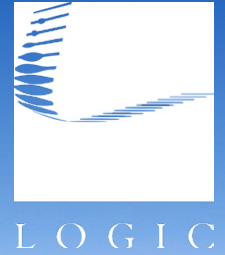


For Sublease

S. Fort Apache Rd. & W. Maule Ave.



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6870 S. Fort Apache Road
Las Vegas, NV 89148

Point of contact

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Listing Snapshot

 **\$3.55 NNN**
Lease Rate

 **± 1,500 SF**
Available Square Footage

 **\$0.76**
CAM

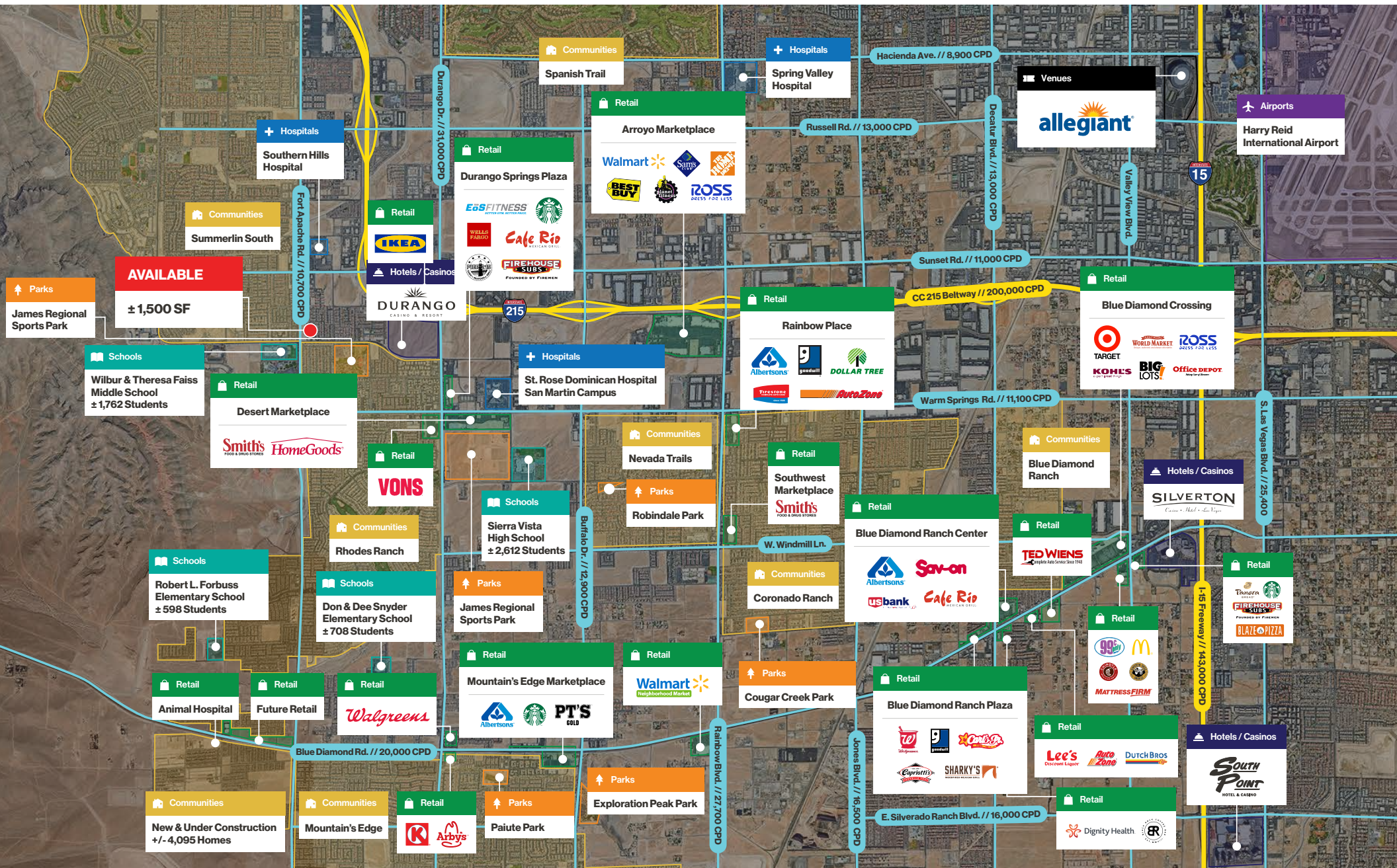
Property Highlights

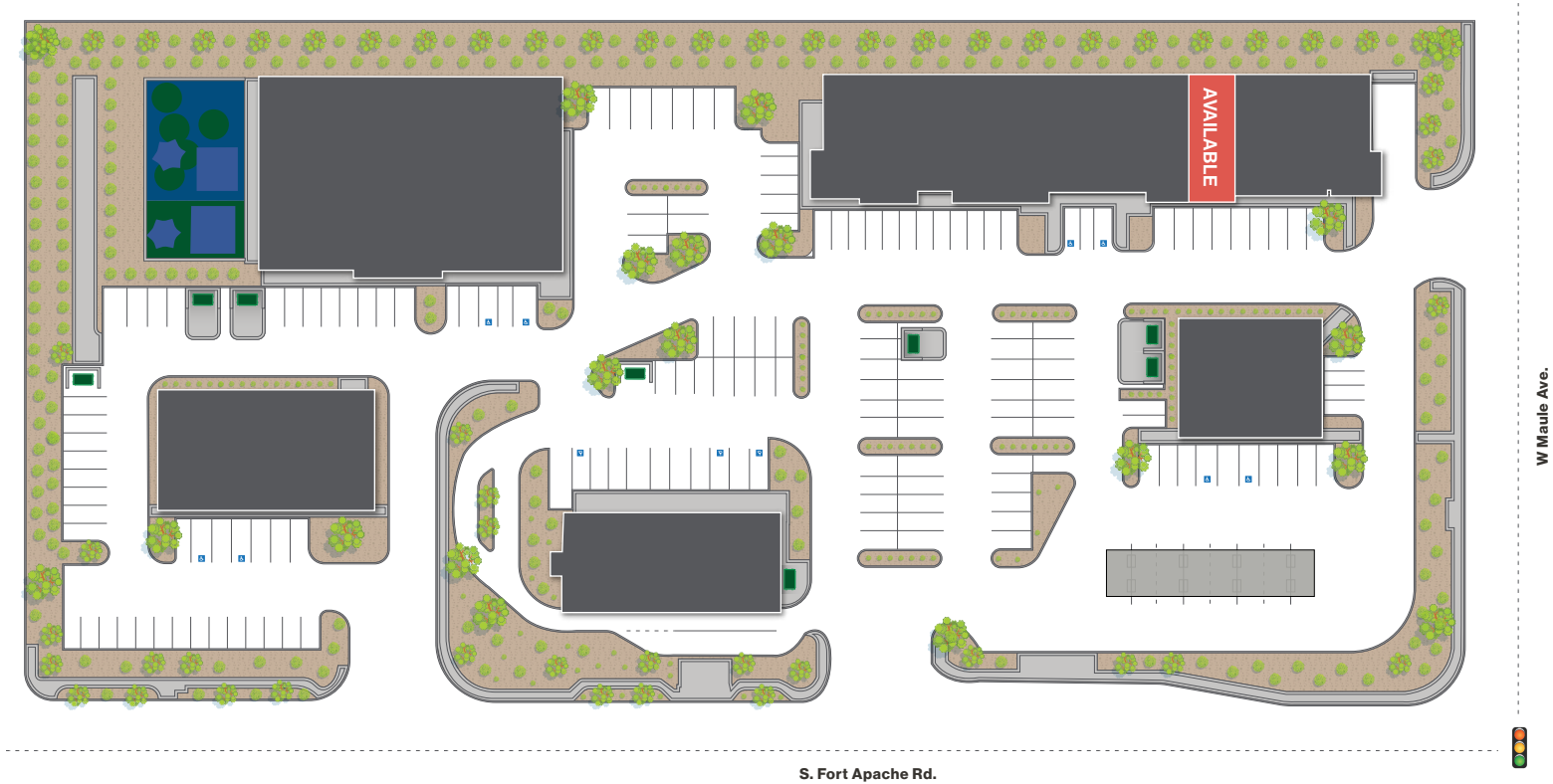
- Turn-key bakery space available
- FF&E negotiable
- Lease term through November 2031
- Positioned at a signalized intersection with traffic counts of approximately ± 27,300 cars per day
- Co-tenants include 7-Eleven, McDonald's, The Learning Experience, Round Table Pizza, and Providence Dental
- Located in the Southwest submarket and surrounded by well-established residential neighborhoods

Demographics

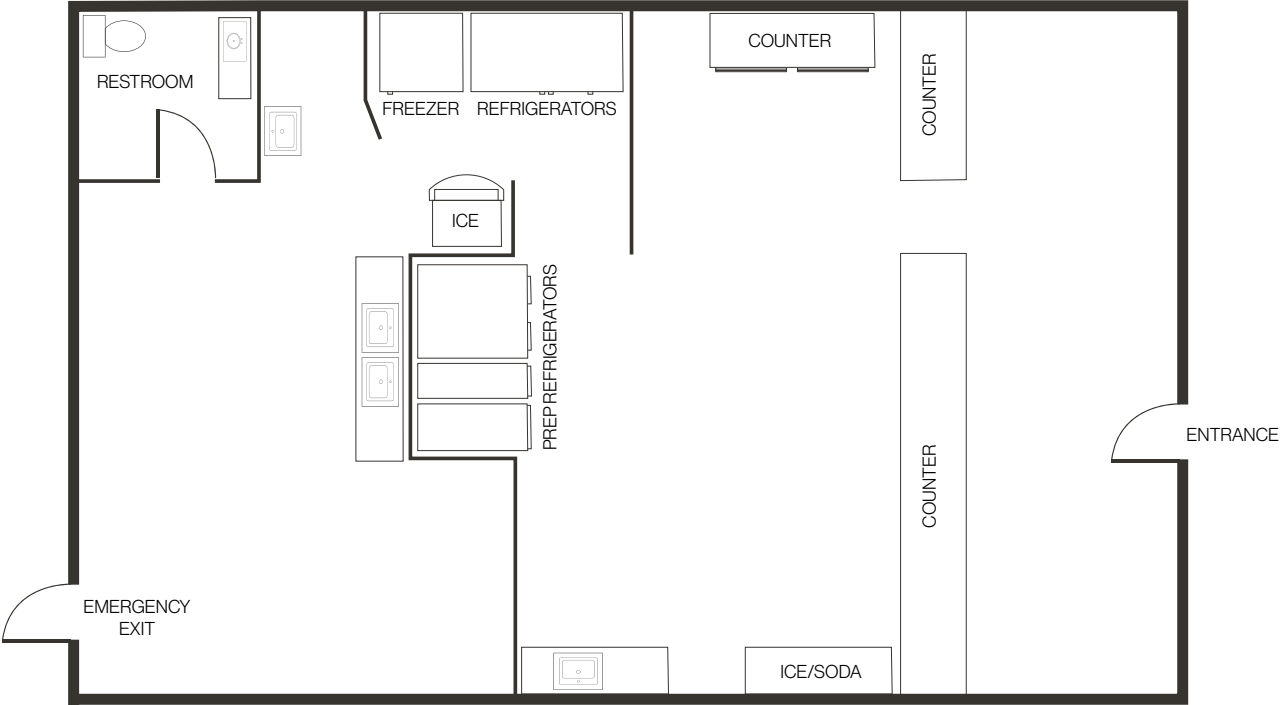
	1-mile	3-mile	5-mile
2025 Population	23,970	128,734	312,270
2025 Average Household Income	\$120,678	\$125,176	\$124,010
2025 Total Households	9,400	49,985	119,227







Floor Plan | First Floor



[Click for a Virtual Tour](#)

Property Photos



Property Photos



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Specializing in Brokerage and Receivership Services



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For inquiries please reach out to our team.

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