

8420 Las Vegas Blvd North, NV 89165



# Apex

RETAIL



Premier location at the entrance to Apex South, home to approx. 10M SF of industrial development.

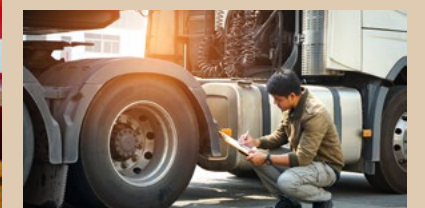
### PROJECT DETAILS

7.99 Acres

Pads 1-4: Quick serve restaurants with drive thru options

Pad 5-6: Dine-in restaurant pad

Pad 7: Truck wash & service repair



# Built-In Advantage

Apex Retail offers a prime opportunity for national quick-serve and roadside operators to establish a foothold in the heart of Southern Nevada's fastest-growing corridor. Set within a booming industrial hub and positioned directly off the I-15, Apex Retail offers exceptional visibility and immediate access to dense traffic and a strong customer base, giving businesses a built-in advantage from day one.

### HIGHLIGHTS

- National quick-serve and dine-in potential
- Flexible pad sizes ranging from ±1,650 SF to ±6,000 SF
- Located in one of the largest industrial parks in Nevada
- Prime interstate proximity via I-15
- 214,145 customers within 10 miles



# Strong Demand

Surrounded by more than 90 industrial businesses within a 5-mile radius, Apex Retail is strategically positioned to benefit from a strong and growing customer base.



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NEVADA 89165

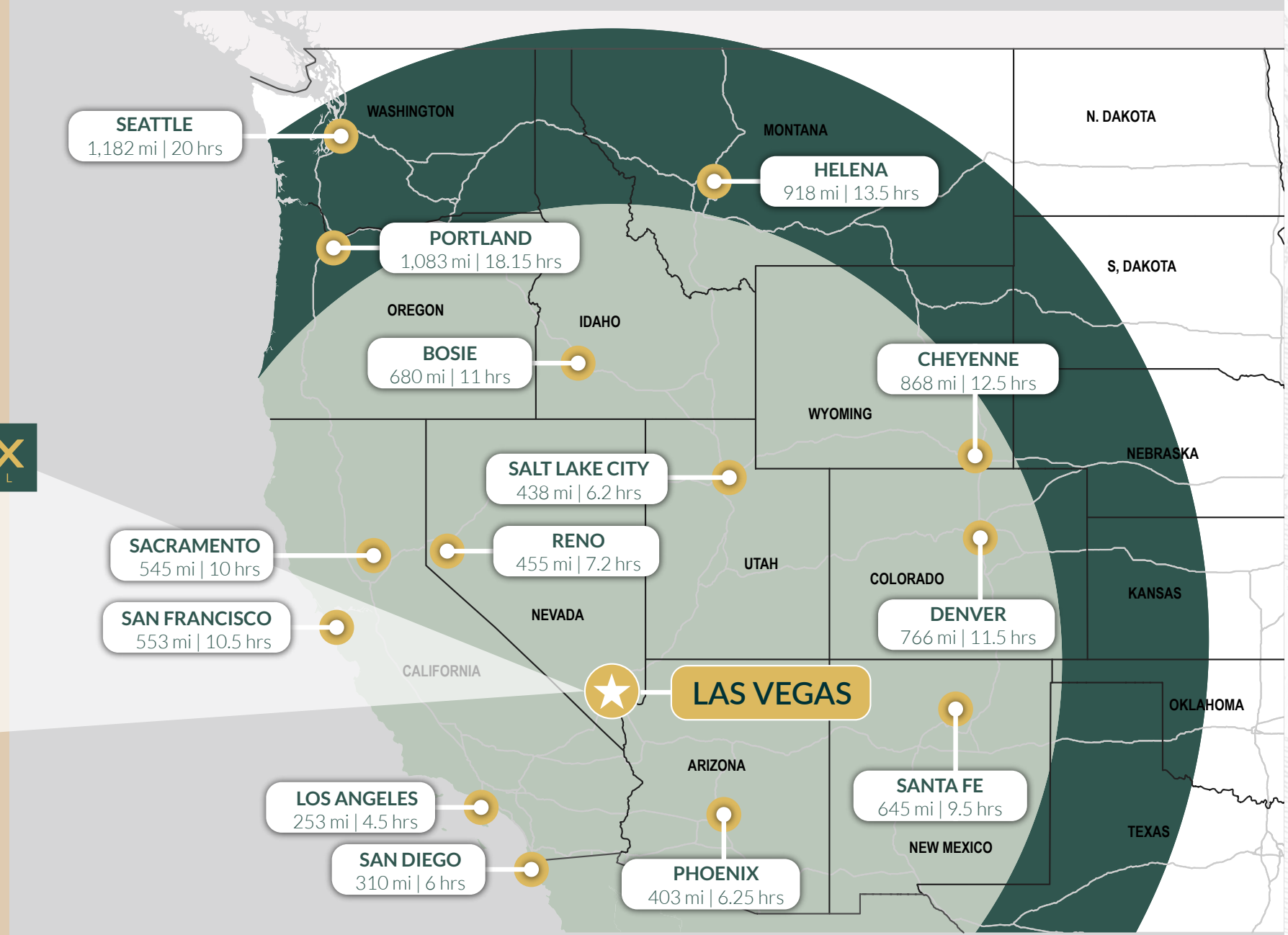


- High Technology
- Manufacturing
- Warehouse/Distribution

# Thriving Corridor

Located 10 minutes from Las Vegas city limits, with direct access to I-15 and Las Vegas Boulevard, Apex Retail is perfectly positioned to serve daily traffic customers along this high-volume corridor.

**DAILY TRAFFIC COUNTS:**  
I-15 | 26,500  
Las Vegas Freeway | 34,000



# Why Nevada

## STANDARD ABATEMENTS

### Sales and Use Tax Abatement

- Sales and use tax abatement on qualified capital equipment purchases, with rate reductions as low as 2%

### Modified Business Tax Abatement

- An abatement of 50% of the 1.17% rate on quarterly wages exceeding \$50,000

### Personal Property Tax Abatement

- An abatement on personal property not to exceed 50% over a maximum of 10 years

### Real Property Tax Abatement for Recycling

- Up to 50% abatement for up to 10 years on real and personal property for qualified recycling businesses

## NEVADA'S TAX STRUCTURE

The low-tax climate in Southern Nevada is one of the most-cited reasons to do business in Nevada. Companies doing business in Nevada can save millions of dollars by having a long-term presence in the state. Nevada has...

- ❌ No personal income tax
- ❌ No franchise tax
- ❌ No unitary tax
- ❌ No inventory tax
- ❌ No inheritance tax
- ❌ No estate tax

# #1

**STATE FOR JOB GROWTH IN THE U.S.**

Source: U.S. Bureau of Labor Statistics (June 2020 vs June 2022)

# #1

**BEST STATE FOR INFRASTRUCTURE**

Source: U.S. News & World Report (2021)

# #5

**FASTEST GROWING STATE**

Source: Census Bureau (2020)

# #5

**BUSINESS COSTS**

Source: Forbes (2020)

# #5

**MOST TAX-FRIENDLY STATES**

Source: Kiplinger (2021)

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8420 Las Vegas Blvd North, NV 89165

**Scot Marker**

Director  
+1 702 688 6890  
scot.marker@cushwake.com

**Nadia Mumtaz**

Associate  
+1 702 605 1823  
nadia.mumtaz@cushwake.com



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