

6810 S. FORT APACHE RD

LAS VEGAS, NV 89148

FOR LEASE
±2402 SF AVAILABLE



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.

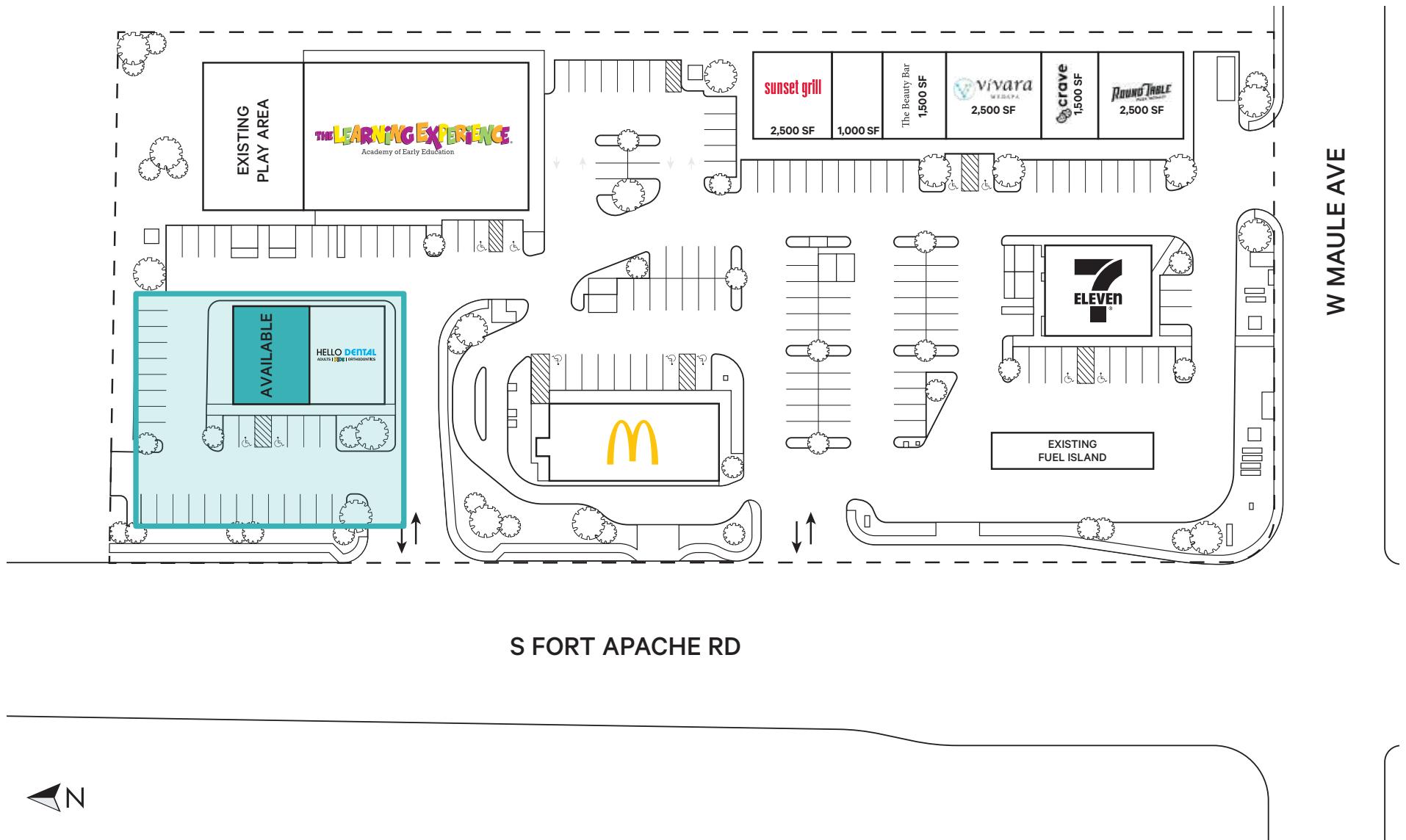
Minutes away from Durango Station, the Uncommons, Cowabunga Bay, and more!

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

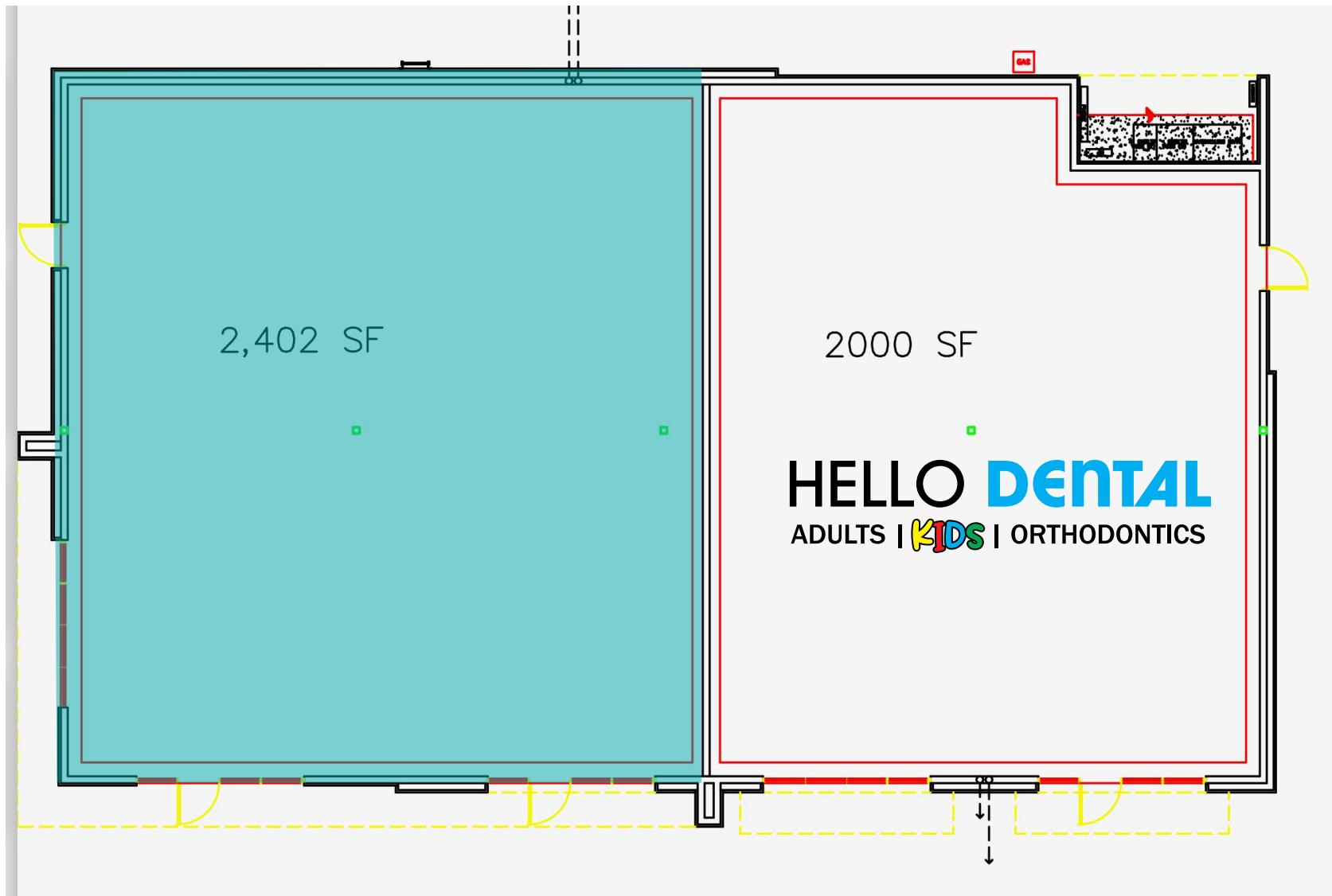
Adjacent to Faiss Middle School which creates regular weekday traffic and activity.

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

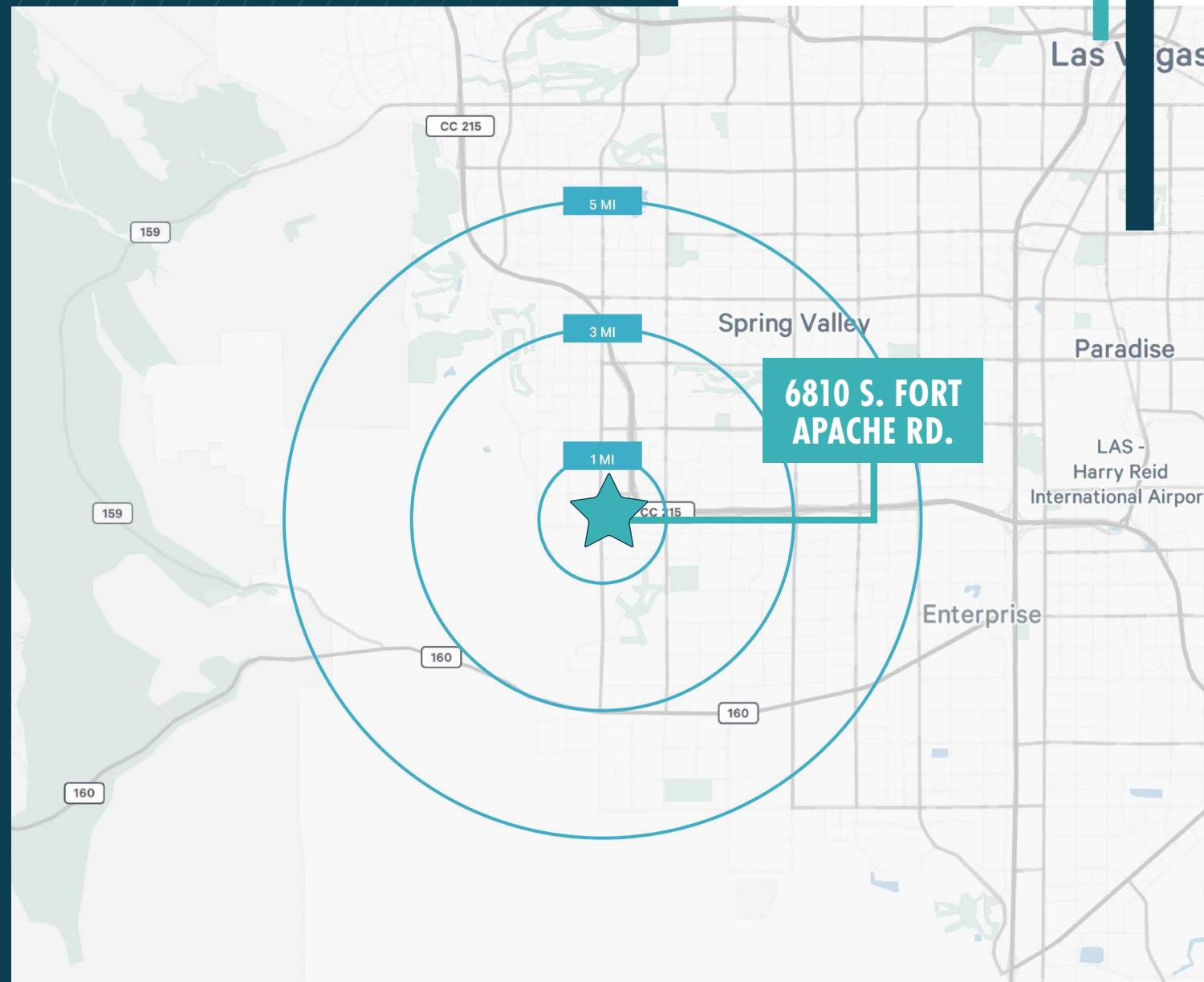
AVERAGE HOUSEHOLD INCOME

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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