



For Lease

Lynden Square

6105 - 6135 South Fort Apache Road, Las Vegas, NV 89148

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**AVISON
YOUNG**

Property Highlights

6105 - 6135 South Fort Apache Road, Las Vegas, NV 89148

- ±1,262 sf Cafe with grease interceptor available
- ±1,301 sf retail suites available
- Multiple points of ingress / egress
- High visibility Fort Apache frontage
- Pylon Signage
- Upscale tenant mix includes Starbucks, Anytime Fitness, Butterface Breakfast, Stephanos Greek & Mediterranean Grill; Tacotarian, and Ifocus Vision, to name a few
- Excellent parking ratio
- Asking Rate: \$3.00 - \$3.25 psf NNN
- \$0.81 psf Estimated CAM's

Demographics (2025 Estimates with 2030 Projections)

	1-mile	3-miles	5-miles
 Total Population	28,860	137,198	343,508
 Median HH Income	\$99,000	\$91,183	\$89,954
 Median Home Value	\$450,814	\$483,570	\$494,532
 Total Households	11,801	56,761	136,866
 Average Size Household	3.1	3.1	3.1

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Retail Suites for Lease

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6105 S. Fort Apache Road

Suite	Tenant	SF
300	Starbucks	1,714
302	AVAILABLE - CAFE	1,262
304	Munchbox	1,432

6115 S. Fort Apache Road

Suite	Tenant	SF
100	Stephanos Greek Mediterranean Grill	2,380
102/104	Smoke King Smoke Shop	2,602
106	AVAILABLE	1,301
108	Smile Design Center	1,301
110/112	Butterface Breakfast	3,731

6125 S. Fort Apache Road

Suite	Tenant	SF
200/202	Restaurant	3,717
204	The Med Spa	1,301
206	Sun Nail & Spa	1,301
208	Legendary Tattoos	1,301
210	AVAILABLE	1,301
212-214	Anytime Fitness	3,717

6135 S. Fort Apache Road

Suite	Tenant	SF
400	iFocus Vision Center	2,360
402	Tacotarian	1,440
404	Mr. Chopstix	2,260

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