



OFFICE | FOR LEASE



OWNER/LICENSEE

6050 S Fort Apache Rd  
Suite 120 | Las Vegas, NV 89148

**NAI**Vegas

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

8945 W. Russell Road Suite 110  
Las Vegas, NV 89148

(702) 383.3383 | [naivegas.com](http://naivegas.com)

Offered By: **Dhan Dhaliwal**  
Retail Associate

cell: 702.371.9351  
direct: 702.815.1981  
email: [dhan@naivegas.com](mailto:dhan@naivegas.com)

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# Property Details

## DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2018 Population	23,024	119,667	310,097
HOUSEHOLDS	1-mile	3-mile	5-mile
2018 Households	8,581	45,977	119,920
INCOME	1-mile	3-mile	5-mile
2018 Average HH Income	\$79,193	\$82,873	\$82,161

## LEASING DETAILS

Inline Space:  
**\$1.65 PSF NNN**  
**CAM CHARGES \$0.32**

Space Available:  
**±1,000 - 2,490 SF**

> FOR MORE INFORMATION  
<http://helloarti.com/view/31447>



# Property Highlights

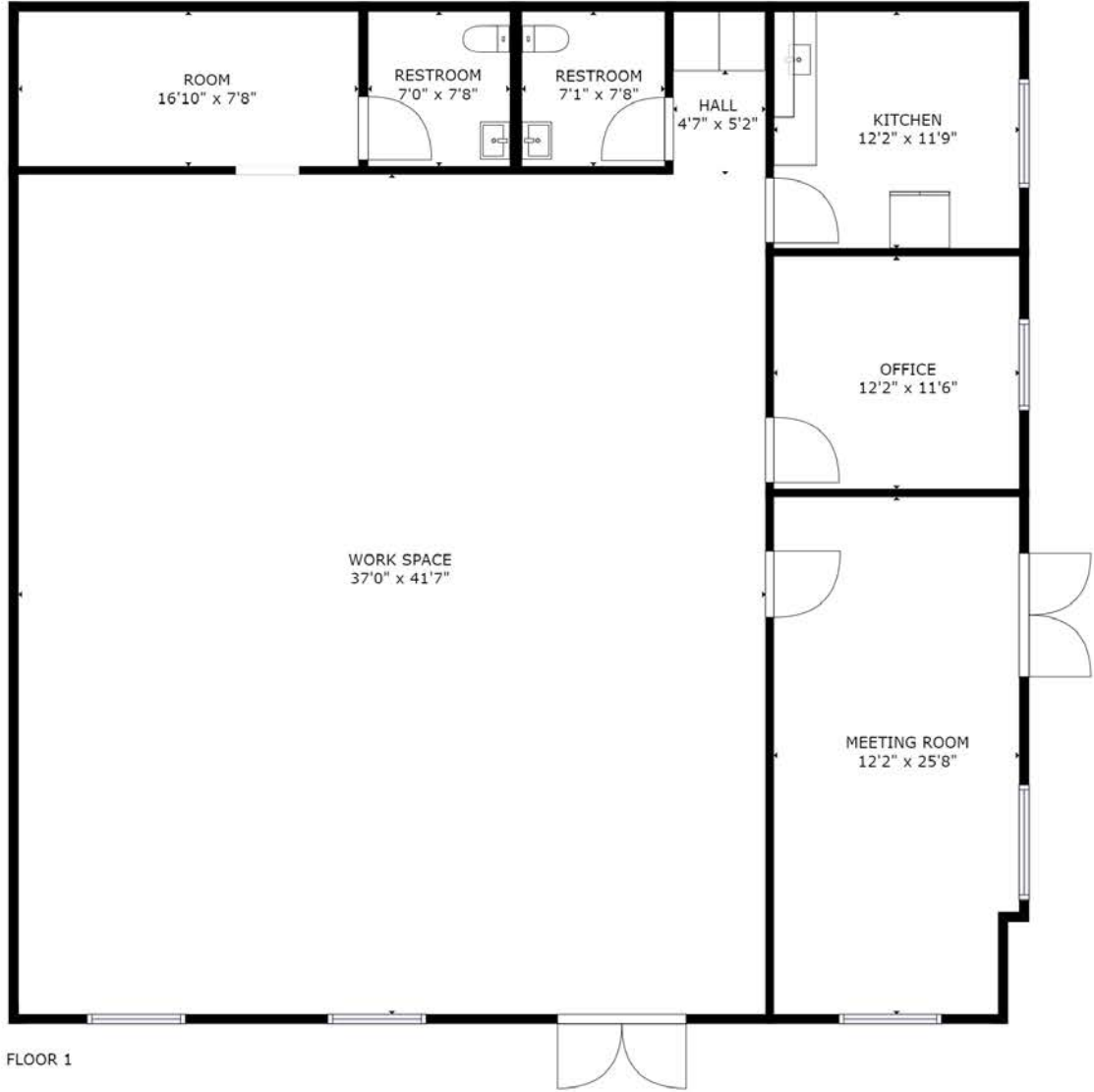
- ±2,490 SF Class B Office Condo in Southwest Las Vegas
- Single Story Office Building
- Currently build out for IT Company's Office
- Ample Parking
- Signage Available
- Easy access to 215 Beltway
- Desirable Southwest location close to Hospitals and 10 minute drive to McCarran International Airport

## TRAFFIC COUNTS

STREET	CPD
S Fort Apache Rd / W Flamingo Rd	40,000
S Fort Apache Rd / W Martin Ave	20,500
Durango Dr / I-215	90,000



# Floor Plan



> [CLICK HERE FOR VIRTUAL TOUR](#)

# Aerial Map



S HUALAPAI WAY

S FORT APACHE RD



W RUSSELL RD



SITE



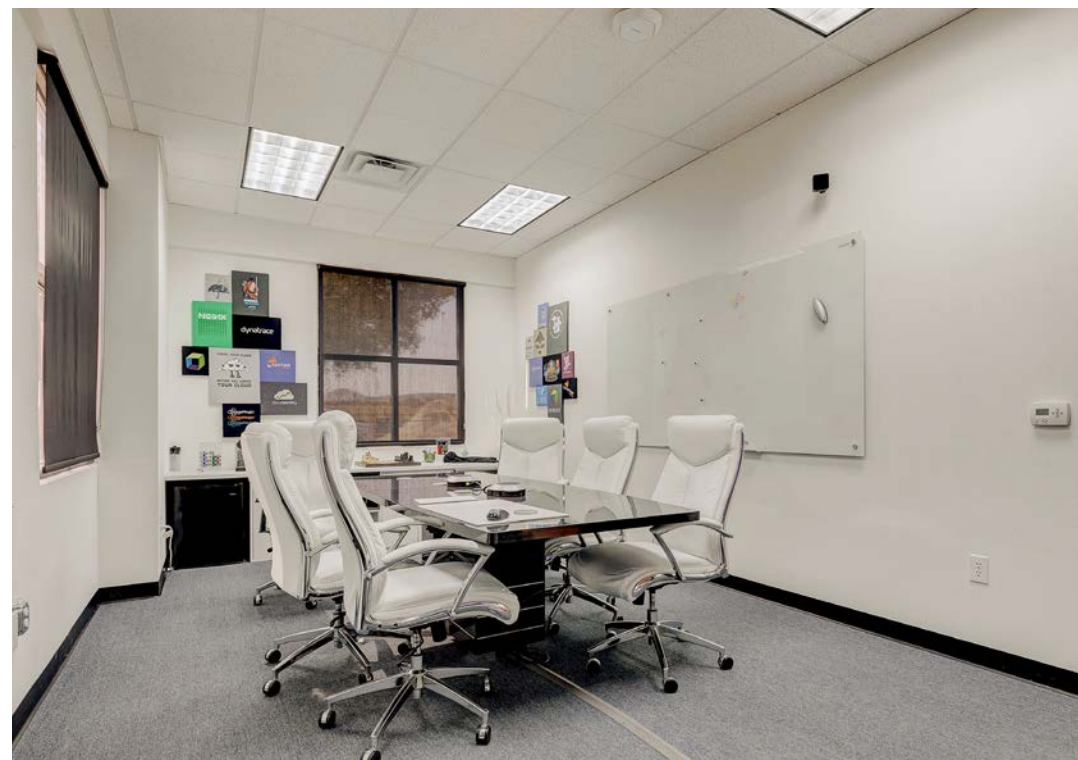
W PATRICK LN



215

W SUNSET RD

W SUNSET RD





RETAIL | FOR LEASE



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