

# GRAMERCY COMMONS

5752 S. FORT APACHE ROAD | LAS VEGAS, NV 89148

2ND GEN RESTAURANT END CAP  
SECURED PARKING/STORAGE  
**AVAILABLE**



AVAILABLE  
SUITE 100  
±2,640 SF

PARKING GARAGE  
ENTRANCE

RIGHT IN,  
RIGHT OUT  
ACCESS

RIGHT IN,  
RIGHT OUT  
ACCESS

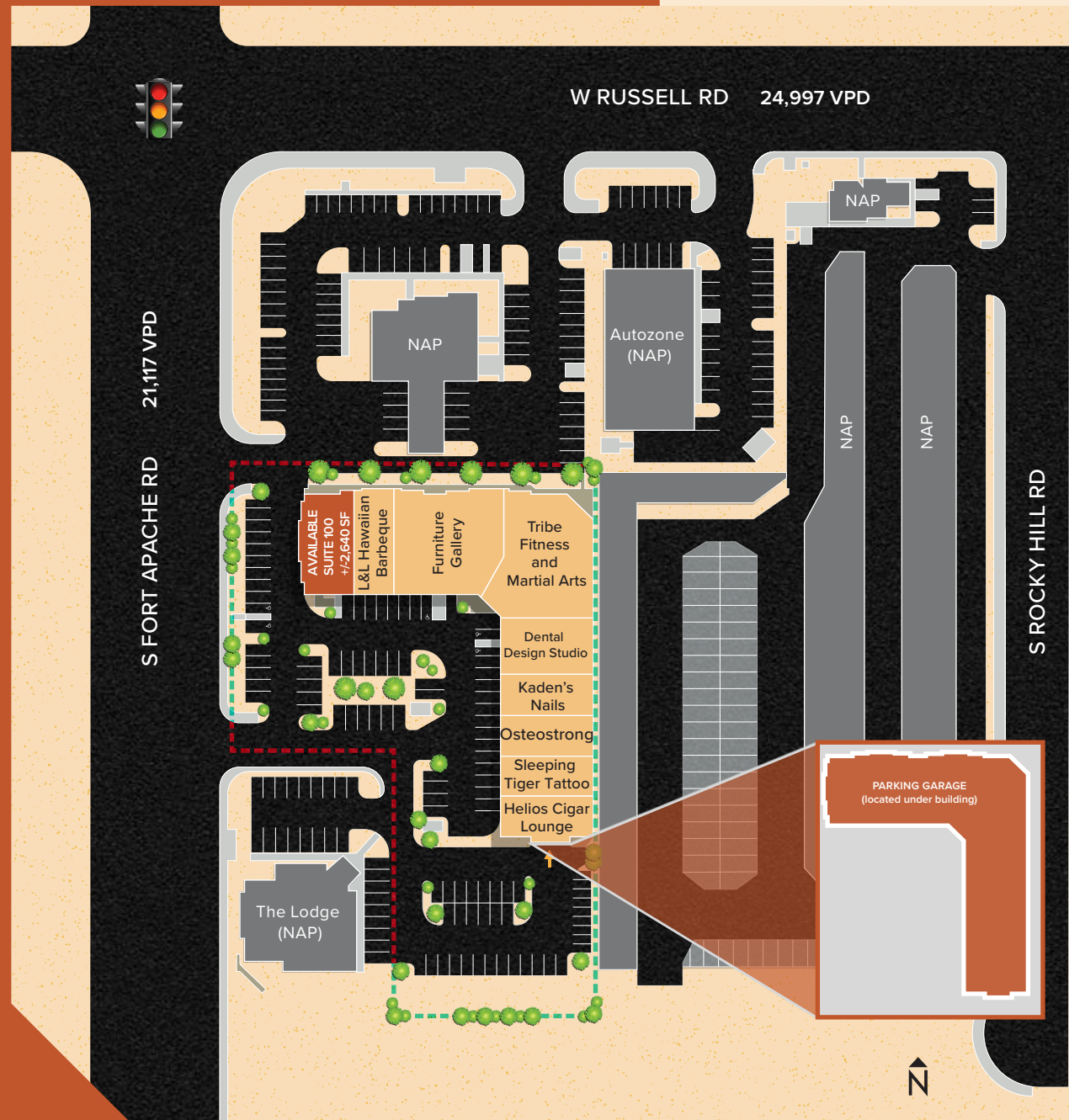
S FORT APACHE RD

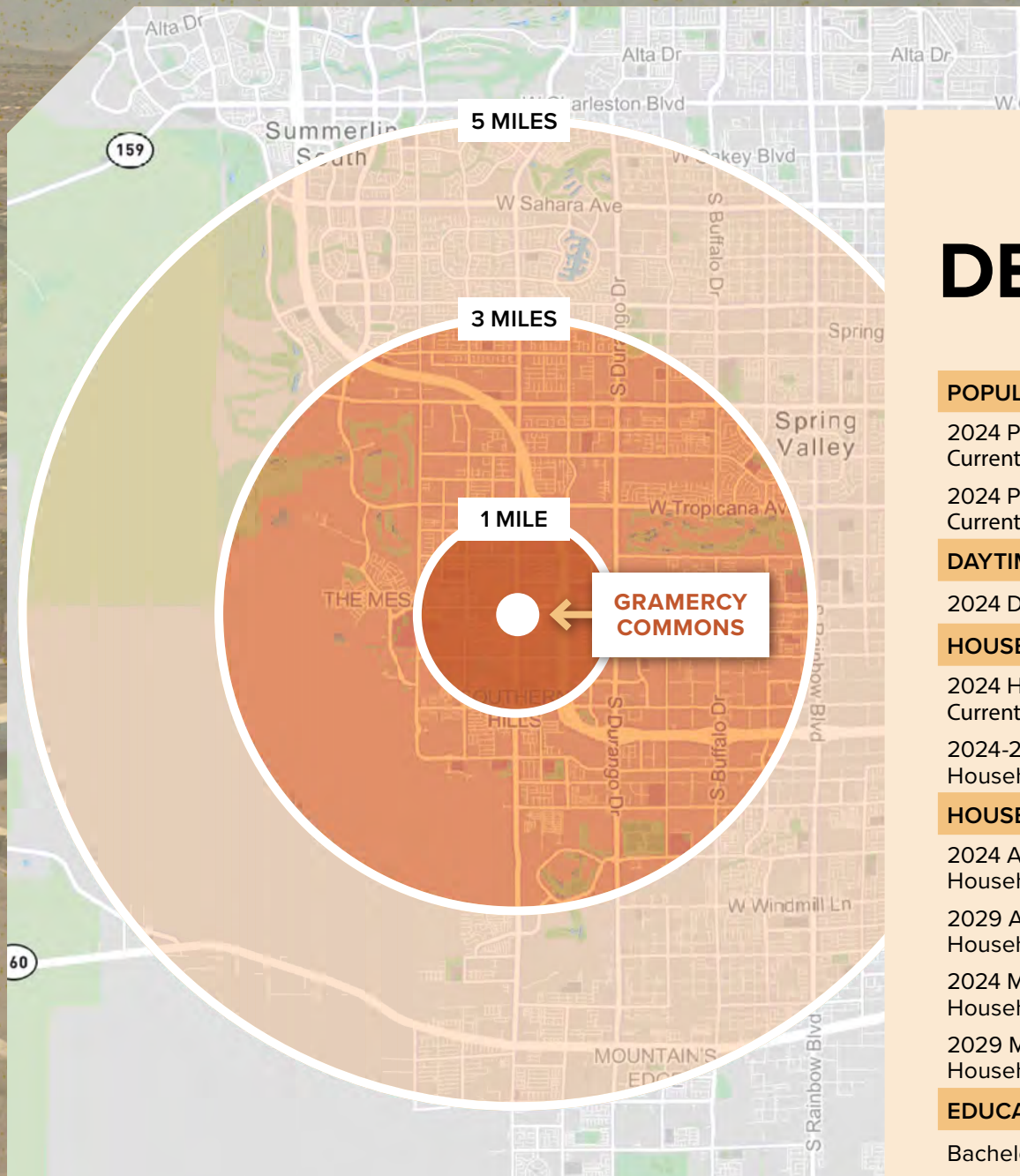
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# PROPERTY HIGHLIGHTS

- ±2,640 SF 2nd Gen Restaurant End Cap Space Available
- Lease Rate: Inquire with Broker
- Secured Parking/Storage Space Available
- Located within the high-growth southwest sub-market
- Adjacent to “The Gramercy” with over 180,000 SF of office and residential units
- Excellent visibility to Fort Apache Rd, in proximity to the busy Russell/I-215 Exchange





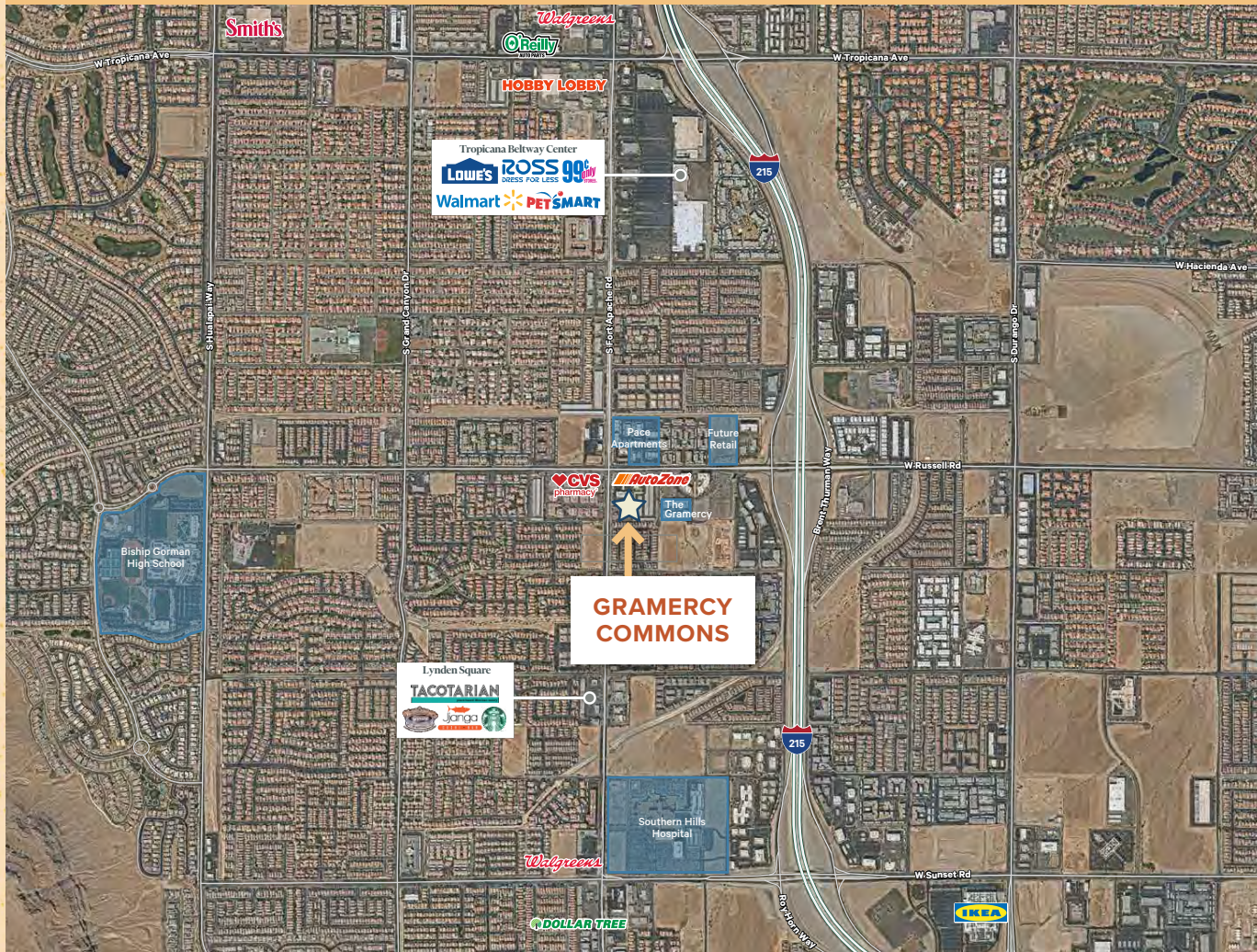
# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population Current Year Estimate	26,715	137,774	346,550
2024 Population Current Year Estimate	1.71%	1.42%	1.07%
DAYTIME POPULATION			
2024 Daytime Population	28,251	130,942	318,489
HOUSEHOLDS			
2024 Households Current Year Estimate	10,838	55,649	137,252
2024-2029 Annual Household Growth Rate	2.02%	1.62%	1.22%
HOUSEHOLD INCOME			
2024 Average Household Income	\$121,331	\$120,752	\$120,909
2029 Average Household Income	\$133,665	\$134,646	\$135,896
2024 Median Household Income	\$96,885	\$90,721	\$87,480
2029 Median Household Income	\$108,723	\$103,830	\$101,812
EDUCATION			
Bachelor's Degree +	38.0%	39.8%	36.9%



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## CONTACT

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