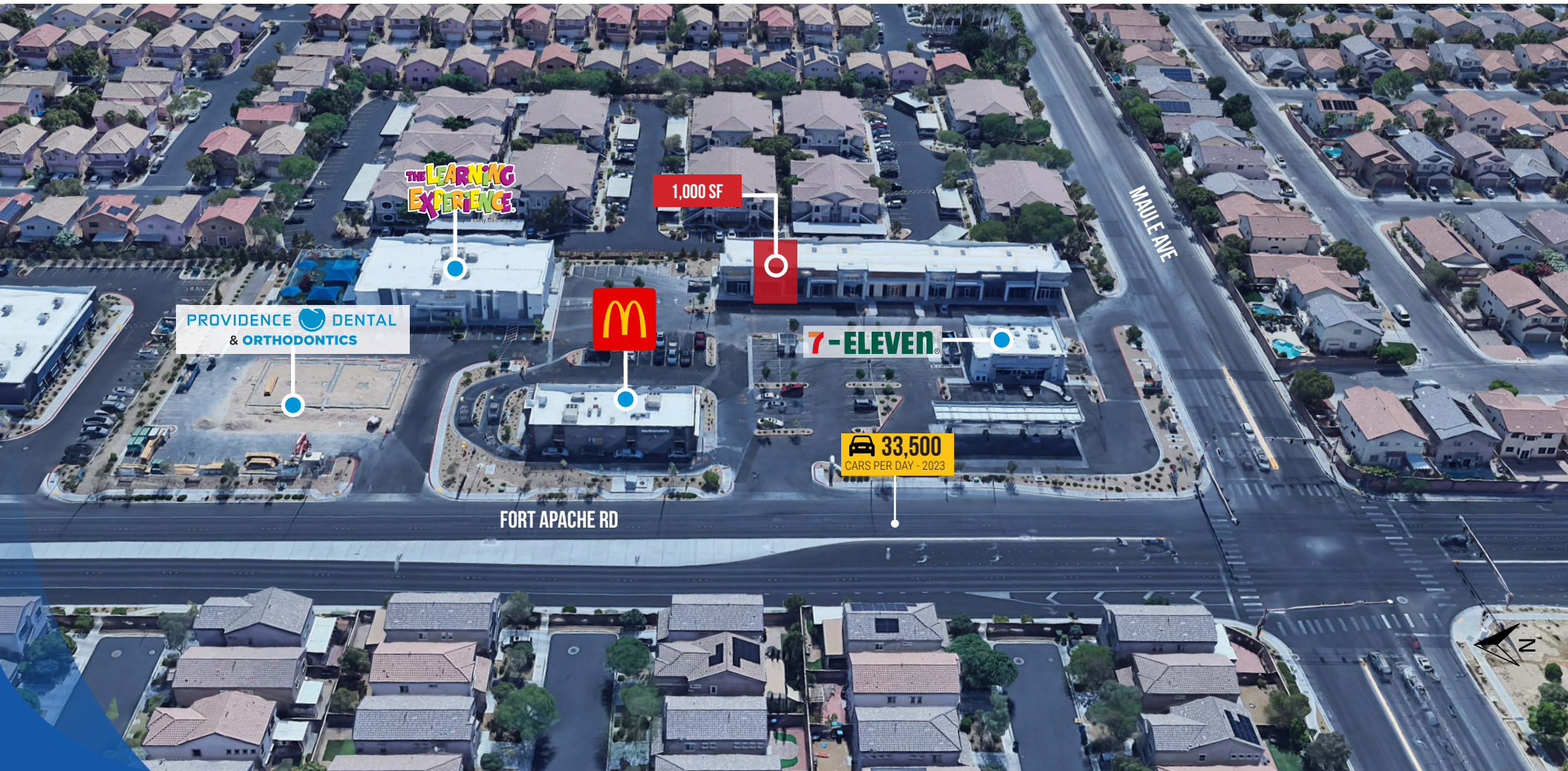


±1,000 SF AVAILABLE INLINE SPACE FOR LEASE

6870 S Fort Apache Rd
Fort Apache & Maule NEC
Las Vegas, NV 89148



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ROI
Commercial Real Estate
roicre.com

PROPERTY HIGHLIGHTS

± 1,000 SF AVAILABLE

- Direct access from Fort Apache
- Located at a signalized intersection with 33,500 VPD
- Join 7-Eleven, McDonald's, The Learning Experience, Round Table Pizza, and Providence Dental
- Easy access to 215 and local hubs including UnCommons, Durango Casino, Cowabunga
- Surrounded by established residential neighborhood in the Southwest submarket

JOIN NEARBY RETAILERS



176-05-226-009
APN

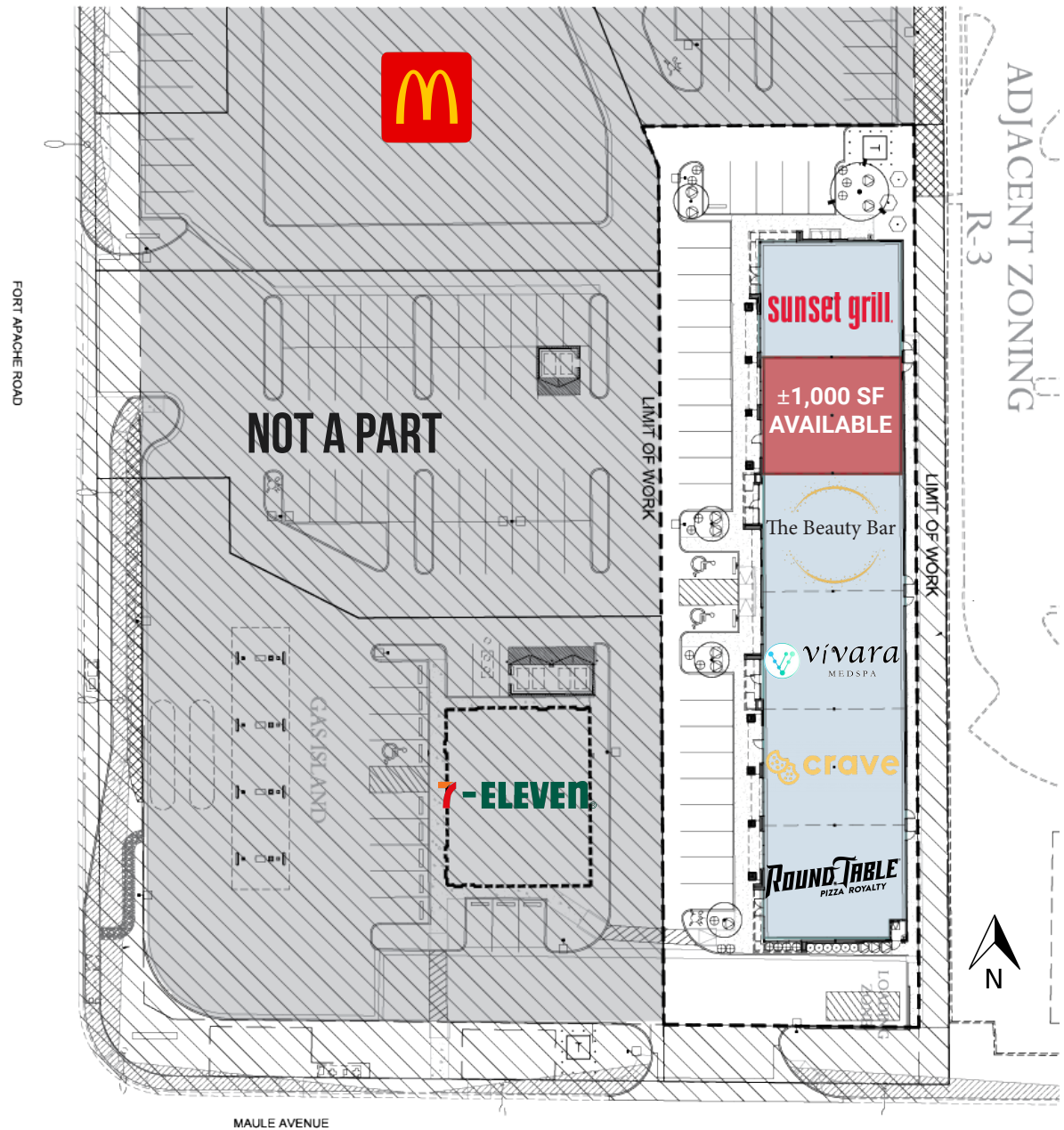
📍 COMMERCIAL GENERAL (C-1)
ZONING



PROPERTY SITE PLAN

6780 S FORT APACHE RD
Fort Apache Rd & Maule Ave
Las Vegas, NV 89148

Suite	Tenant	Size (SF)
100	Sunset Grill	3,000
103	AVAILABLE	1,000
105	The Beauty Bar Nails & Spa	1,500
106	Vivara Med Spa & Clinic	2,500
107	Crave Cookies	1,500
108	Round Table Pizza	2,500



AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
23,792	122,407	300,111



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$117,192	\$123,832	\$123,459



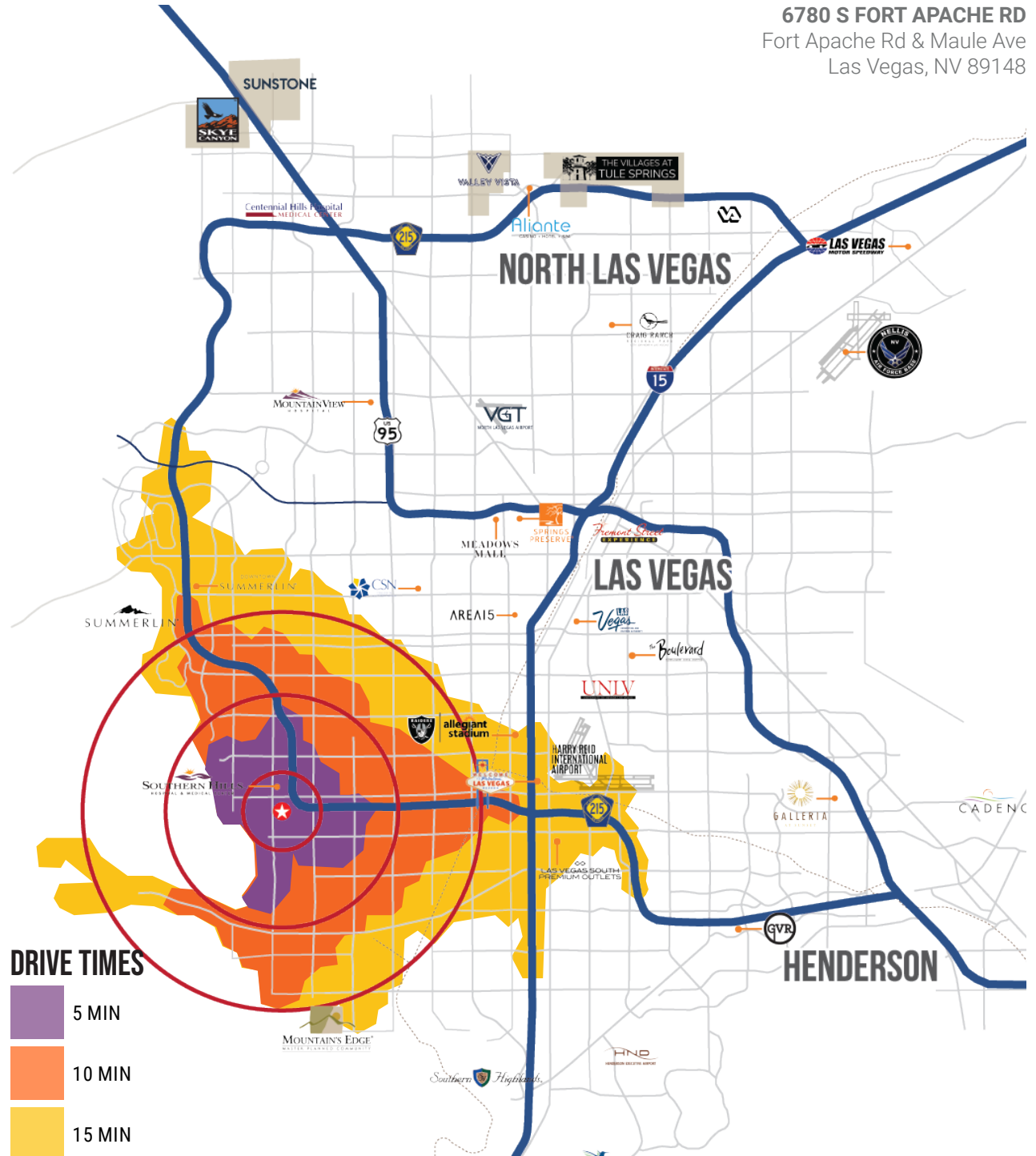
TRAFFIC COUNTS

Fort Apache Rd	Maule Ave
33,500 VPD	5,950 VPD

DRIVE TIMES



6780 S FORT APACHE RD
Fort Apache Rd & Maule Ave
Las Vegas, NV 89148



TRADE AREA AERIAL

6780 S FORT APACHE RD
Fort Apache Rd & Maule Ave
Las Vegas, NV 89148



6780 S FORT APACHE RD
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Let's keep in touch.



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03/14/25