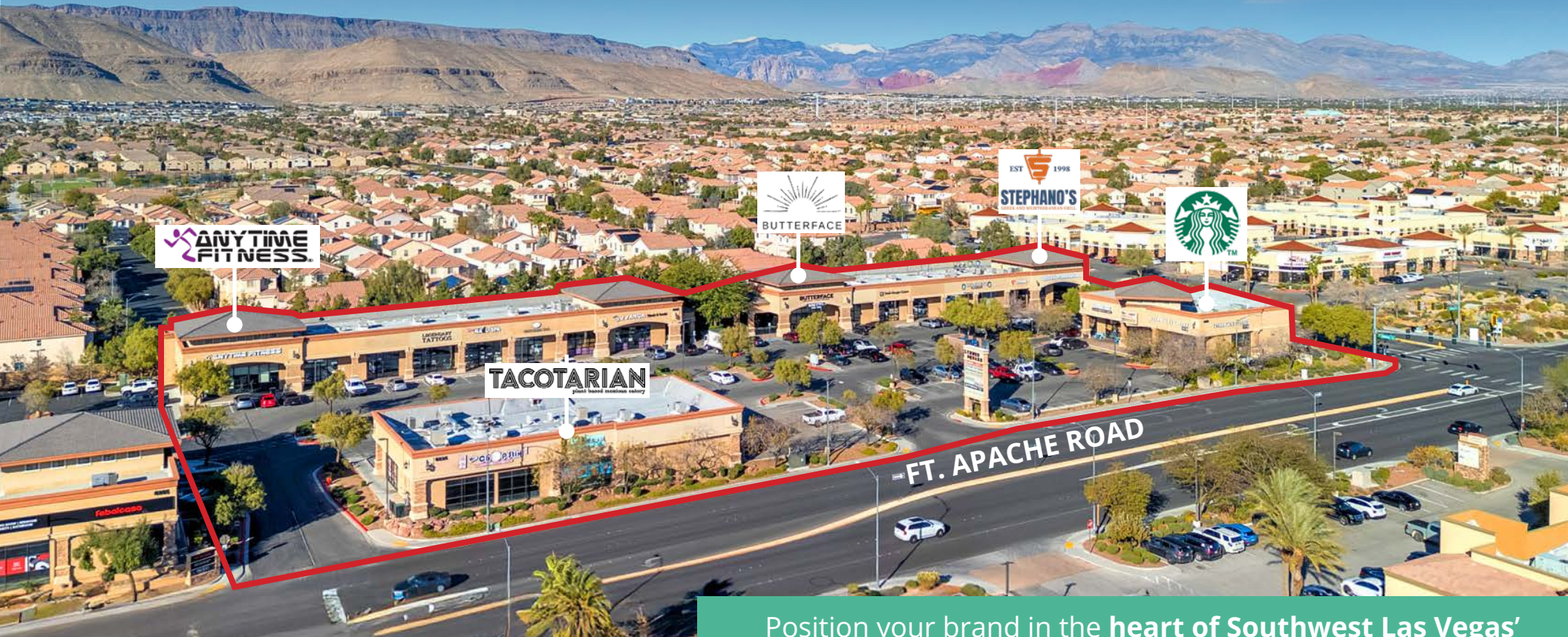


Lynden Square

6105 - 6135 South Fort Apache Road
Las Vegas, NV 89148



Position your brand in the heart of Southwest Las Vegas' most established retail corridor.

Retail Suites For Lease

HILLARY STEINBERG

o: 702 780 6761 c: 702 460 3542
hillary.steinberg@avisonyoung.com
NV Lic. #S.0174223

CORINA TOWLE

o: 702 637 7711 c: 702 321 9734
corina.towle@avisonyoung.com
NV Lic. #S.0187978



The opportunity

Lynden Square is a ±34,435 square foot, upscale retail center offering a mix of popular restaurants, cafés, and service-oriented businesses.

Conveniently located on S. Fort Apache Road, moments from I-215, this center features a strong tenant lineup, offering retail businesses excellent parking, easy access, and high-exposure to a dense, high-income, popular Southwest Las Vegas trade area.

34k

square foot
retail center

HTH

Upscale tenant mix



180 spaces
±5.3:1000 parking ratio



High visibility
Fort Apache frontage



\$3.00 - \$3.25 psf, NNN
(\$0.90 psf NNN)



Site plan



6105 S. Fort Apache Road

Suite	Tenant	SF
300	Starbucks	1,714
302	AVAILABLE - CAFE	1,262
304	Munchbox	1,432

6115 S. Fort Apache Road

Suite	Tenant	SF
100	Stephanos Greek Mediterranean Grill	2,380
102/104	Smoke King Smoke Shop	2,602
106	Details Barber	1,301
108	Smile Design Center	1,301
110/112	Butterface Breakfast	3,731

6125 S. Fort Apache Road

Suite	Tenant	SF
200/202	Restaurant	3,717
204	The Med Spa	1,301
206	Sun Nail & Spa	1,301
208	Legendary Tattoos	1,301
210	AVAILABLE	1,301
212-214	Anytime Fitness	3,717

6135 S. Fort Apache Road

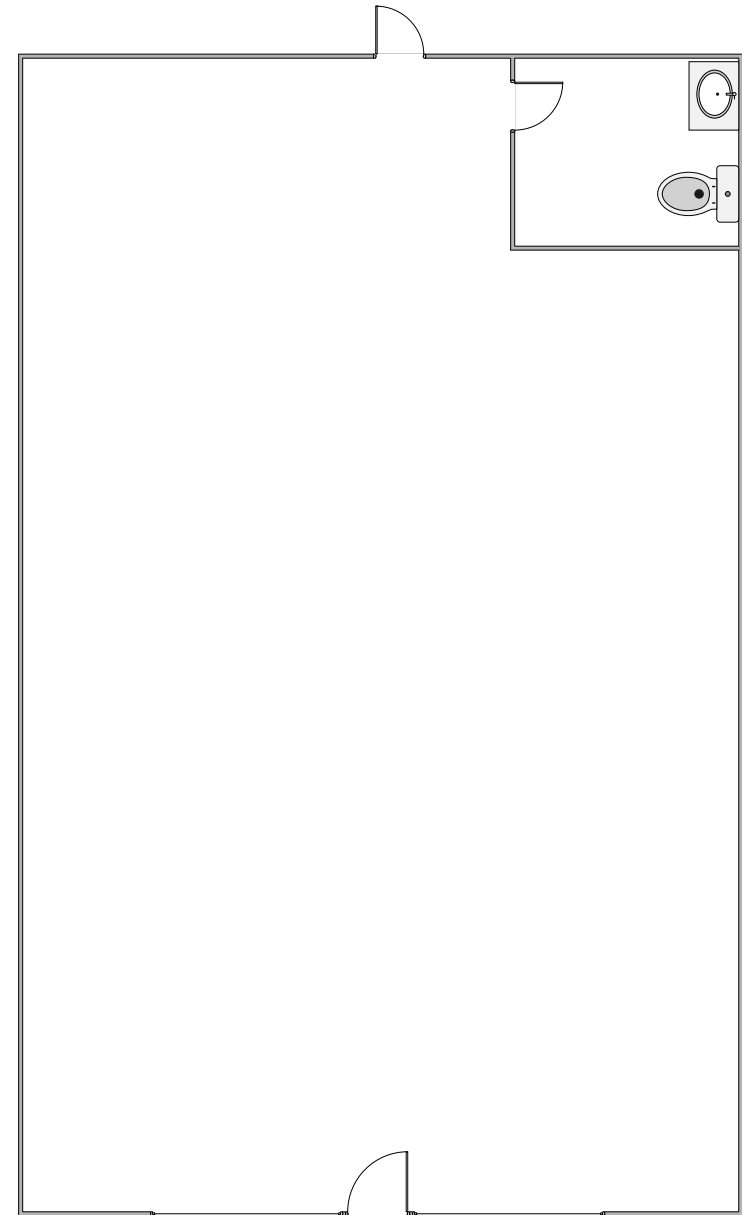
Suite	Tenant	SF
400	iFocus Vision Center	2,360
402	Tacotarian	1,440
404	Mr. Chopstix	2,260

Floor plan

Lynden Square 6105 - 6135 South Fort Apache Road
Las Vegas, NV 89148

Bldg. 6125 Suite 210
±1,301 sf

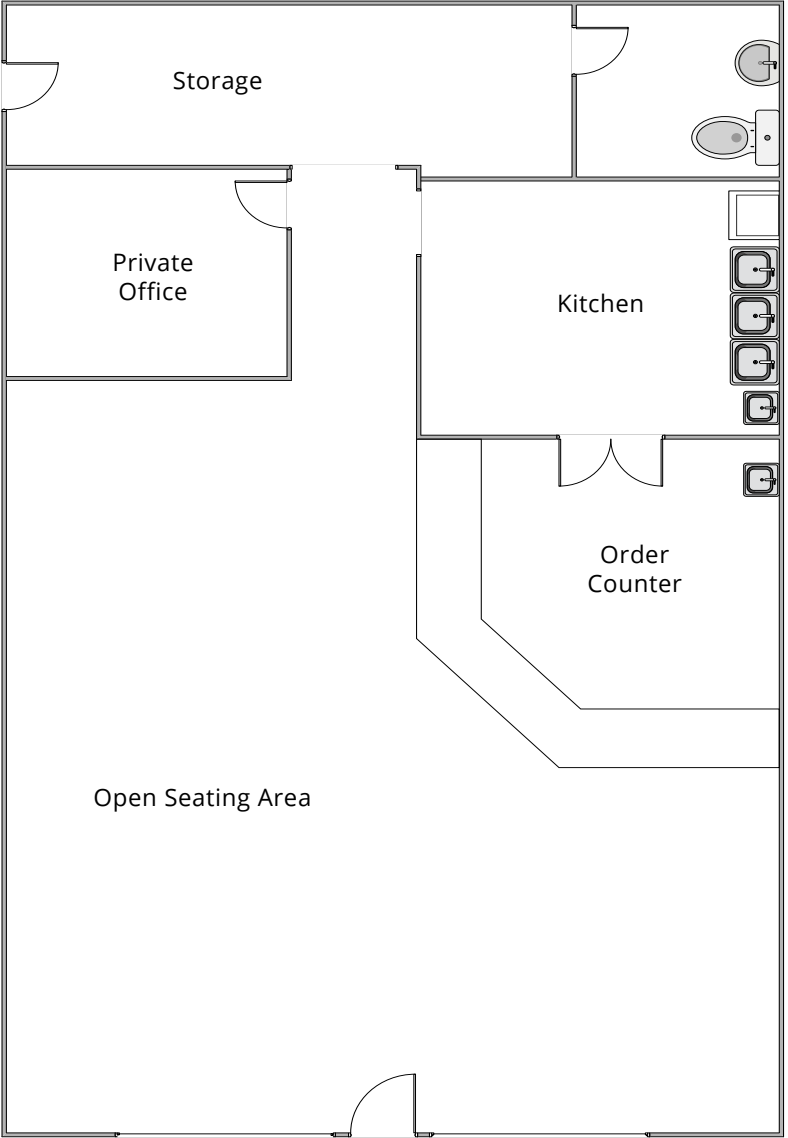
- Open layout suite
- Perfect for showroom
- One (1) restroom
- Laminate wood flooring



Floor plan

Bldg. 6105 Suite 302
±1,262 sf

- Former cafe suite
- Large, open seating area
- One (1) restroom
- Existing order counter
- Small prep kitchen with 3-bay sink, mop sink & handsink (no hood)
- Laminate floors
- Glass-front entry



Property photos



Join an upscale tenant mix
in one of southwest Las Vegas's more established retail corridors

Demographics

Lynden Square 6105 - 6135 South Fort Apache Road Las Vegas, NV 89148

Population

	1 Mile	3 Mile	5 Mile
2025 Estimated Population	28,860	137,198	343,508
2030 Projected Population	30,937	148,641	363,811
Projected Annual Growth 2025 to 2030	1.4%	1.7%	1.2%
2025 Estimated Households	11,801	56,761	136,866
2030 Projected Households	12,926	62,699	146,998
Projected Annual Growth 2025 to 2030	1.9%	2.1%	1.5%
2025 Est. Median Age	36.1	38.5	38.9

Household Income

2025 Est. Average Household Income	\$123,071	\$121,802	\$123,224
2025 Est. Median Household Income	\$99,000	\$91,183	\$89,954

Education

2025 Est. Some College	21.2%	20.8%	21.6%
2025 Est. Bachelor Degree Only	23.7%	27.1%	24.2%

Workforce

2025 White Collar Workers	63.9%	61.7%	59.4%
2025 Blue Collar Workers	36.1%	38.3%	40.6%

Traffic counts

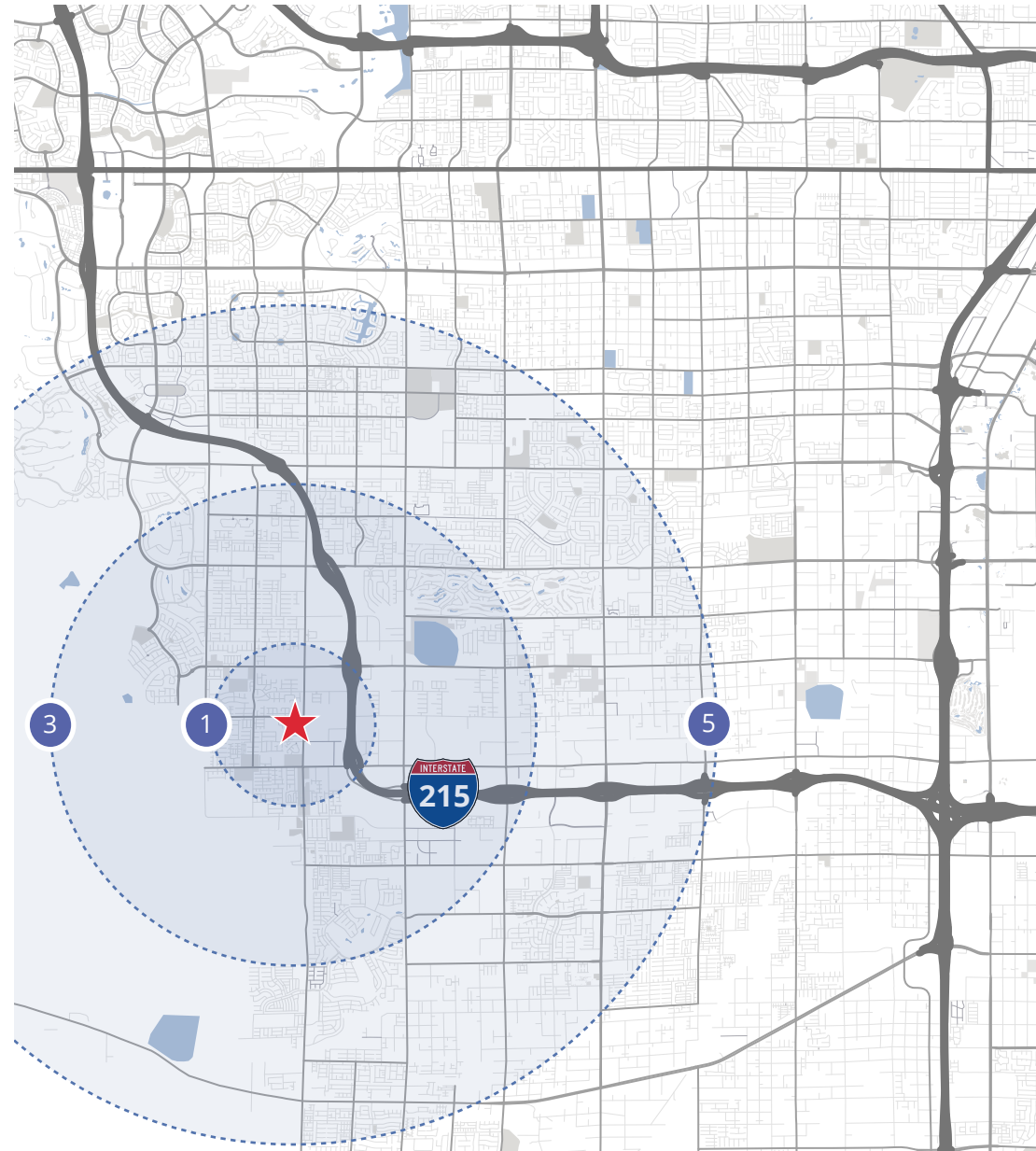


Fort Apache Road

±23,218 vpd

West Patrick Lane

±3,836 vpd





Position your brand in the heart of Southwest Las Vegas' most established retail corridor.

HILLARY STEINBERG

o: 702 780 6761 c: 702 460 3542
 hillary.steinberg@avisonyoung.com
 NV Lic. #S.0174223

CORINA TOWLE

o: 702 637 7711 c: 702 321 9734
 corina.towle@avisonyoung.com
 NV Lic. #S.0187978



Contact us



HILLARY STEINBERG

o: 702 780 6761 c: 702 460 3542
hillary.steinberg@avisonyoung.com
NV Lic. #S.0174223



CORINA TOWLE

o: 702 637 7711 c: 702 321 9734
corina.towle@avisonyoung.com
NV Lic. #S.0187978



Visit us online
avisonyoung.com

© 2026 Avison Young - Nevada, LLC. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

10845 Griffith Peak Drive, Suite 100, Las Vegas, NV 89135

**AVISON
YOUNG**