

Available | $\pm 1,586$ SF Dental Suite & $\pm 4,100$ SF Pad

Colliers

Pine Plaza

6005-6085 South Fort Apache Road, Las Vegas, NV 89148



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Located in the Southwest Submarket

Accelerating success.

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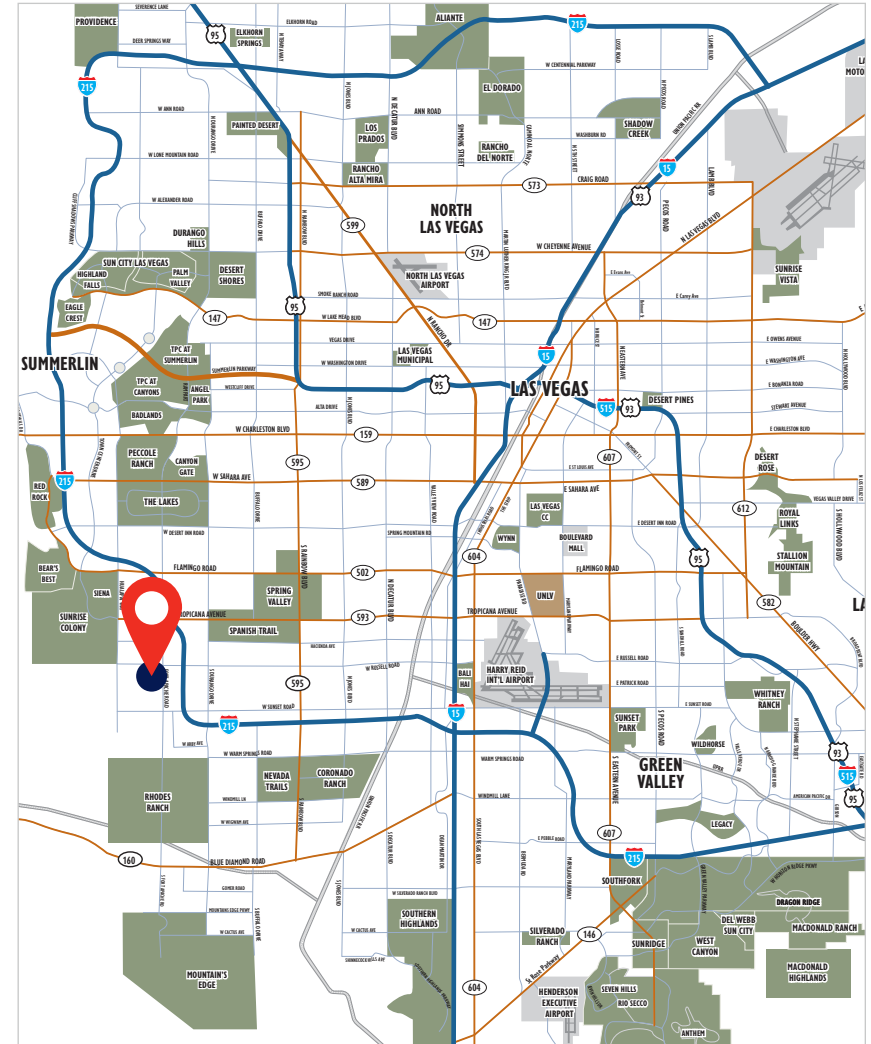
Pine Plaza Retail is located in the expanding Southwest submarket of Las Vegas making it quickly and easily accessible to and from the Harry Reid International Airport.

The property is situated along South Fort Apache Road, under a mile from both the Russell Road and Sunset Road ramps on and off the I-215 freeway. Built in 2005, the property is beautifully landscaped and maintained with on-site management for tenant convenience and serves dense populations in recently new residential developments.

The location is ideal for retail, medical and office users due to its close proximity to Southern Hills Hospital, complimentary medical and office users in this busy trade area and unobstructed frontage on high-traffic arterial of Fort Apache Road. Ownership is aggressive and ready to make deals!

Property Features

- ±1,586 SF Dental Suite Available for Sublease
- ±4,100 SF Pad Available for Ground Lease
- Unobstructed visibility fronting Fort Apache
- Within 1 mile of two I-215 freeway ramps in major retail corridor
- Two blocks from Southern Hills Hospital; perfect location for medical uses
- 8 office buildings behind center which serves as additional traffic
- 7:1,000 Parking Ratio
- High visibility with 37,000 cars per day
- Signalized intersection



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Demographics

2025 Demographics

	1-Mile	3-Mile	5-Mile
2025 Population	27,765	136,181	342,755
2025 Total Households	10,772	54,603	134,716
2025 Average Household Income	\$123,013	\$122,430	\$122,165
2025 Per Capita Income	\$48,661	\$49,177	\$47,906
2025 Owner Occupied Housing Units	5,128	29,013	76,251
2025 Renter Occupied Housing Units	5,644	25,590	58,465

Source: ACS, Esri, Esri-Data Axle, Esri-U.S. BLS, U.S. Census

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2030 Estimated Demographics

	1-Mile	3-Mile	5-Mile
2030 Estimated Population	30,200	147,238	361,514
2030 Estimated Total Households	11,882	59,571	143,132
2030 Average Household Income	\$135,753	\$136,884	\$137,431
2030 Estimated Per Capita Income	\$54,456	\$55,484	\$54,284
2030 Owner Occupied Housing Units	5,536	31,366	81,688
2030 Renter Occupied Housing Units	6,346	28,205	61,444

Colliers Las Vegas
6795 Agilysys Way, Suite 210
Las Vegas, NV 89113
www.colliers.com/lasvegas

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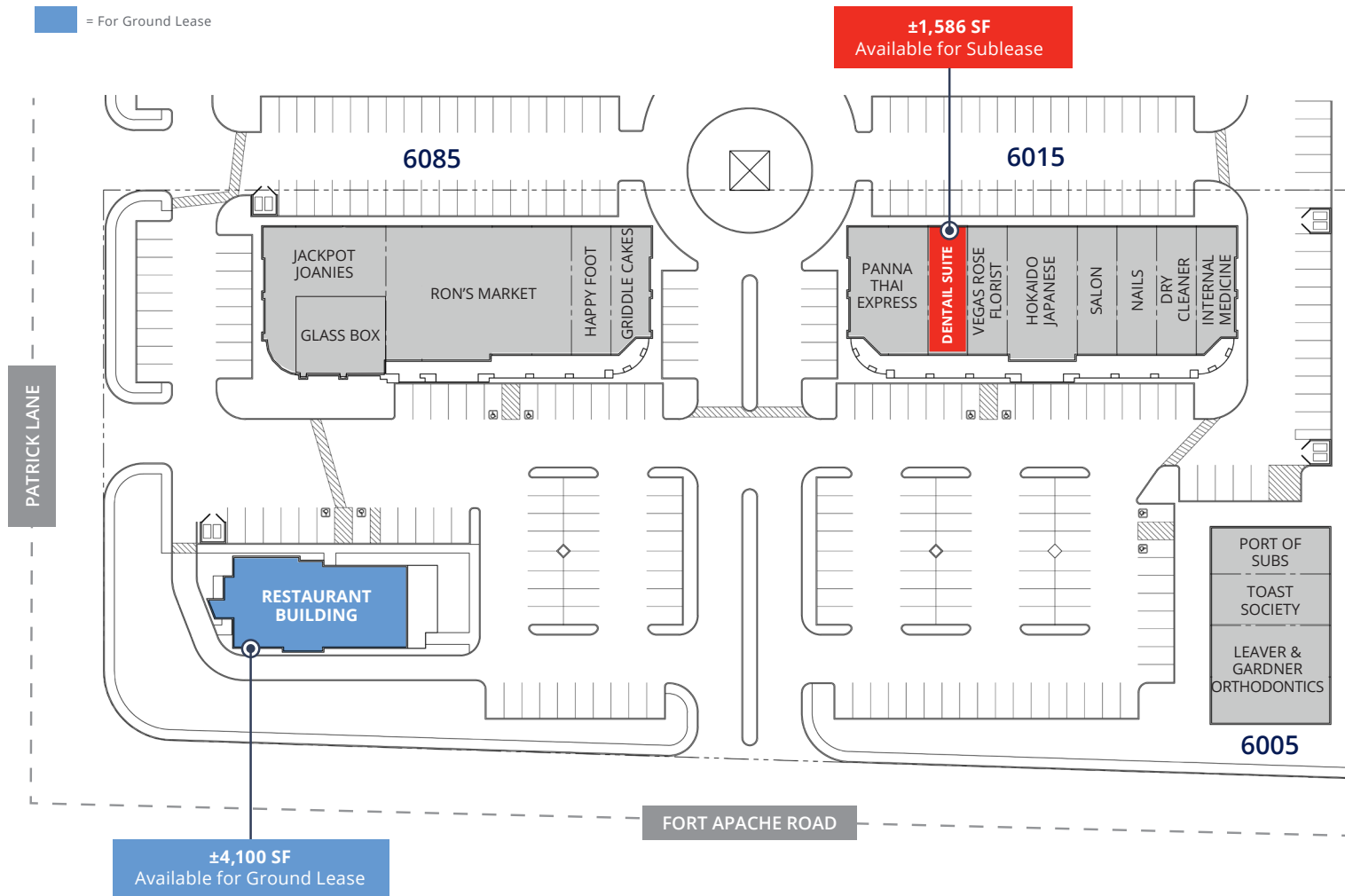
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Site Plan

For illustration purposes only. Not to scale. 

 = For Sublease

 = For Ground Lease



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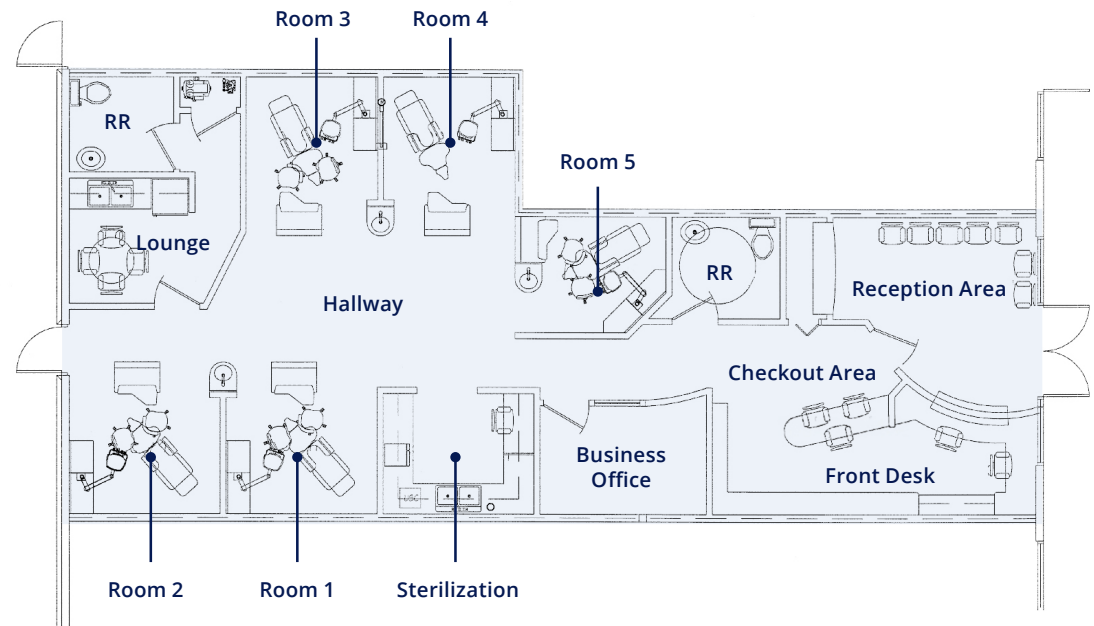


Floorplan

FOR SUBLEASE

Dental Suite ±1,586 SF

Former Dental Suite with 2 Private Restrooms



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Suite 130 | Interior Photos



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Property Photos



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Aerial Map



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Tenant Profiles

Kelly Cardenas Salon

With several locations across the US, Kelly Cardenas Salon is sure to give you the cut, color, or extensions that you desire. With a goal of opening 100+ locations in the next 10 years, salon is sure to exceed your expectations.

www.kellycardenassalon.com

Hokaido Sushi

Hokaido Japanese Sushi is a casual Japanese venue offering inventive maki rolls, plus udon, rice bowls and an eat-at sushi bar. This traditional Japanese restaurant serves fresh and high quality ingredients with great customer service.

www.hokaidosushi.com

L&G Orthodontics

Leaver & Gardner Orthodontics can give you a smile you're happy to show off. Our practice utilizes today's latest orthodontic advances in order to provide you with the most comfortable and efficient treatment possible.

www.leavergardner.com

Pine Plaza Dental

We at Pine Plaza Dental provide comprehensive dental care with special attention to Aesthetic and Implant Dentistry. From healthy gums to a beautiful smile, we commit ourselves to addressing your dental care needs by utilizing a unique combination of science and artistry.

www.pineplaza.com

Griddle Cakes

At Griddle Cakes, food is their passion - their art is creating a delicious and surprising menu that will overwhelm your every sense. With three locations in the Las Vegas Valley, Griddle Cakes is the perfect spot for breakfast or lunch.

www.griddlecakeslv.com

Panna Thai Express

Stop by Panna Thai Express for cuisine that is influenced by Eastern culture. The food is unique and distinctive, blending together tastes that are sweet, sour, bitter, and salty; accurately reflecting true Thailand cuisine.

www.pannathairestaurant.com

Happy Foot Spa

Happy Foot Spa is more than just a foot spa; they offer full-body massages as well. The location is clean, quite, and staffed with friendly and attentive therapists.

Jackpot Joanies

Your neighborhood 24/7 tavern. Serving cold drinks, fresh snacks & the best slot machines in town! With a professional friendly staff & a quiet place to play! Jackpot Joanie's has six locations in Southern Nevada.

Ron's Market

Ron's Market offers a fine selection of Eastern European grocery items. Locals shop at Ron's Market to purchase their unique varieties of meats and cheese, as well as other specialty European delights.

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\$5.0B+ Annual revenue
70 Countries we operate in
2B Square feet managed
46,000 Lease/Sale transactions
\$100B+ Assets under management
24,000 Professionals

Exclusive Listing Agents:

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ABOUT COLLIERS

Colliers is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fuelled by visionary leadership, significant inside ownership and substantial recurring earnings. With over \$5.0 billion in annual revenues, a team of 24,000 professionals, and more than \$100 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

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