

FOR LEASE

Spanish Hills Plaza

5375 S Fort Apache
Las Vegas, NV 89149



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LEASING CONTACTS

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PROPERTY HIGHLIGHTS

Spanish Hills Plaza
5375 S Fort Apache Rd
Las Vegas, NV 89148

High-visibility location positioned in the rapidly growing Southwest Las Vegas

Spanish Hills Plaza benefits from exceptional visibility and high traffic exposure on Fort Apache Road. Ideal for retail or professional services, the property features modern architecture, ample parking, and easy access to Summerlin and CC RD 215 Freeway.

ENDCAP AVAILABLE

- ✓ Less than 0.25 miles south from Tropicana Beltway Shopping Center and CC-215 Beltway.
- ✓ Located in the Southwest with close proximity to Summerlin South.
- ✓ Surrounded by affluent, established residential neighborhoods.
- ✓ Frontage on Fort Apache Rd, with exposure up to 33k vehicles per day.



163-30-718-003, 004
APN



Commercial General (CG)
ZONING



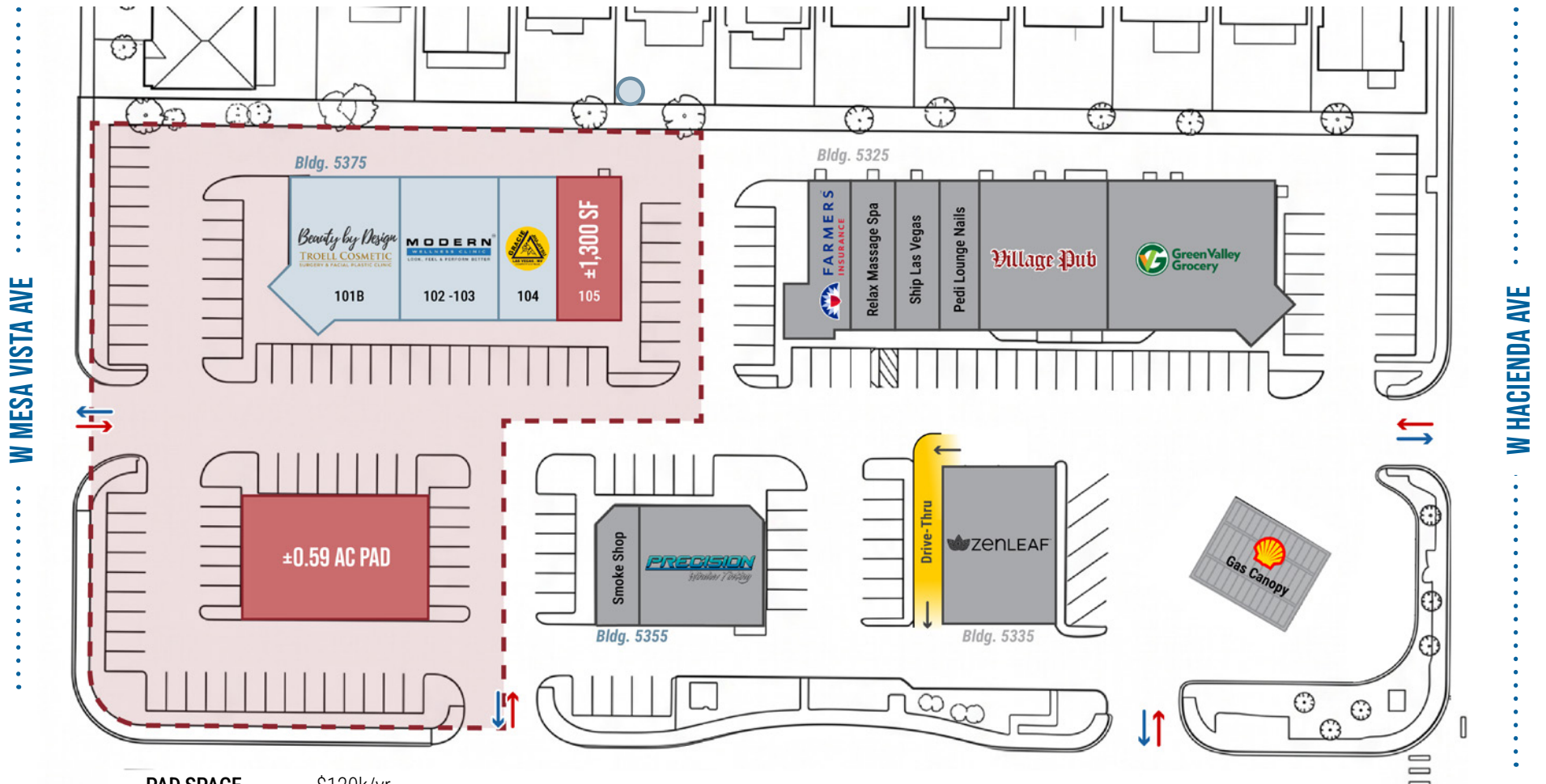
NEARBY RETAILERS



SITE PLAN

Spanish Hills Plaza
5375 S Fort Apache Rd
Las Vegas, NV 89148

● Available ● Leased ● Not A Part



PAD SPACE	\$120k/yr
SUITE 105	\$2.95 sf/mo
BUILD-TO-SUIT	Option Available
NNN	\$0.53 sf/mo

..... S FORT APACHE RD | ±33,000 VPD



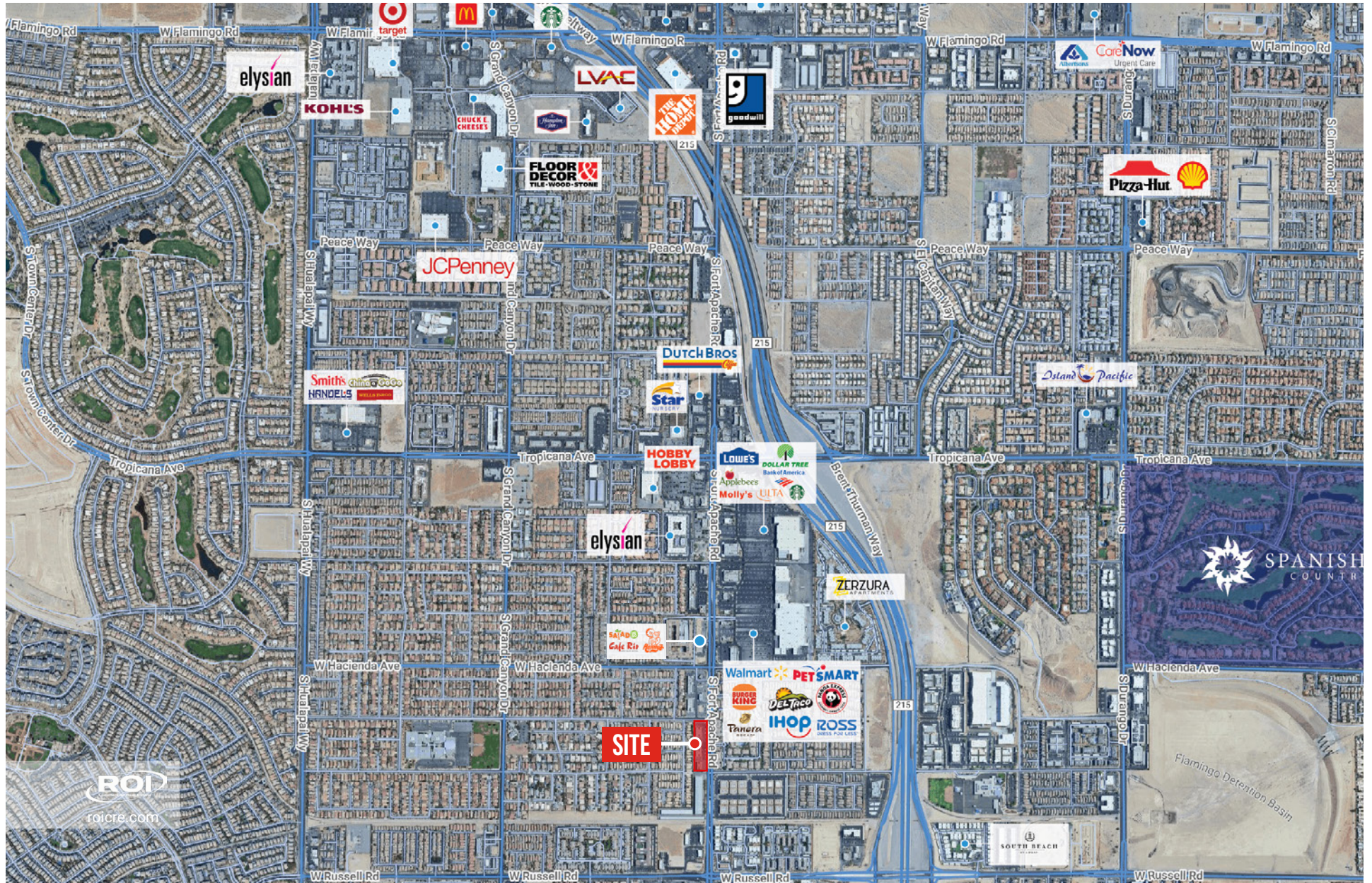
OBLIQUE AERIAL

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TRADE AREA AERIAL


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AREA DEMOGRAPHICS


Spanish Hills Plaza
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POPULATION




1 MILE	3 MILES	5 MILES
27,457	153,083	335,499

DAYTIME POPULATION




1 MILE	3 MILES	5 MILES
10,613	42,854	107,991

AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILES	5 MILES
\$124,162	\$125,124	\$128,087

TRAFFIC COUNTS



FORT APACHE RD	CC-215
33,000 VPD	153,000 VPD



Sources:
SitesUSA 2026
TRINA, NV DOT 2025



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Endcap & Pad Available

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Las Vegas, NV 89148



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9121 W Russell Rd
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Las Vegas, NV 89148

Contact our team today!

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