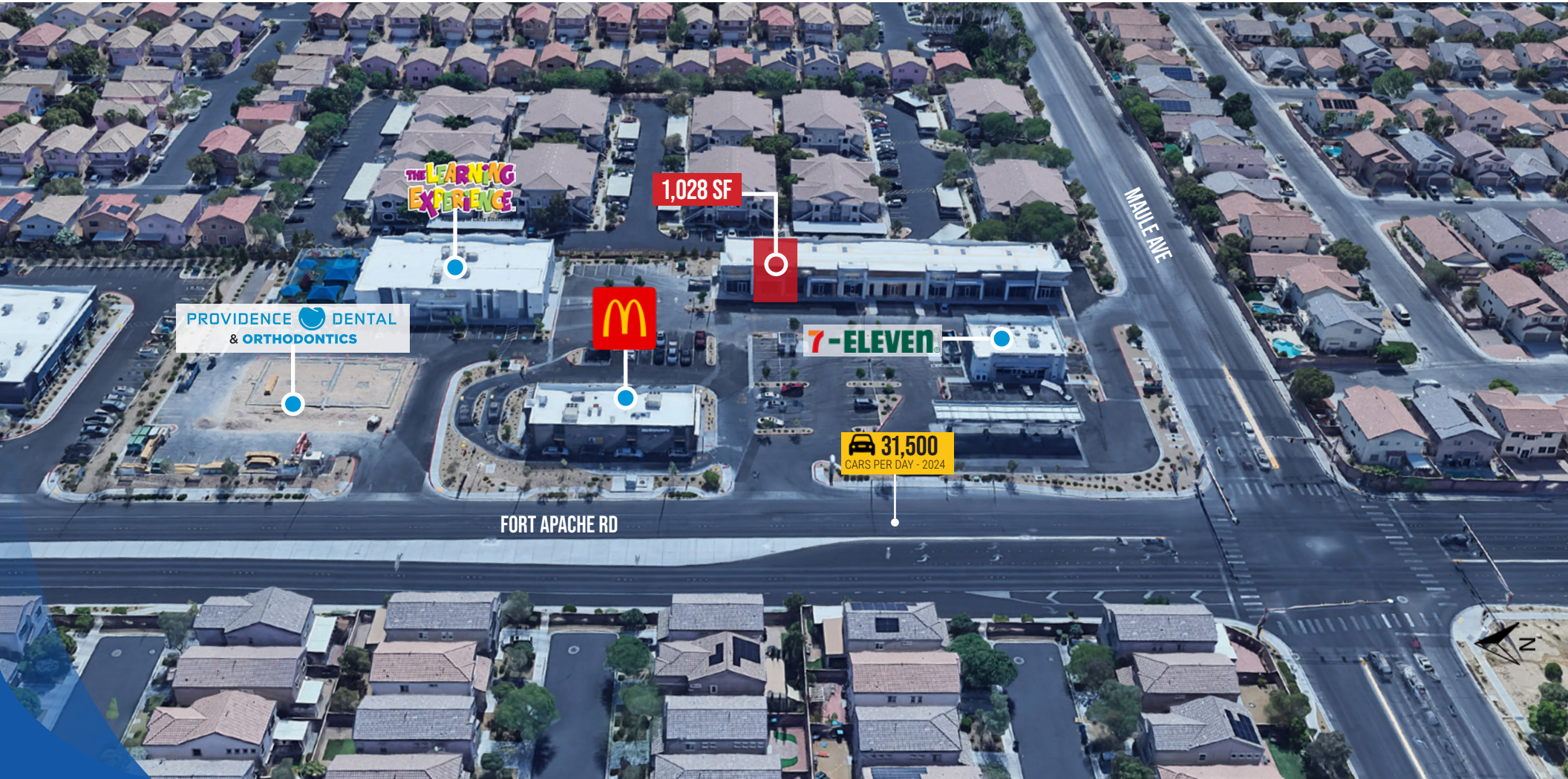


# ±1,028 SF AVAILABLE INLINE SPACE FOR LEASE

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



CALL US FOR  
**MORE INFO**

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# PROPERTY HIGHLIGHTS

## ± 1,028 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 neighborhoods in the Southwest submarket

JOIN NEARBY  
RETAILERS



# 176-05-226-009  
APN

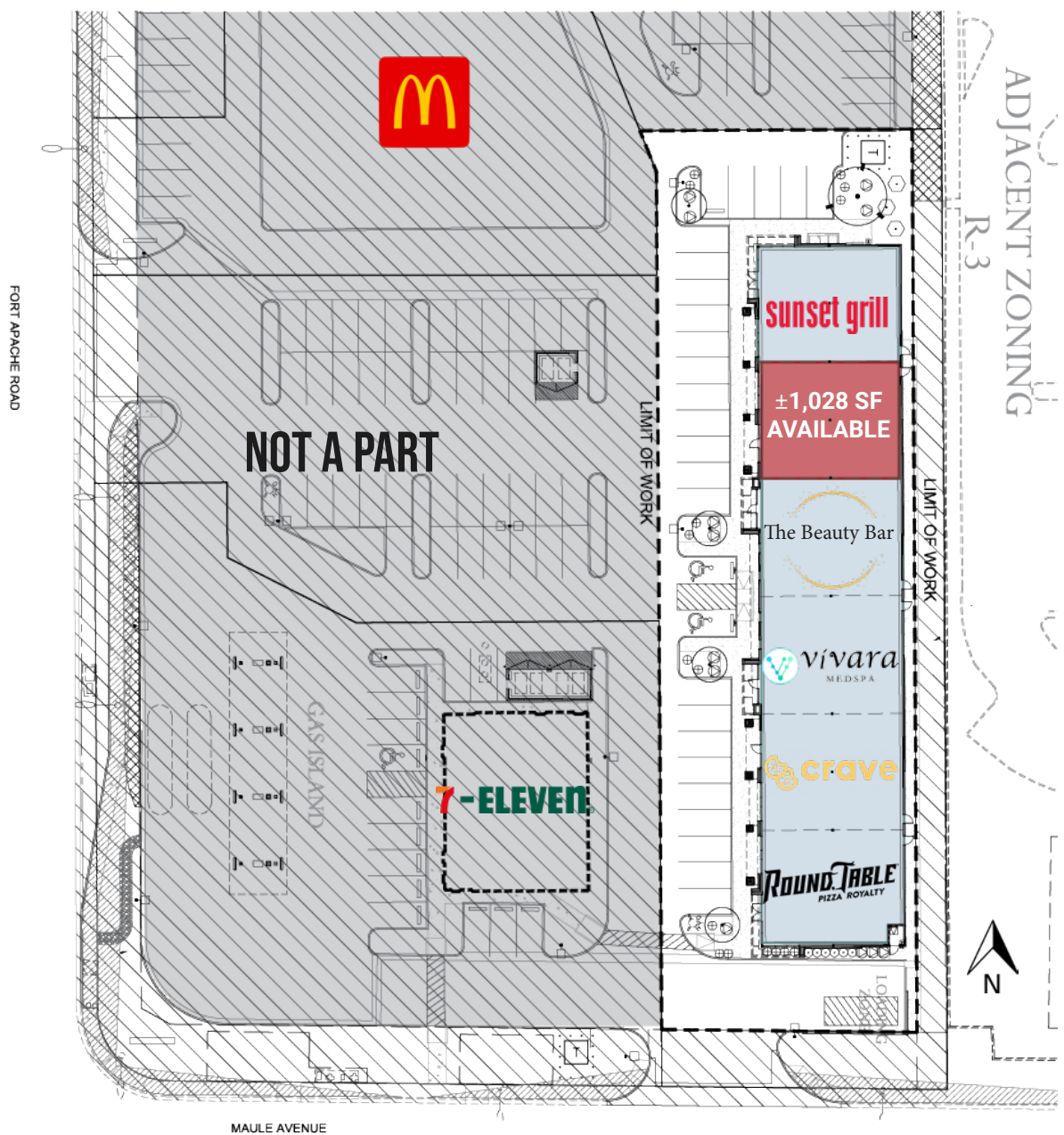
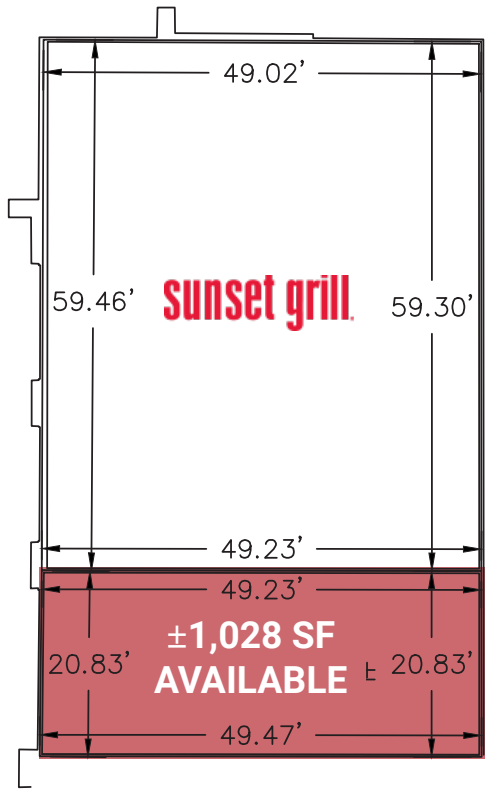
📍 COMMERCIAL GENERAL (C-1)  
ZONING



# 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
<b>103</b>	<b>AVAILABLE</b>	<b>1,028</b>
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



MAULE AVENUE

# AREA DEMOGRAPHICS



## Population

1 Mile	3 Miles	5 Miles
24,200	126,643	308,667



## average HOUSEHOLD INCOME

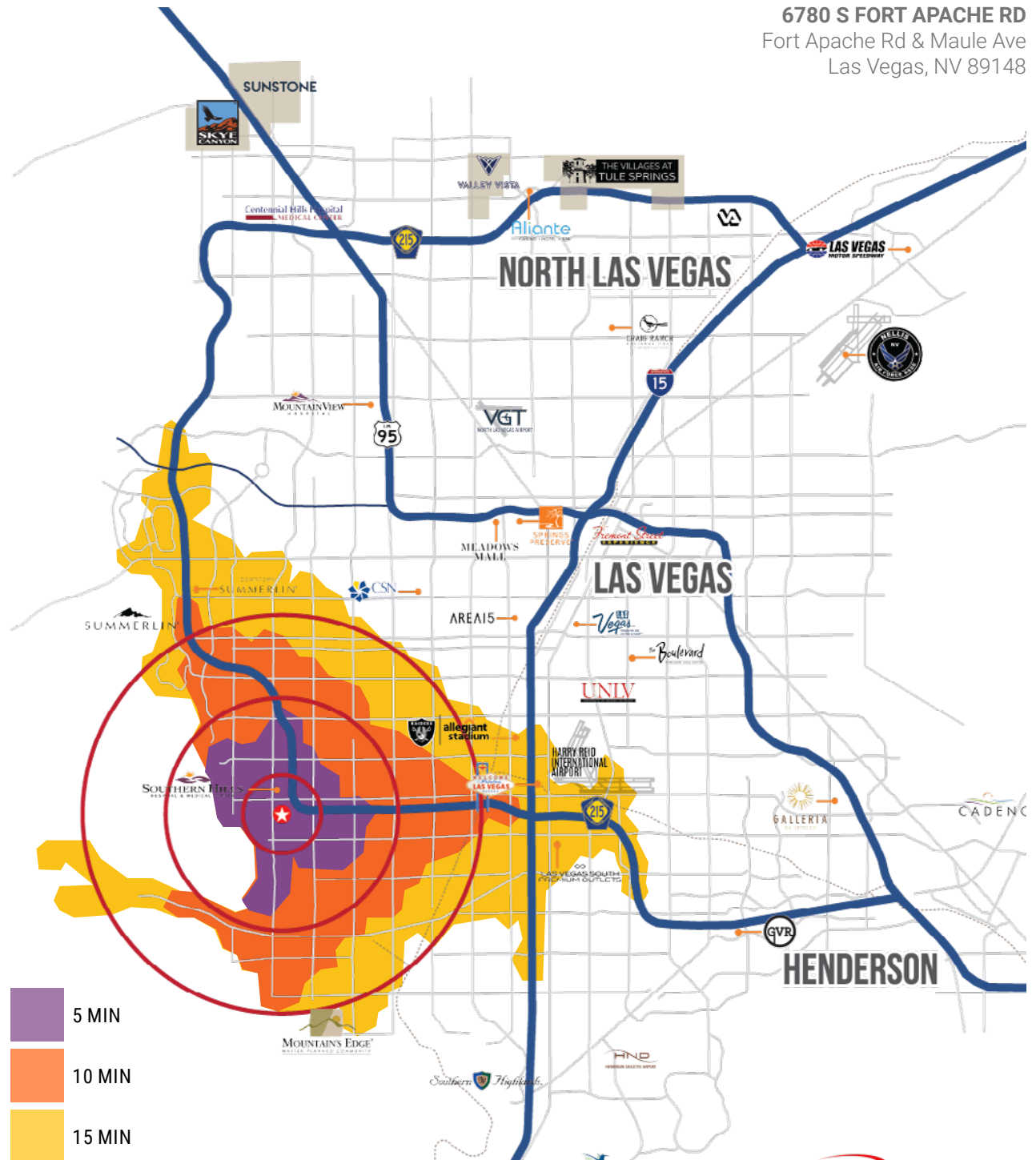
1 Mile	3 Miles	5 Miles
\$115,472	\$142,421	\$124,271



## TRAFFIC COUNTS

Fort Apache Rd	Maule Ave
31,500 VPD	5,550 VPD

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



Source:  
 SitesUSA 2025  
 TRINA, NV DOT 2024

# TRADE AREA AERIAL

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



**6780 S FORT APACHE RD**  
FORT APACHE & MAULE NEC  
Las Vegas, NV 89148






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## Let's Stay Connected!

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03/30/26