

FORT APACHE RETAIL



RETAIL • 4790 S FORT APACHE RD | Las Vegas, NV 89147

AVAILABLE FOR LEASE

Asking Rate: \$2.25/SF NNN + \$0.87 CAM Fees

Located just North of NEC S. Fort Apache Rd. and W. Tropicana Ave.

PROPERTY HIGHLIGHTS

- Free Rent Incentives (conditions apply).
- Easy access to and from Clark County 215. Only a couple of minutes away from CC 215 via S. Fort Apache Rd. and W. Tropicana Ave. (approx 0.3 mi).
- Terrific traffic counts on both Tropicana Ave. and Fort Apache Rd.
- Strong area demographics
- Surrounded by rooftops
- Enjoy the co-tenancy of Sagos Tavern and Papa Johns.



FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2470 Paseo Verde Pkwy, Ste 140, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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AVAILABLE SUITES

SUITE	TENANT	SF
4790-A	Papa John's	1,430
4790-B	Lacquer Me Up Nail Bar	1,404
4790-C	AVAILABLE	1,485

SUITE	TENANT	SF
4790-D	Strength Lab LV	1,500
4790-E	Sago's Baja Tavern	4,000

SITE PLAN



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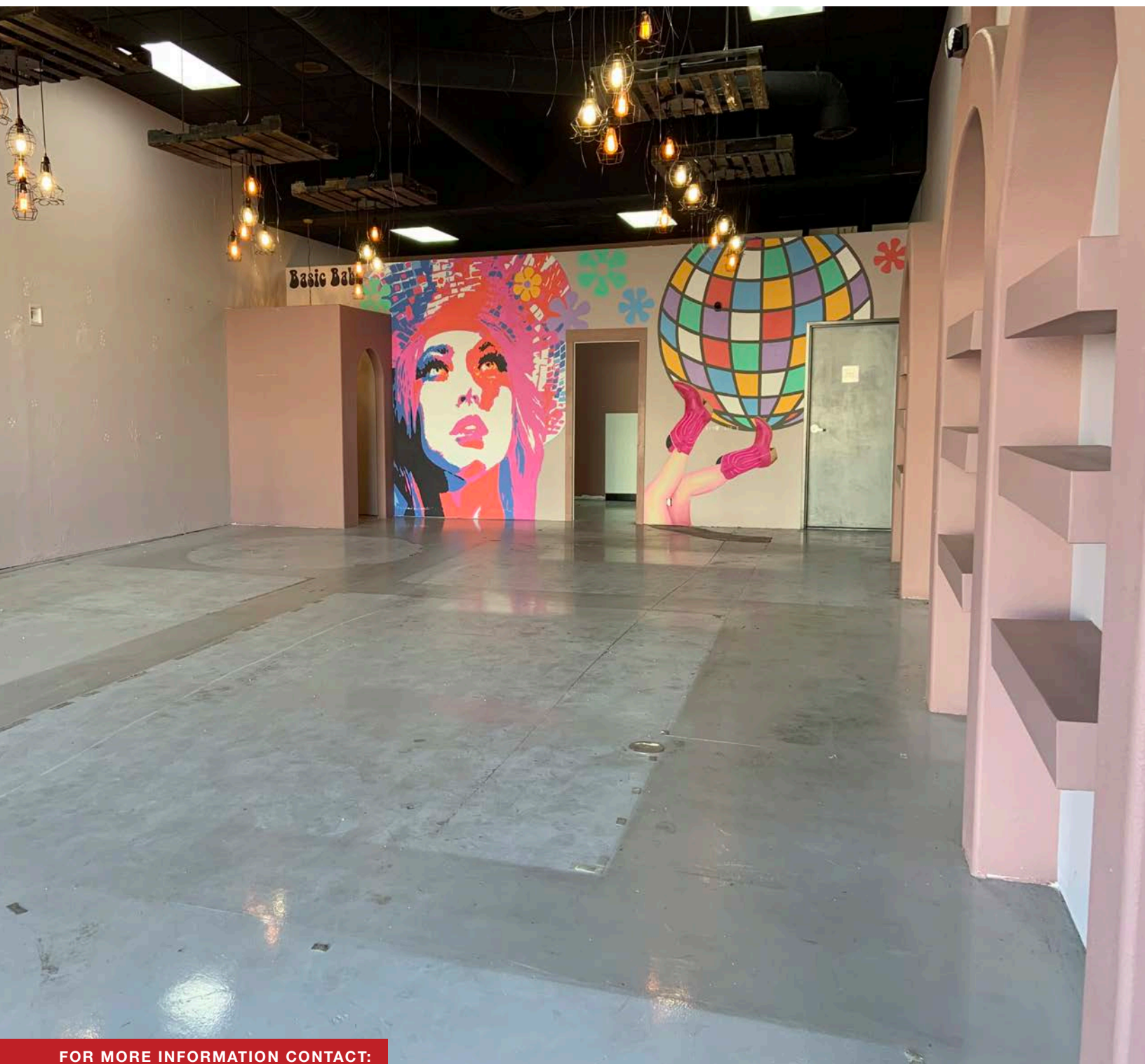
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SUITE 4790-C - 1,485 SF



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FLOOR PLAN - SUITE 4790-C (1,485 SF)



Floor Plan is not to exact scale. It is intended for general information purposes only.

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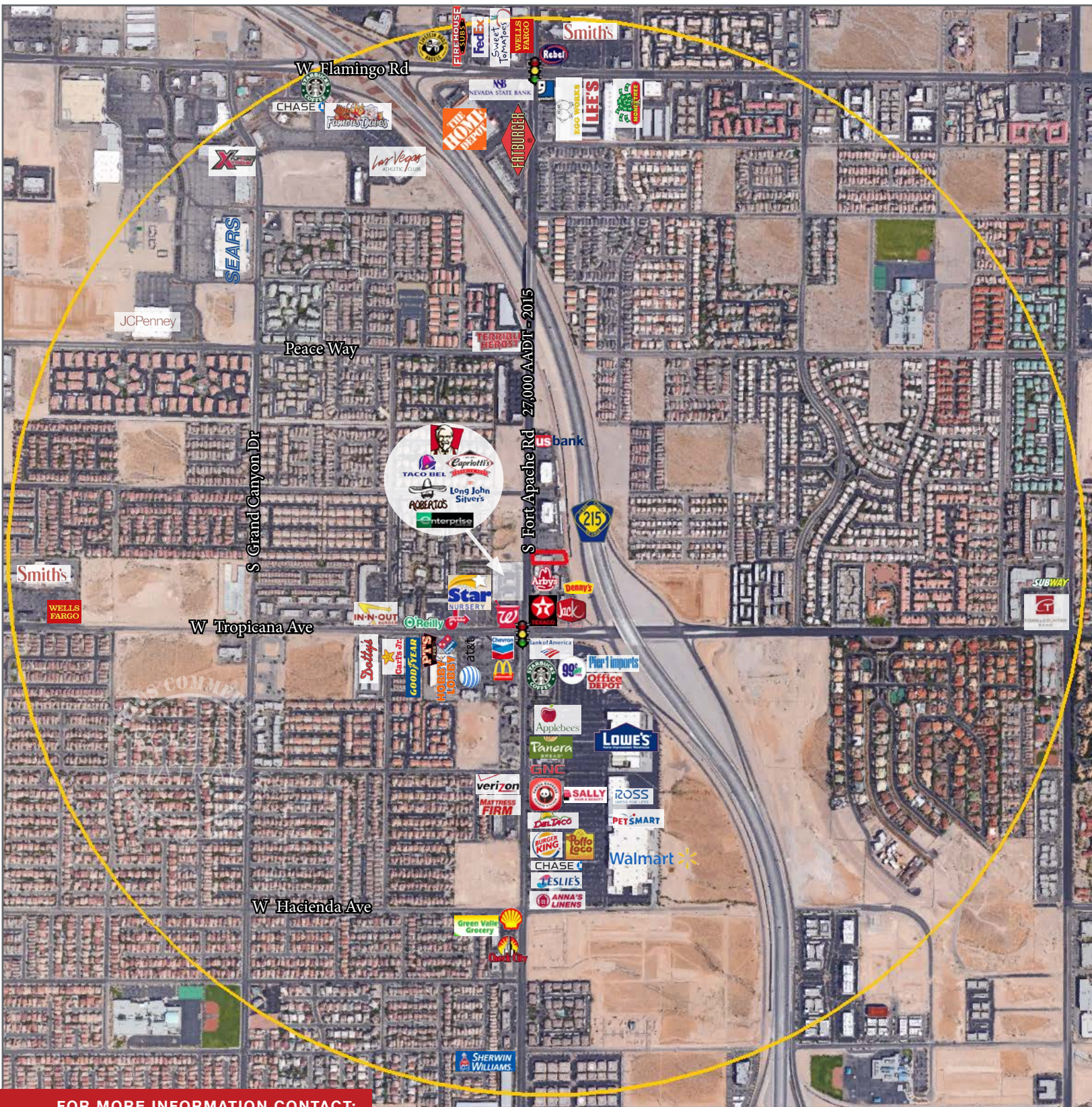
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AERIAL OVERVIEW (5-Mile Radius)



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