

6810 S. FORT APACHE RD

LAS VEGAS, NV 89148

FOR LEASE
±2402 SF AVAILABLE



CONTACT

Jennifer F. Ott, CCIM

First Vice President

+1 702 369 4806

jennifer.ott@cbre.com

Lic. BS.0054344

WWW.CBRE.COM/LASVEGAS

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PROPERTY HIGHLIGHTS



CO-TENANTS INCLUDE

MCDONALD'S

CRAVE COOKIES

ROUND TABLE PIZZA

7-ELEVEN

THE LEARNING EXPERIENCE

6810 S. FORT APACHE RD
±2,402 SF Available



Located at the Southwest corner of Fort Apache Road and Maule Avenue.



Minutes away from Durango Station, the Uncommons, Cowabunga Bay, and more!



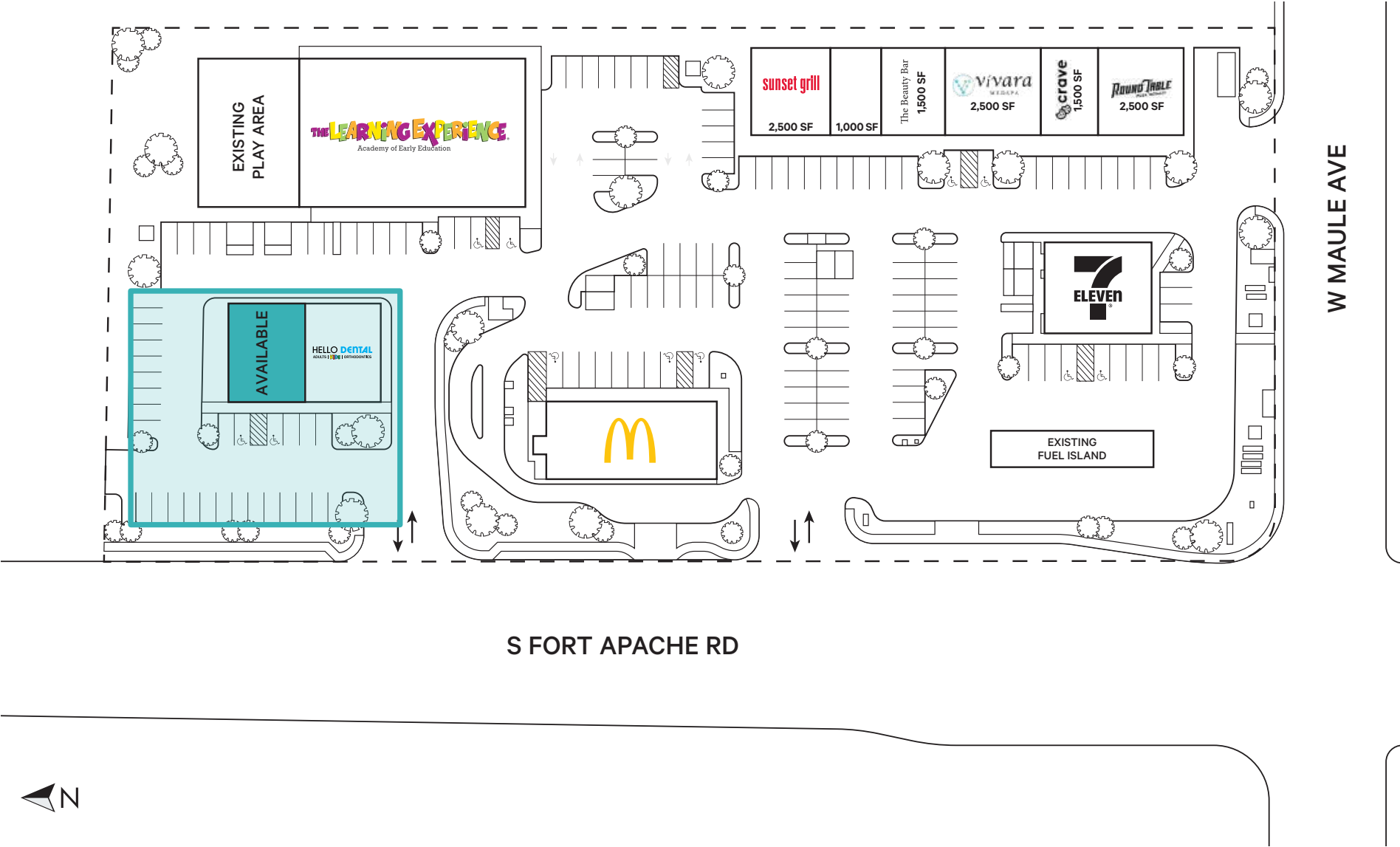
Freestanding pylon signage available on the property visible from Fort Apache Rd.



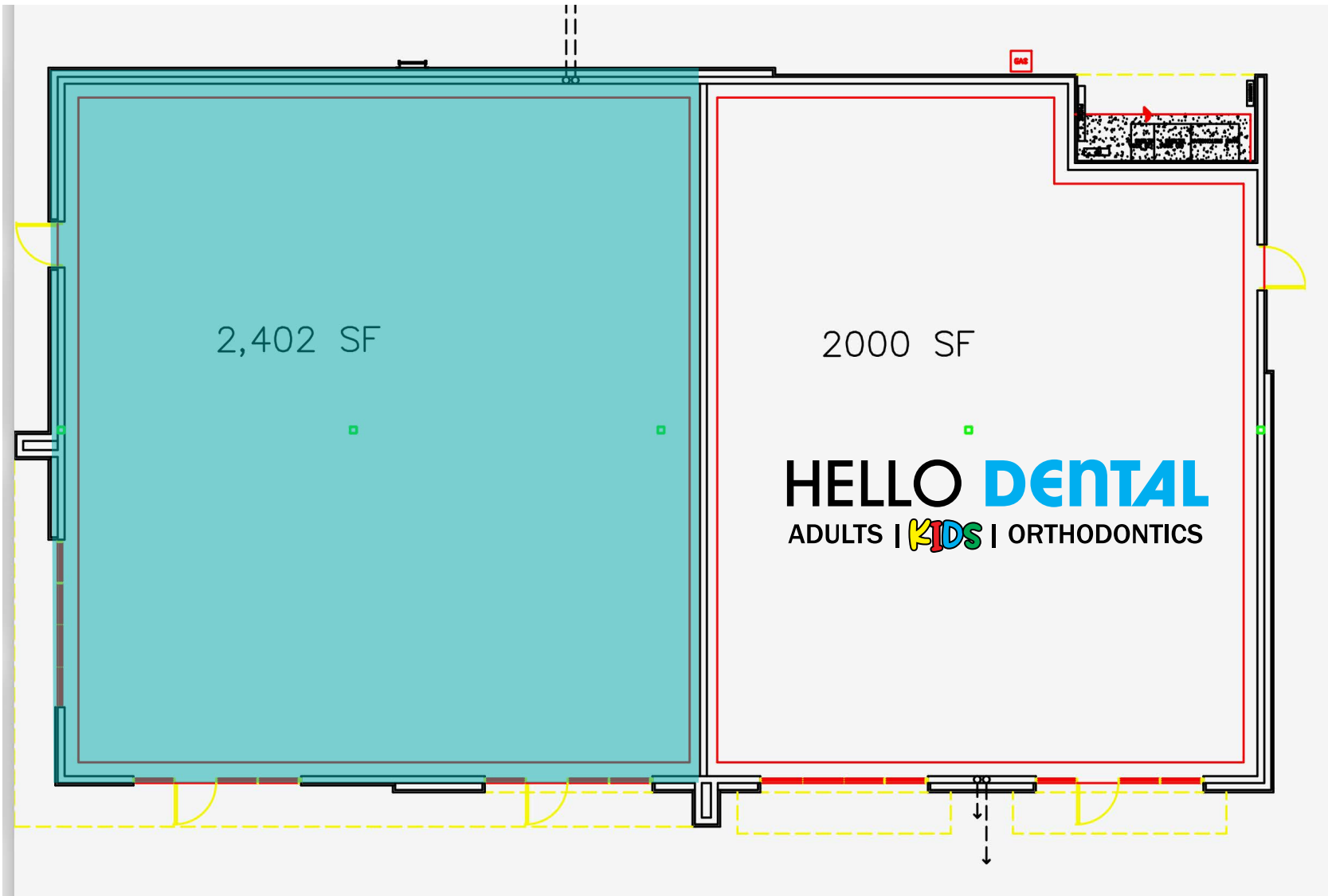
Adjacent to Faiss Middle School which creates regular weekday traffic and activity.

Year Built: 2024 | Zoning: Spring Valley Commercial General (CG) | APN: 176-05-226-008

SITE PLAN



DEMISING PLAN



AREA DEMOGRAPHICS AND TRAFFIC COUNTS



POPULATION

1 mile	24,117
3 miles	115,295
5 miles	313,404



HOUSEHOLDS

1 mile	9,428
3 miles	50,097
5 miles	119,697



AVERAGE HOUSEHOLD INCOME

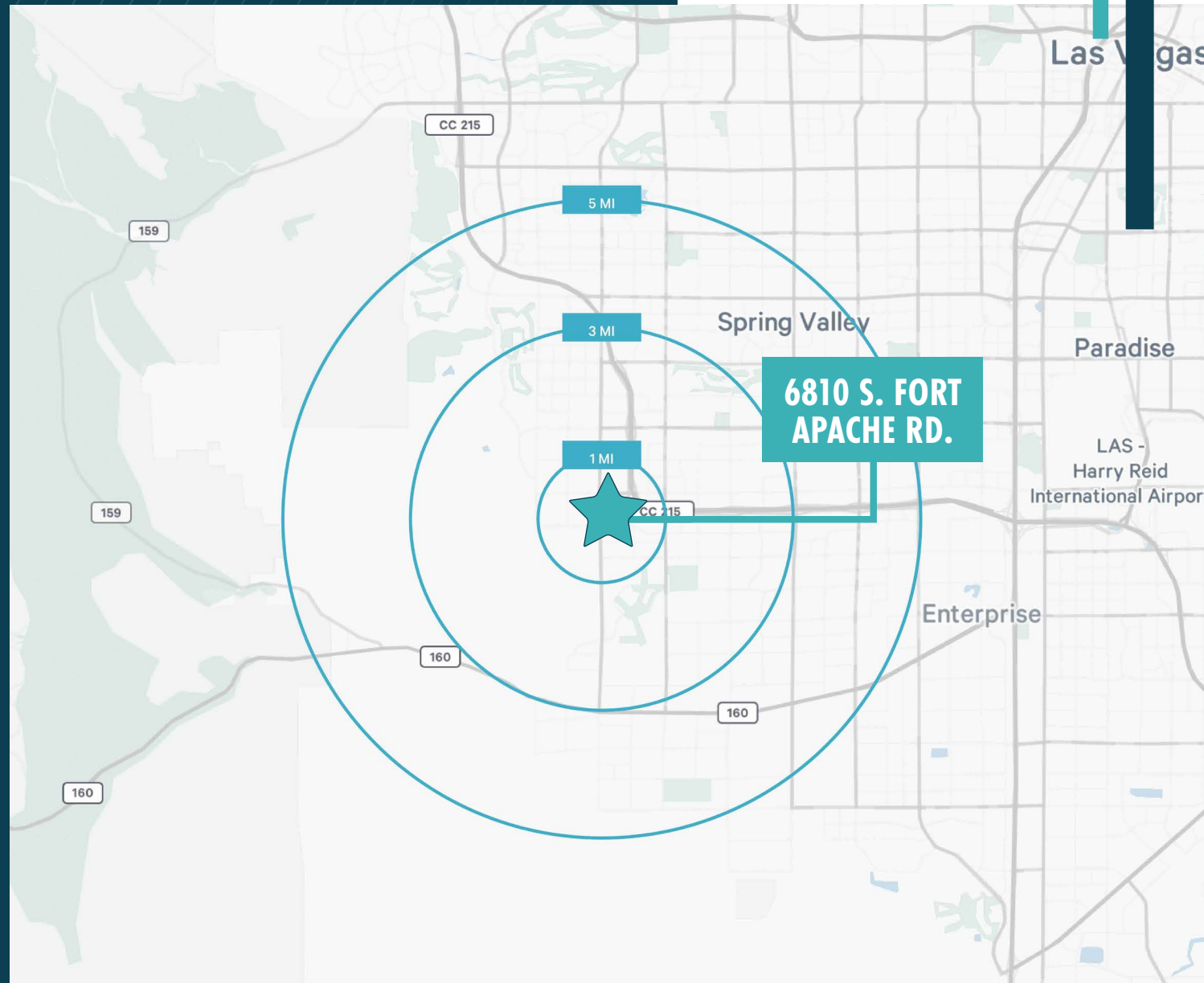
1 mile	\$120,707
3 miles	\$125,197
5 miles	\$123,849



TRAFFIC COUNTS

S. Fort Apache	31,500 ADT
W. Maule Avenue	8,350 ADT

Source: NDOT 2024, ESRI 2025



NEARBY AMENITIES



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