



RETAIL SPACE AVAILABLE

N-NEC Warm Springs Rd & Fort Apache Rd
Las Vegas, NV 89148

FOR GL OR BTS

APN: 176-05-401-026



9121 W Russell Rd
Suite 111
Las Vegas, NV 89148

PROPERTY HIGHLIGHTS

- Available for Ground Lease or Build To Suit
- Located in high growth SW Las Vegas with $\pm 1,946$ homes planned or under construction within 1 mile of the site
- Proposed tavern pad available
- Drive thru pads available
- Cross access with adjacent Arco
- Easy access from both Warm Springs Rd and Fort Apache Rd
- Exposure to 20,900 VPD along Fort Apache Rd



PARCEL INFO

APN: 176-05-401-026

Size: 2.35 AC

Zoning: General Commercial (C-2)

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All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate

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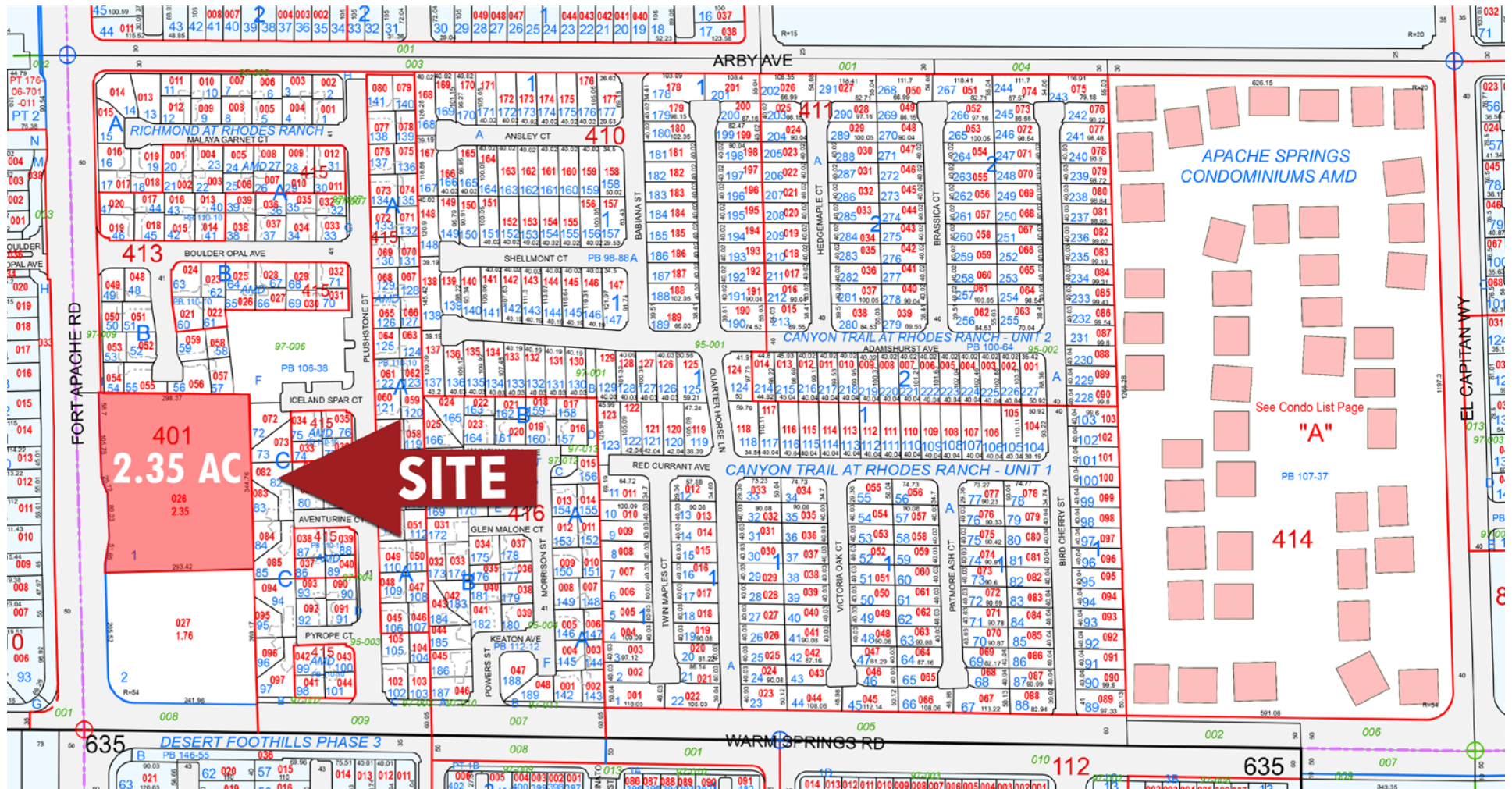
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ASSESSOR'S PARCEL MAP

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SCHEMATIC SITE PLAN

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Tenant	Size (SF)
BUILDING A	2,200
BUILDING B-1	1,430
BUILDING B-2	2,560
BUILDING C	10,300
AM PM	3,752
Splash N Dash Car Wash	2,625
Building D	1,400

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TRADE AREA

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PROPERTY PHOTOS

N-NEC Warm Springs Rd & Fort Apache Rd
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EAST
ELEVATION



SOUTH
ELEVATION

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AREA DEMOGRAPHICS

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POPULATION

1 Mile	17,787	\$92,453
3 Miles	112,478	\$93,155
5 Miles	260,764	\$94,541



AVERAGE HHI



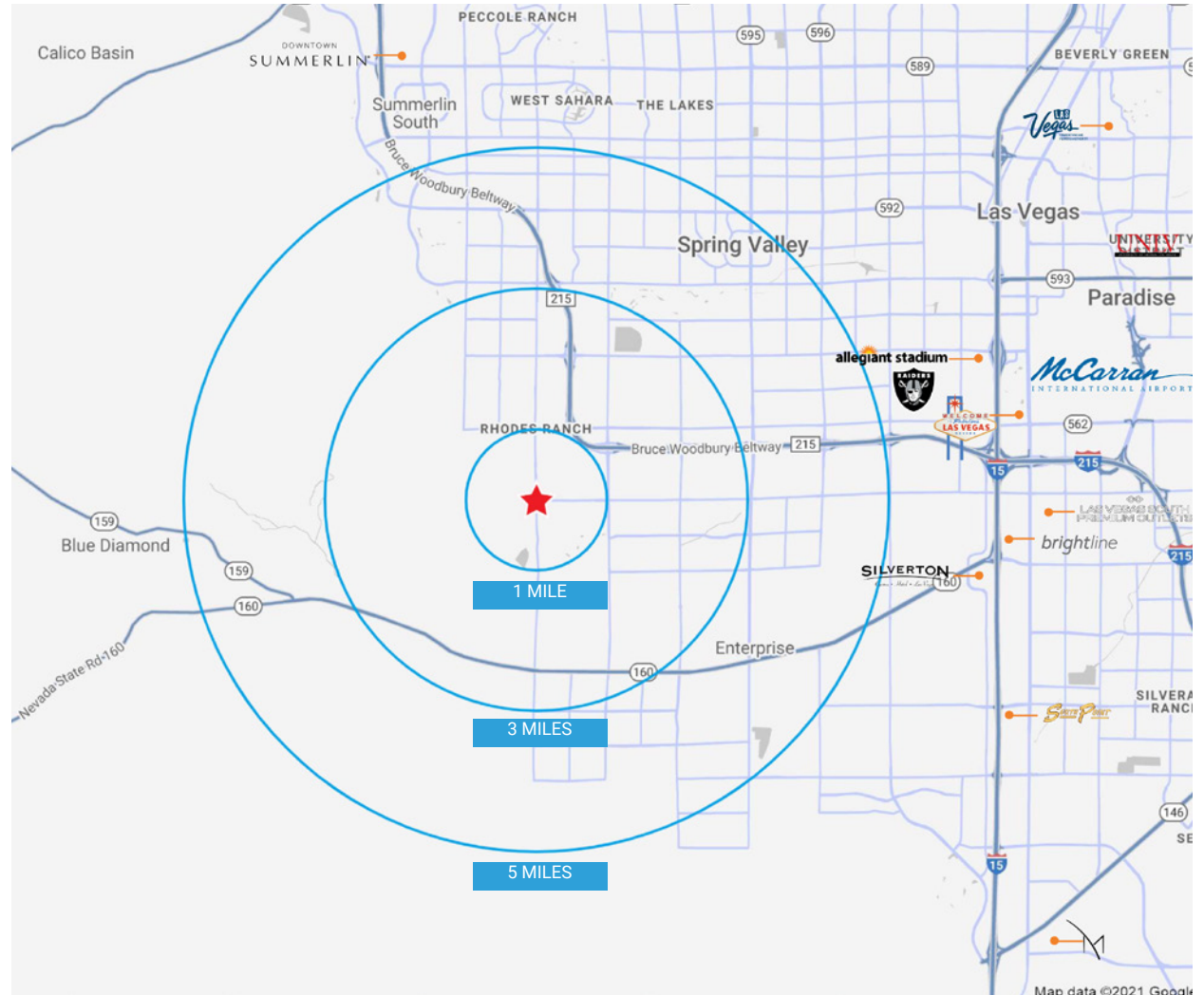
DAYTIME POPULATION

1 Mile	1,825
3 Miles	32,443
5 Miles	71,907



TRAFFIC COUNTS

S Fort Apache Rd - 20,900 VPD



Sources:
SitesUSA 2021
TRINA, NV DOT 2020

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