

Fort Apache Commons



LAST REMAINING SUITE
±9,875 RSF Available



1215-1225 S. FORT APACHE ROAD, LAS VEGAS, NV 89117

FOR LEASE



Fort Apache Commons is a $\pm 50,746$ square foot, two story, multi-tenant mixed use center constructed in 2005 upon a ± 4.31 acre parcel fronting Fort Apache Road, just south of West Charleston Boulevard.

LOCATED IN THE EPICENTER OF LAS VEGAS' WEST SIDE RETAIL CORRIDOR

- Built in 2005
- Well positioned at one of the best retail intersections serving the Summerlin Master Planned Community
- The Fort Apache Commons offers residents a variety of service oriented tenants
- Affluent Summerlin Master Plan Demographics
- City of Las Vegas location zoned Limited Commercial District (C-1)
- Join Chili's Grill & Bar, The Martini, and Via Brasil Steakhouse

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
2024 Population	17,836	68,827	160,265
2024 Average Household Income	\$117,828	\$113,386	\$113,980



Last Remaining Suite Available

$\pm 9,875$ RSF

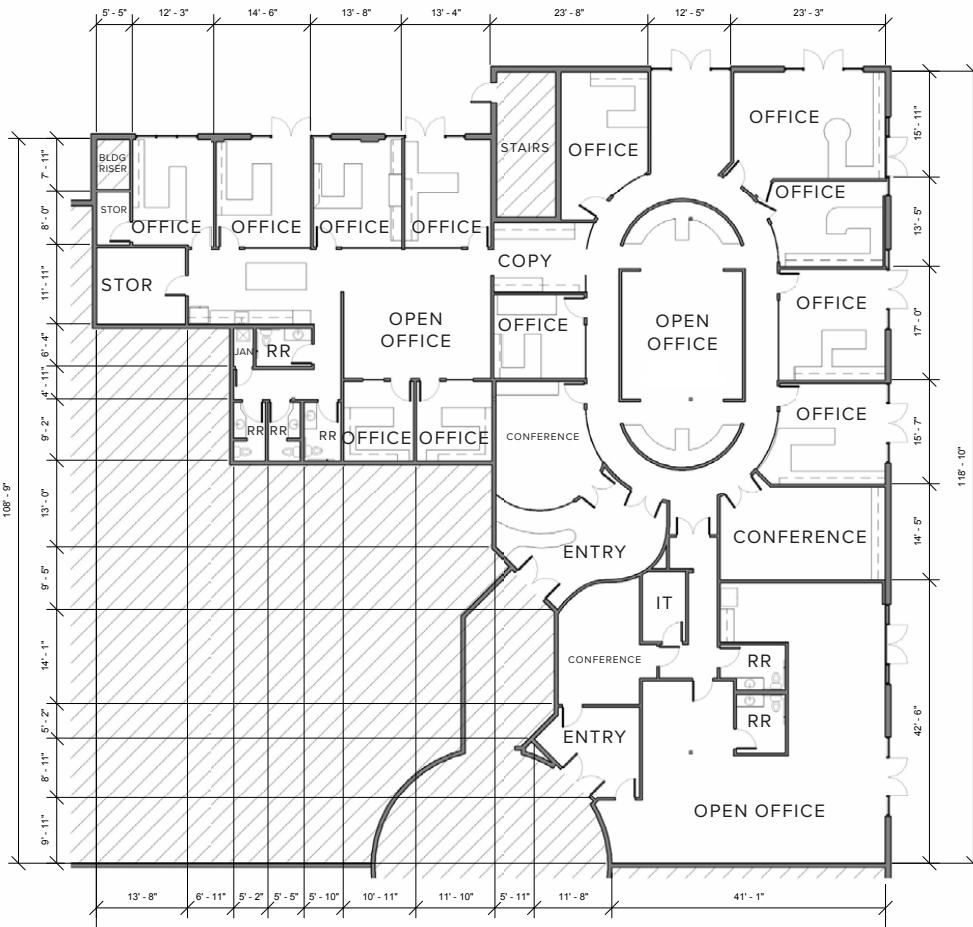
2ND GENERATION OFFICE SUITE

1215 S. Fort Apache Road | Suite 120 | First Floor

Fort Apache Commons



1215 S. FORT APACHE ROAD | SUITE 120 | FIRST FLOOR



±9,875 RSF / ±8,950 USF

2ND GENERATION OFFICE SUITE

Available June 1, 2025

LEASE RATE:

\$2.40 PSF/MONTH NNN

CAMs: \$0.59 PSF/MONTH

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AMENITY RICH LOCATION

Truly rare one-of-a-kind location minutes from Summerlin, the nation's leading master planned community

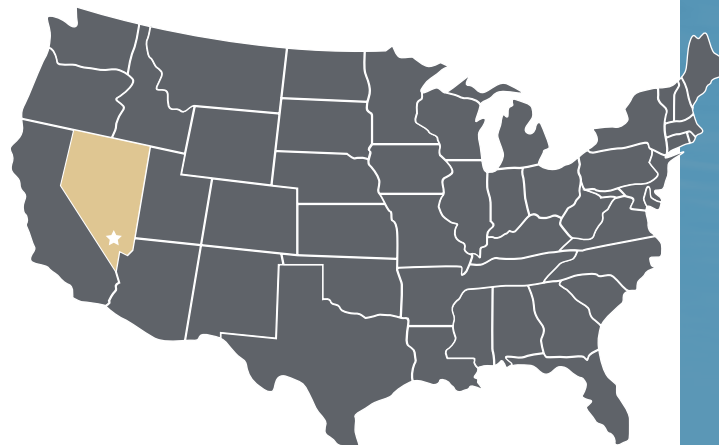


MARKET OVERVIEW

Las Vegas

#1 TRADE SHOW DESTINATION
FOR 25 CONSECUTIVE YEARS

Trade Show News Network



CONVENTION CENTERS

While Las Vegas has historically been known as a gaming destination, the city's diverse non-gaming allure continues to strengthen and has far surpassed gambling demand. One such demand driver is the unparalleled convention and meeting space capacity available throughout the city. In 2018, Las Vegas held over 22,300 conventions and hosted over 6.5 million convention delegates.

Las Vegas also hosted 3 of the top 10 and 6 of the top fifteen largest conventions/trade shows held in the U.S.



BUSINESS FACTS

LABOR

- Nevada has one of the lowest labor costs in the region
- The metro Las Vegas area has more than 55,000 workers in the transportation, logistics and manufacturing industries
- Nearly 65,000 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages

BUSINESS ASSISTANCE PROGRAMS

- Sales And Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement For Recycling
- TRAIN employees now (TEN)
- Silver State Works Employee Hiring Incentives

NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax

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