

6190

S. FORT APACHE

Colliers

FOR LEASE

Turn Key
Multi-Tenant
Medical Building

STACY SHAPIRO, CCIM

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License # NV-S.0170030.PLLC

AMANDA IRVING

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VIRTUAL TOUR

±11,320 SF

Freestanding Medical Building

6190

S. FORT APACHE



PROPERTY HIGHLIGHTS

Address	6190 S Fort Apache Rd. Las Vegas, NV 89148
Property Type	Medical Office
Construction Type	Steel Frame
Parcel Number	APN: 163-32-310-005
Location	Clark County
Building Size	±11,320 SF
Lot Size	±1.0 Acre
Stories	2
Year Built	2016
Zoning	CG (Commercial General)
Available Space	±3,200 – ±11,320 SF
Elevators	One (1)
Parking Ratio	4.61/1,000

ASKING BASE RATE

\$2.10—\$2.35/SF NNN

PROPERTY OVERVIEW

This property consists of one 2-story, ±11,320 SF freestanding medical building located in the highly desirable South West Las Vegas. The building has unobstructed frontage located directly on the major arterial of Fort Apache Road, just north of Sunset Road with close proximity to the I-215 freeway. Strategically located in the heart of the Southwest Las Vegas Medical Corridor, one block north of HCA's Southern Hills Hospital and minutes from Dignity San Martin Hospital. The building is ideal for healthcare providers seeking a turnkey medical office space with convenient access for patients and employees.



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PROPERTY HIGHLIGHTS

- ±11,320 SF freestanding medical building
- Street visibility with building signage
- Southwest Las Vegas Medical Corridor
- Near Southern Hills Hospital, Spring Valley Hospital, Dignity San Martin Hospital
- Ideal for oncology, allergy, & other primary care and specialty uses
- Entire building available 10/01/2025
- Affluent demographics in fastest growing submarket in Las Vegas

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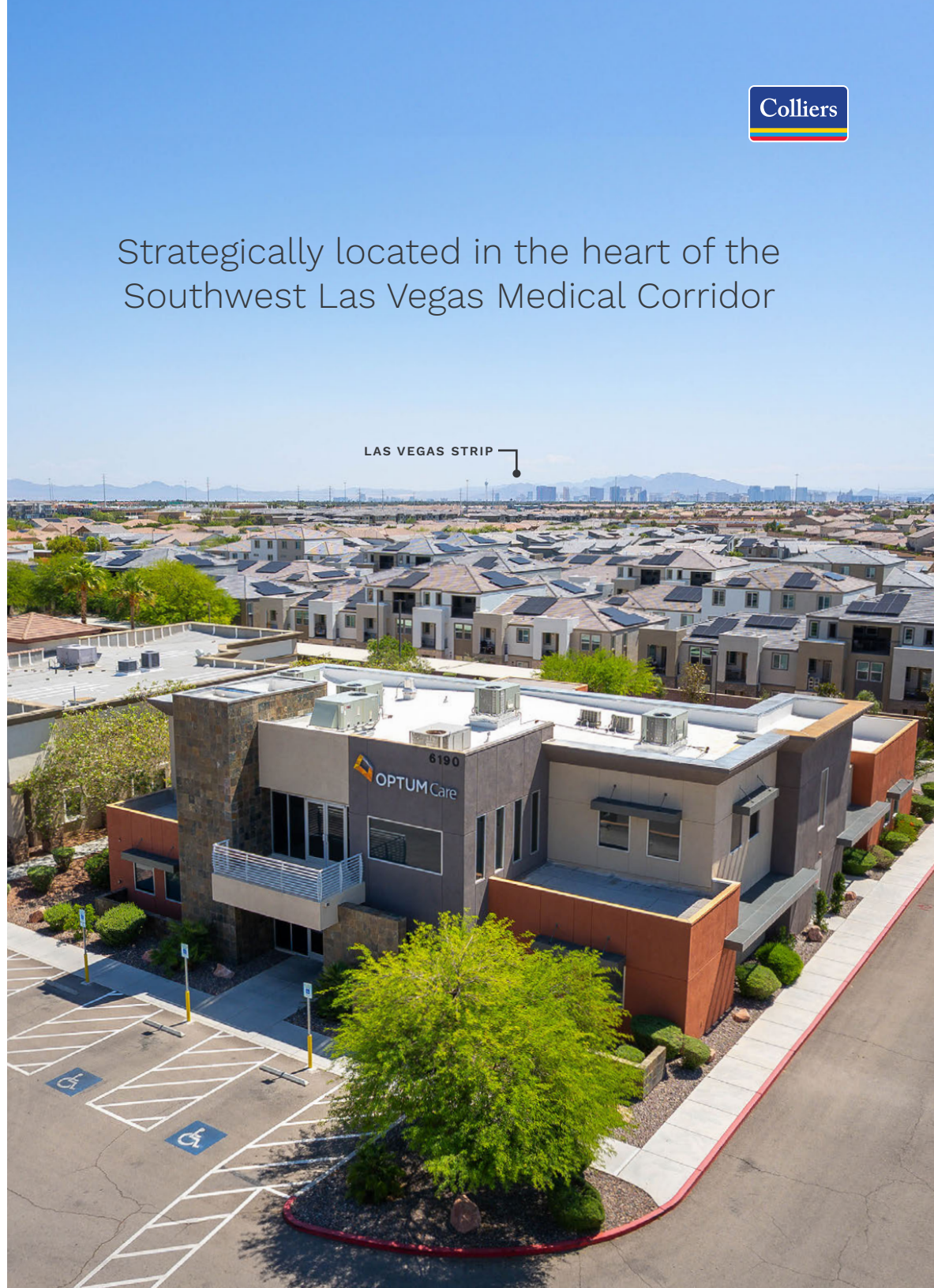
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Strategically located in the heart of the Southwest Las Vegas Medical Corridor



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TRADE AREA MAP



Located near South Summerlin Master Plan Community

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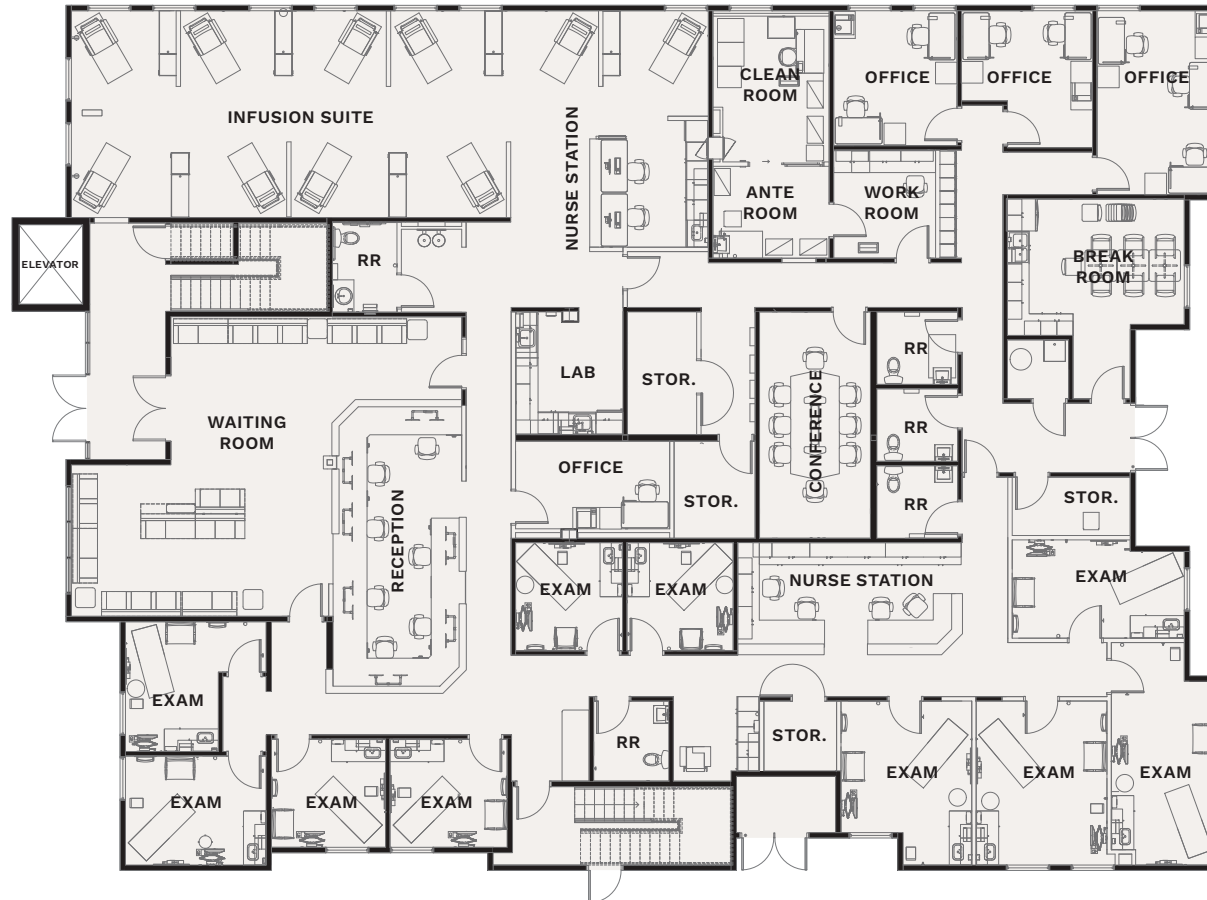
S. FORT APACHE

FLOOR PLAN

±8,120 SF AVAILABLE



For illustration purposes only. Not to scale. 



FIRST FLOOR

VIRTUAL TOUR

6190

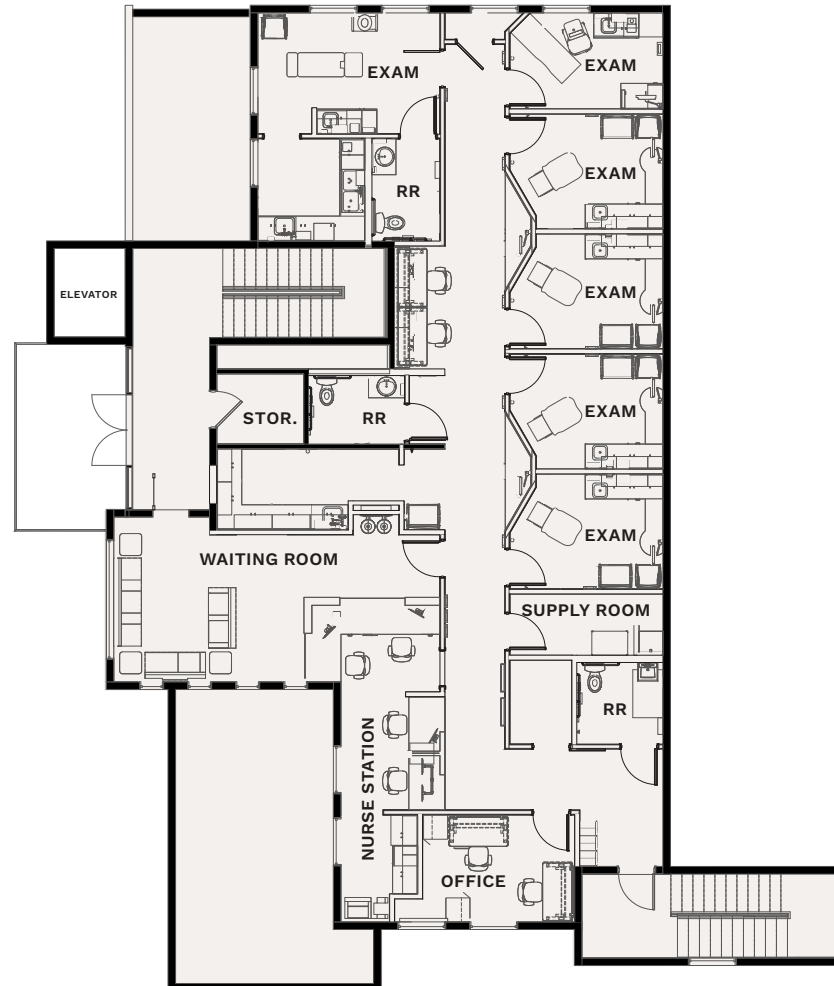
S. FORT APACHE

FLOOR PLAN

±3,200 SF AVAILABLE



For illustration purposes only. Not to scale. 



SECOND FLOOR

VIRTUAL TOUR

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S. FORT APACHE

OUT-PATIENT DEMAND & GROWTH

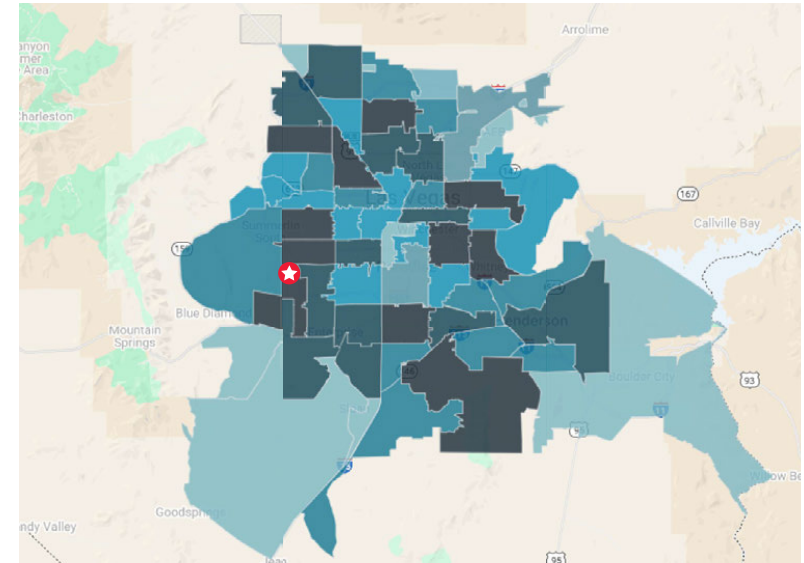
Las Vegas, NV 89148



OUT-PATIENT PHYSICIAN DEMAND

MEDICAL SPECIALTY	CURRENT PROCEDURE VOLUME		5-YEAR GROWTH		10-YEAR GROWTH	
	Las Vegas Metro	89148	Las Vegas Metro	89148	Las Vegas Metro	89148
Cardiology	652,750	16,636	11.4%	16.9%	23.5%	34.5%
Cosmetic Procedures	53,546	1,563	6.3%	6.3%	6.9%	5.7%
Dermatology	295,373	7,988	4.5%	7.1%	8.9%	13.5%
Endocrinology	15,027	423	26.3%	28.0%	41.3%	43.0%
ENT	220,928	6,171	9.3%	13.4%	18.7%	27.3%
Evaluation and Management	7,307,377	203,758	6.1%	8.1%	8.9%	12.2%
Gastroenterology	161,966	4,285	3.1%	6.9%	5.2%	11.6%
General Surgery	39,967	1,101	3.5%	5.4%	7.3%	10.3%
Gynecology	64,611	1,975	-3.7%	-5.8%	-5.3%	-9.9%
Lab	2,991,487	80,863	9.0%	11.6%	17.6%	22.8%
Miscellaneous Services	1,396,432	37,834	9.8%	13.6%	19.3%	26.9%
Nephrology	35,685	937	7.2%	11.5%	13.0%	20.2%
Neurology	115,416	3,242	5.8%	8.9%	11.5%	16.6%
Neurosurgery	6,269	179	4.7%	5.5%	14.3%	14.8%
Obstetrics	27,439	888	-5.1%	-10.2%	-7.7%	-16.8%
Oncology	101,387	2,635	8.3%	13.1%	16.8%	25.1%
Ophthalmology	593,040	14,881	9.6%	16.2%	18.4%	31.7%
Orthopedics	204,826	5,501	8.7%	12.0%	20.0%	26.2%
Pain Management	77,148	2,052	9.0%	12.9%	17.2%	24.2%
Physical Therapy/Rehabilitation	1,786,377	51,103	16.4%	17.1%	31.9%	32.1%
Podiatry	104,178	2,418	9.5%	19.3%	19.4%	40.5%
Psychiatry	955,781	28,274	17.4%	16.7%	24.8%	21.9%
Pulmonology	92,665	2,551	-5.1%	-2.4%	-11.5%	-7.2%
Radiology	1,980,993	53,819	5.1%	7.6%	10.6%	15.2%
Spine	13,698	370	13.6%	16.7%	22.7%	28.3%
Thoracic Surgery	4,457	117	3.6%	7.6%	8.3%	15.7%
Trauma	50,112	1,311	5.9%	10.0%	11.6%	19.7%
Urology	64,987	1,664	0.9%	5.6%	4.5%	13.0%
Vascular	109,516	2,789	11.0%	16.6%	22.2%	33.6%

OUT-PATIENT PROCEDURE GROWTH



★ Subject Property County

Volume Estimate

0-160,713
164,597-318,071
374,822-461,331
467,566-639,852

89148

2024 Volume	537,325
2029 Volume	595,728
2034 Volume	641,022
5-Year Growth	10.9%
10-Year Growth	19.3%



The Outpatient Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the US. The MSP tool supports planners, providers, and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. The above data is representative of the Helios Health & Wellness Development, which include 89030, 89031, 89032, 89081, 89084, 89085, 89106, 89101, 89115, 89130, and 89131. For more info on the Advisory Board, visit www.advisory.com

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VICINITY MAP

★ 6190 S. Fort Apache Road

Hospital Locations

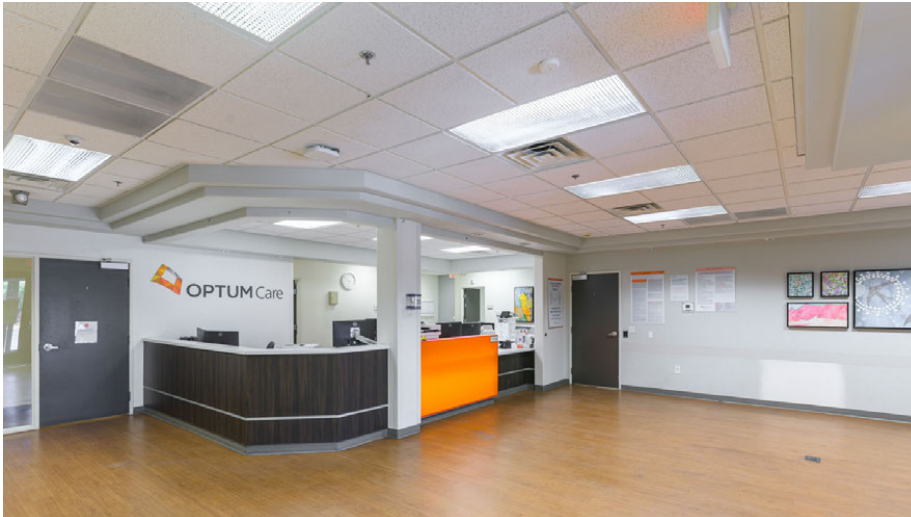
- ⊕ Existing Hospitals (15)
- Freestanding ER (6)
- ▲ Micro-Hospitals (6)



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INTERIOR PHOTOS



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