

Pine Plaza

6005-6085 South Fort Apache Road, Las Vegas, NV 89148



Retail Available For Sublease & Ground Lease | $\pm 1,586$ SF - ± 0.579 AC



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Located in the Southwest Submarket

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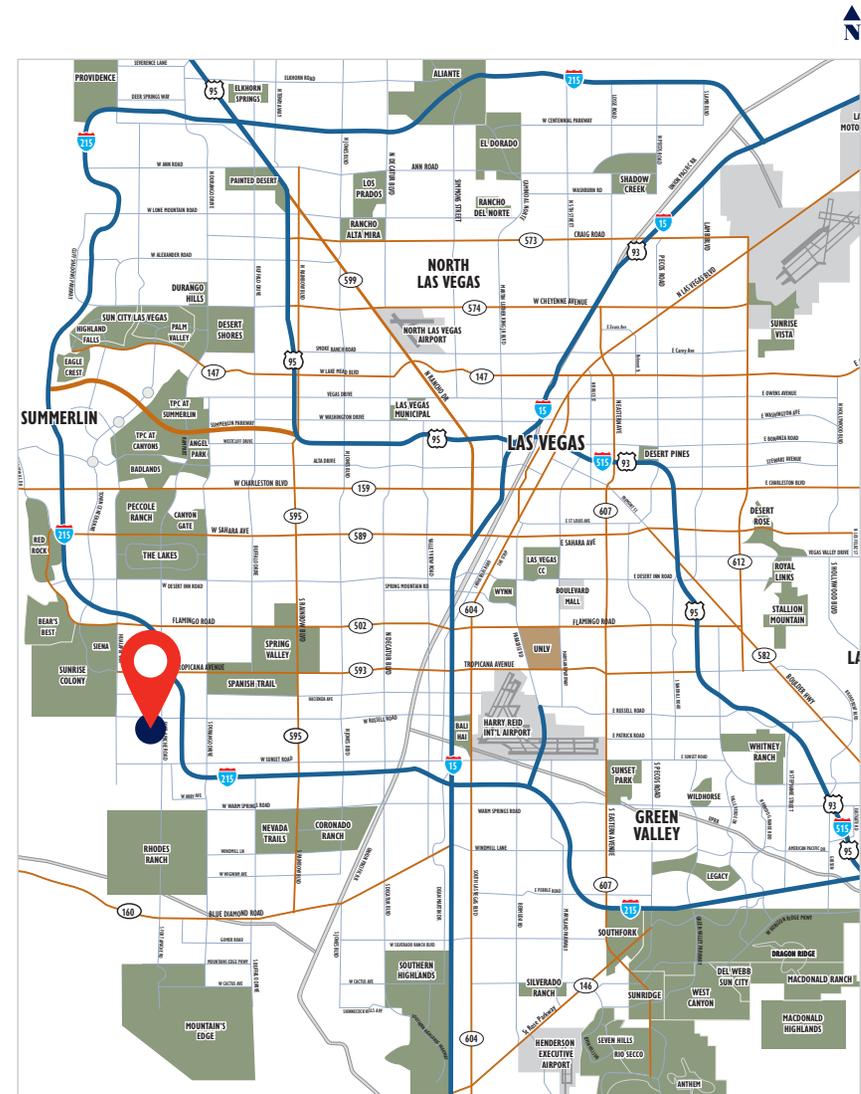
Pine Plaza Retail is located in the expanding Southwest submarket of Las Vegas making it quickly and easily accessible to and from the Harry Reid International Airport.

The property is situated along South Fort Apache Road, under a mile from both the Russell Road and Sunset Road ramps on and off the I-215 freeway. Built in 2005, the property is beautifully landscaped and maintained with on-site management for tenant convenience and serves dense populations in recently new residential developments.

The location is ideal for retail, medical and office users due to its close proximity to Southern Hills Hospital, complimentary medical and office users in this busy trade area and unobstructed frontage on high-traffic arterial of Fort Apache Road. Ownership is aggressive and ready to make deals!

Property Features

- ±1,586 SF Dental Suite available for sublease
- ±0.579 Acre Pad available for ground lease
- Unobstructed visibility fronting Fort Apache
- Within 1 mile of two I-215 freeway ramps in major retail corridor
- Two blocks from Southern Hills Hospital; perfect location for medical uses
- 8 office buildings behind center which serves as additional traffic
- 7:1,000 Parking Ratio
- High visibility with 37,000 cars per day
- Signalized intersection



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Demographics

2025 Demographics

	1-Mile	3-Mile	5-Mile
2025 Population	27,765	136,181	342,755
2025 Total Households	10,772	54,603	134,716
2025 Average Household Income	\$123,013	\$122,430	\$122,165
2025 Per Capita Income	\$48,661	\$49,177	\$47,906
2025 Owner Occupied Housing Units	5,128	29,013	76,251
2025 Renter Occupied Housing Units	5,644	25,590	58,465

2030 Estimated Demographics

	1-Mile	3-Mile	5-Mile
2030 Estimated Population	30,200	147,238	361,514
2030 Estimated Total Households	11,882	59,571	143,132
2030 Average Household Income	\$135,753	\$136,884	\$137,431
2030 Estimated Per Capita Income	\$54,456	\$55,484	\$54,284
2030 Owner Occupied Housing Units	5,536	31,366	81,688
2030 Renter Occupied Housing Units	6,346	28,205	61,444

Source: ACS, Esri, Esri-Data Axle, Esri-U.S. BLS, U.S. Census

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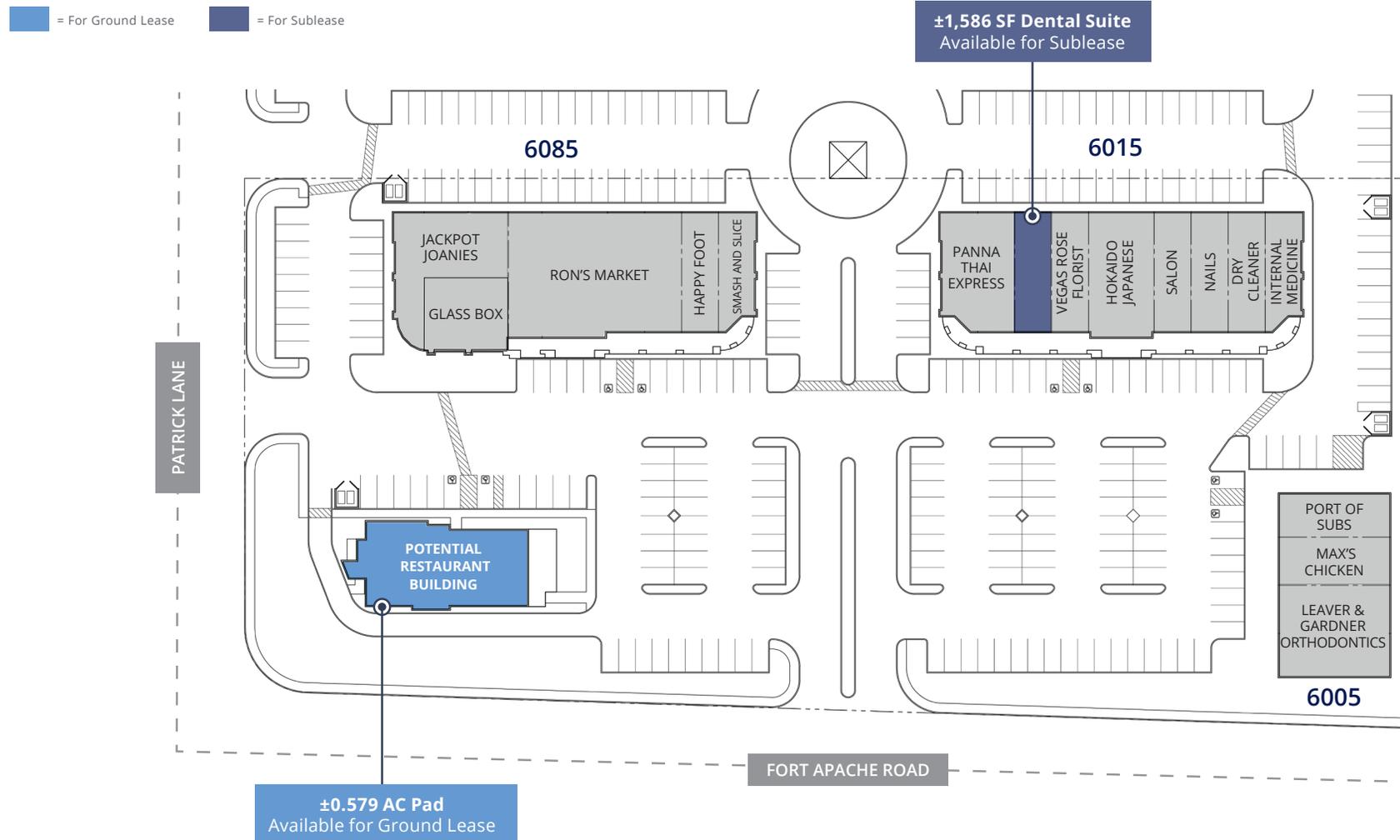
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Site Plan

For illustration purposes only. Not to scale.



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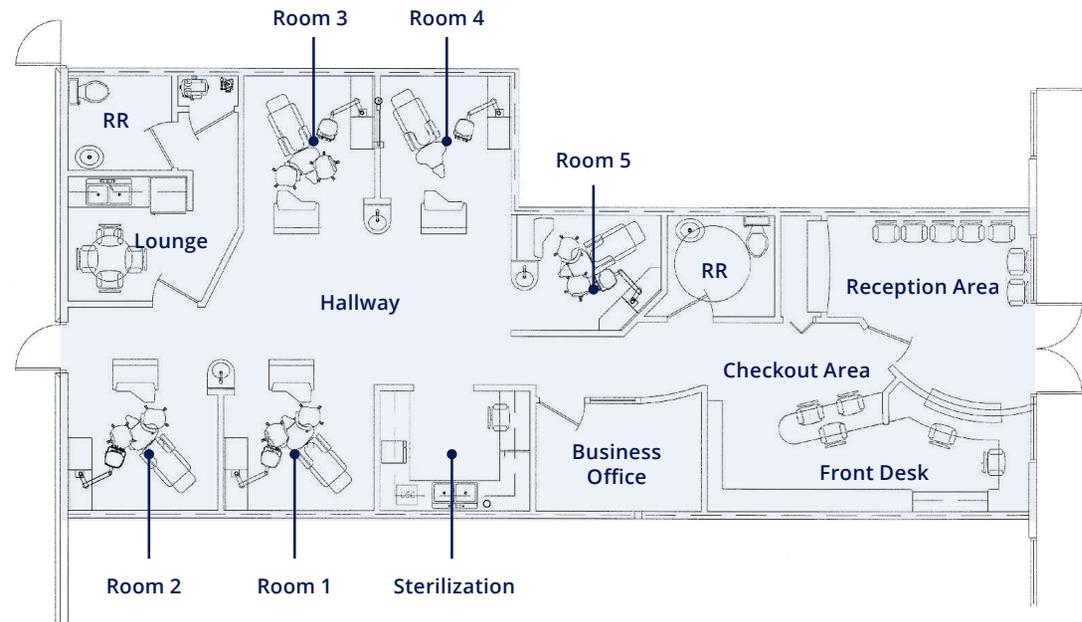
Floorplan

FOR SUBLEASE

Dental Suite

±1,586 SF

Former Dental Suite with 2 Private Restrooms



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Suite 130 | Interior Photos



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Property Photos



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Tenant Profiles

Kelly Cardenas Salon

With several locations across the US, Kelly Cardenas Salon is sure to give you the cut, color, or extensions that you desire. With a goal of opening 100+ locations in the next 10 years, salon is sure to exceed your expectations.

www.kellycardenassalon.com

Hokaido Sushi

Hokaido Japanese Sushi is a casual Japanese venue offering inventive maki rolls, plus udon, rice bowls and an eat-at sushi bar. This traditional Japanese restaurant serves fresh and high quality ingredients with great customer service.

www.hokaidosushi.com

L&G Orthodontics

Leaver & Gardner Orthodontics can give you a smile you're happy to show off. Our practice utilizes today's latest orthodontic advances in order to provide you with the most comfortable and efficient treatment possible.

www.leavergardner.com

Happy Foot Spa

Happy Foot Spa is more than just a foot spa; they offer full-body massages as well. The location is clean, quite, and staffed with friendly and attentive therapists.

Jackpot Joanies

Your neighborhood 24/7 tavern. Serving cold drinks, fresh snacks & the best slot machines in town! With a professional friendly staff & a quiet place to play! Jackpot Joanie's has six locations in Southern Nevada.

Panna Thai Express

Stop by Panna Thai Express for cuisine that is influenced by Eastern culture. The food is unique and distinctive, blending together tastes that are sweet, sour, bitter, and salty; accurately reflecting true Thailand cuisine.

www.pannathairestaurant.com



Ron's Market

Ron's Market offers a fine selection of Eastern European grocery items. Locals shop at Ron's Market to purchase their unique varieties of meats and cheese, as well as other specialty European delights.

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\$5.6B Annual revenue

70 Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$108B Assets under management

24,000 Professionals

Exclusive Listing Agents:

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ABOUT COLLIERS

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