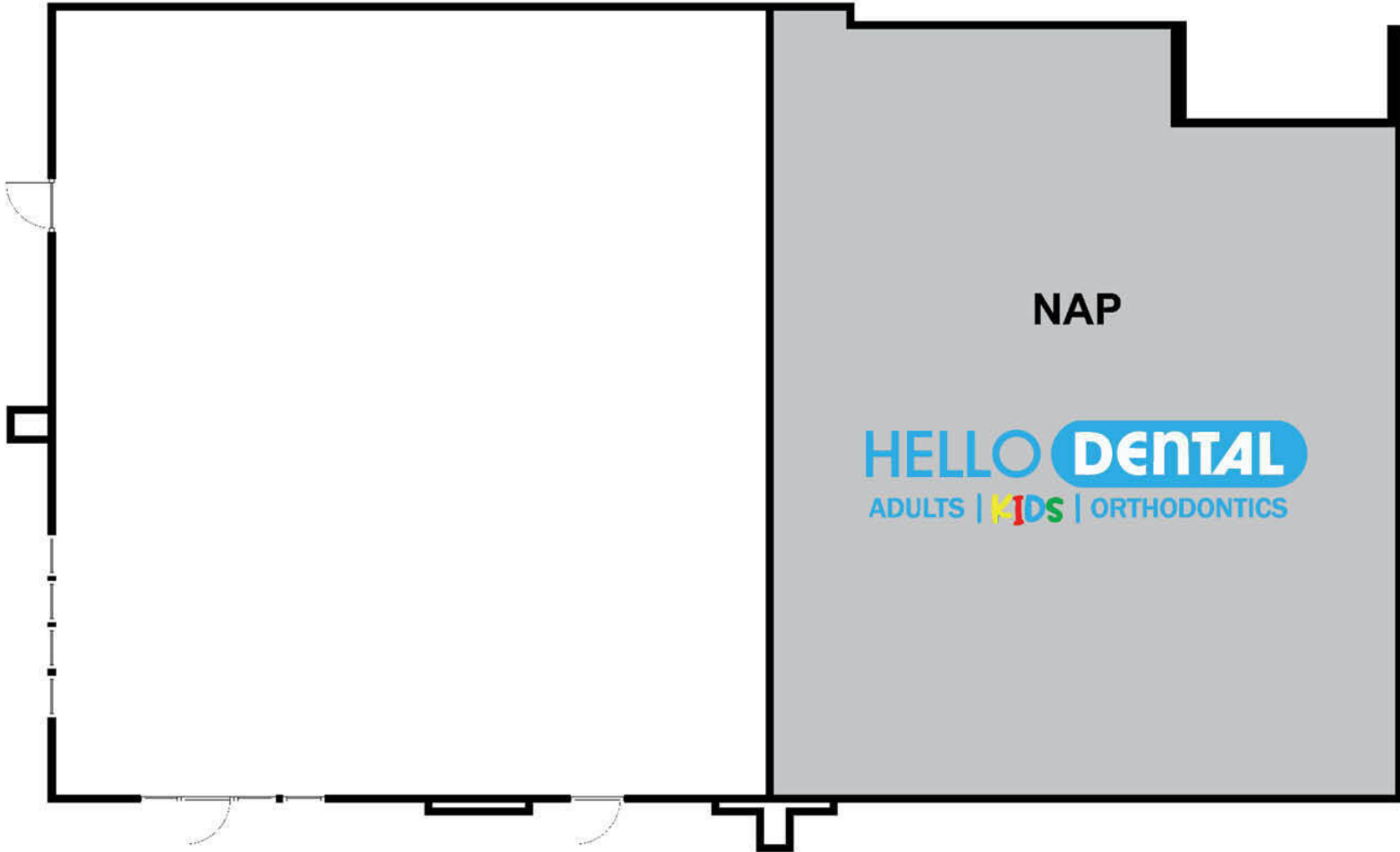
| SUITE | SIZE | TENANT |
|------------|-------|----------------------------|
| 6870 - 105 | 1,500 | The Beauty Bar Nails & Spa |
| 6870 - 106 | 2,500 | Vivara Med Spa & Clinic |
| 6870 - 107 | 1,500 | Crave Cookies |
| 6870 - 108 | 2,500 | Round Table Pizza |
| 6890 | 3,062 | 7-Eleven |

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RETAILER MAP



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NEC FORT APACHE & MAULE | 6810 S. Fort Apache Rd Las Vegas, NV 89148

SVN | THE EQUITY GROUP 5

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DEMOGRAPHICS MAP & REPORT

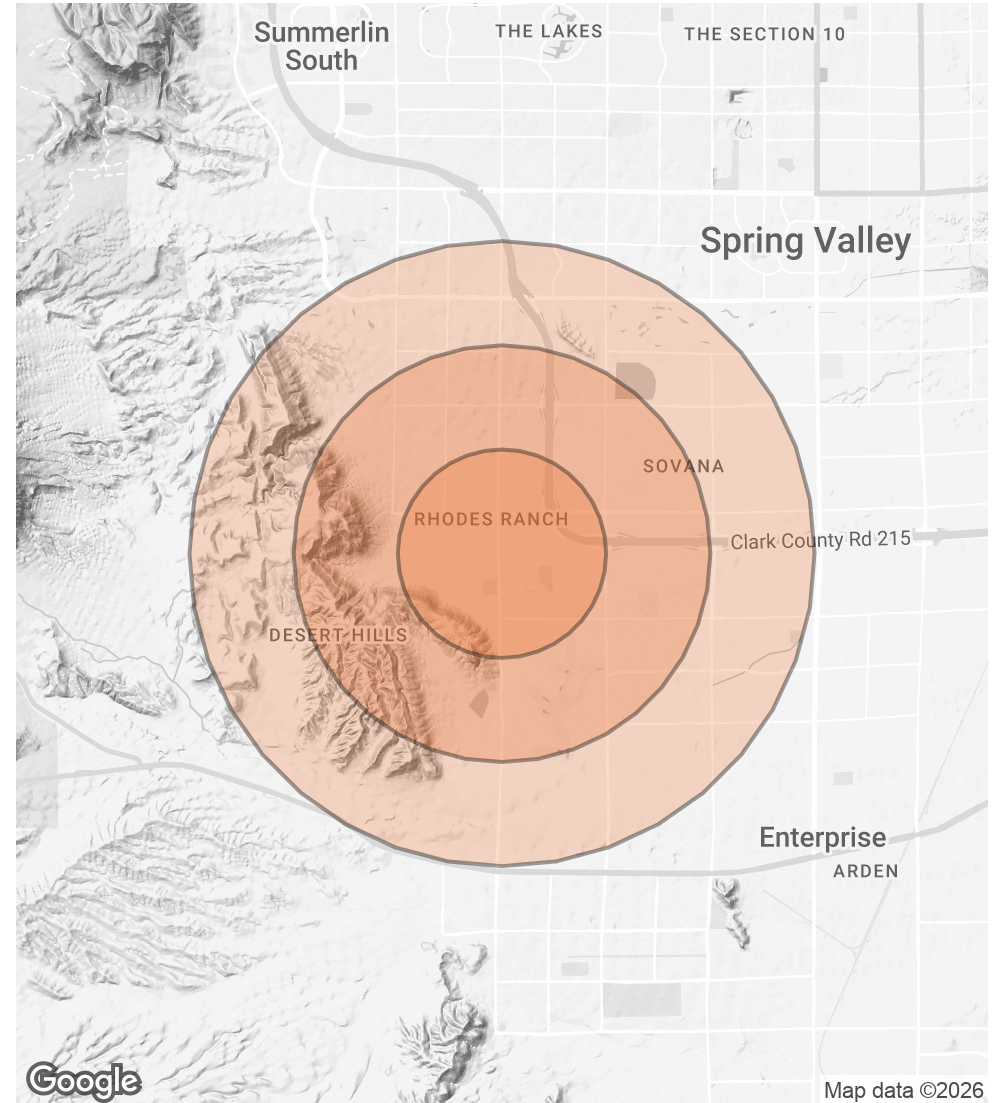
POPULATION

| | 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)



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