

OWNER LICENSEE

FOR LEASE

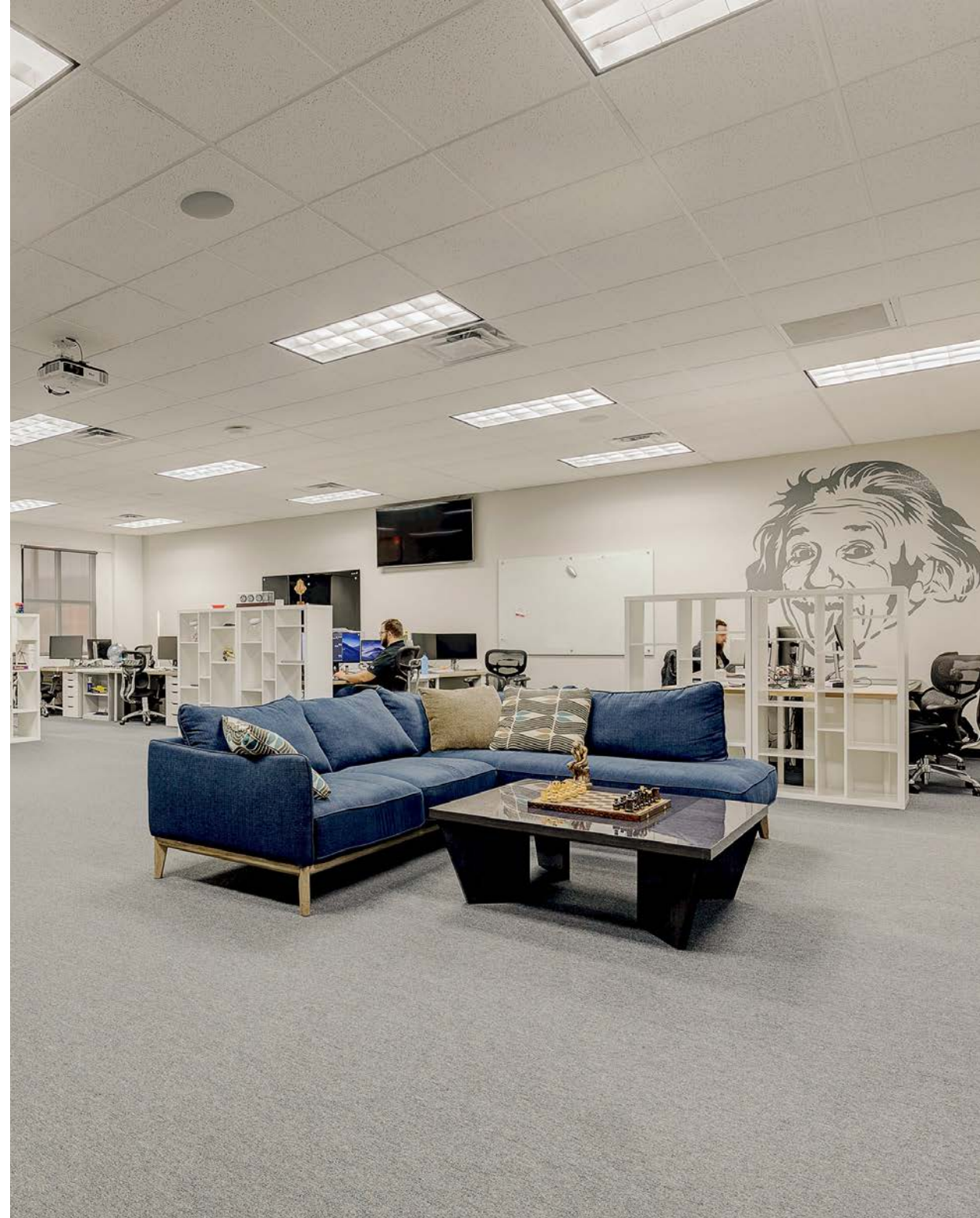
±2,500 SF | C-1 Zoning

6050 S Fort Apache Rd #120
Las Vegas , NV 89148



Property Summary

LEASE RATE	\$ 1.90/SF
CAP RATE	\$0.45/SF
TOTAL SF	±2,500 SF
YEAR BUILT	2008
ZONING	C1
TYPE	Office Medical Office



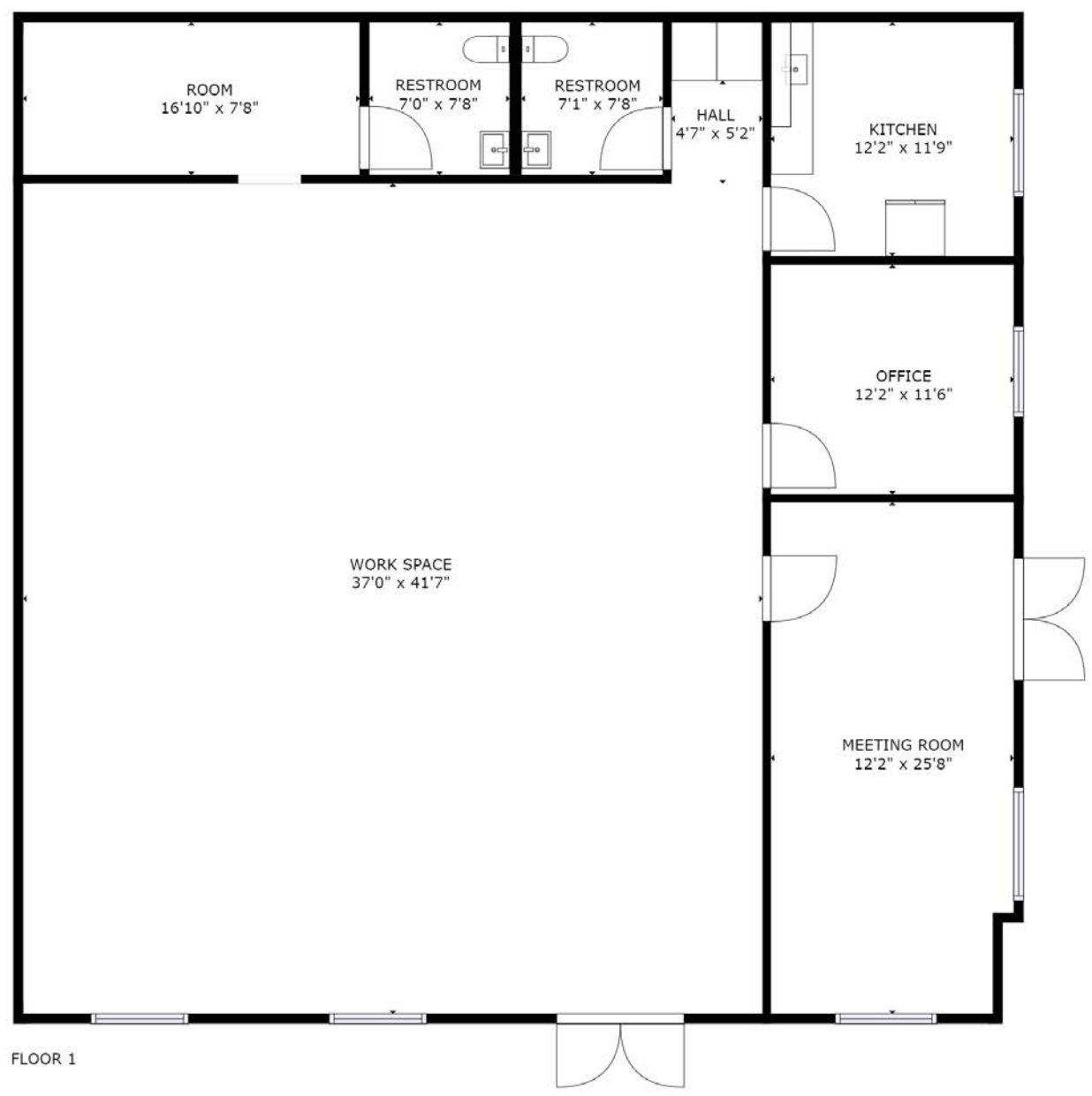
FOR MORE INFORMATION

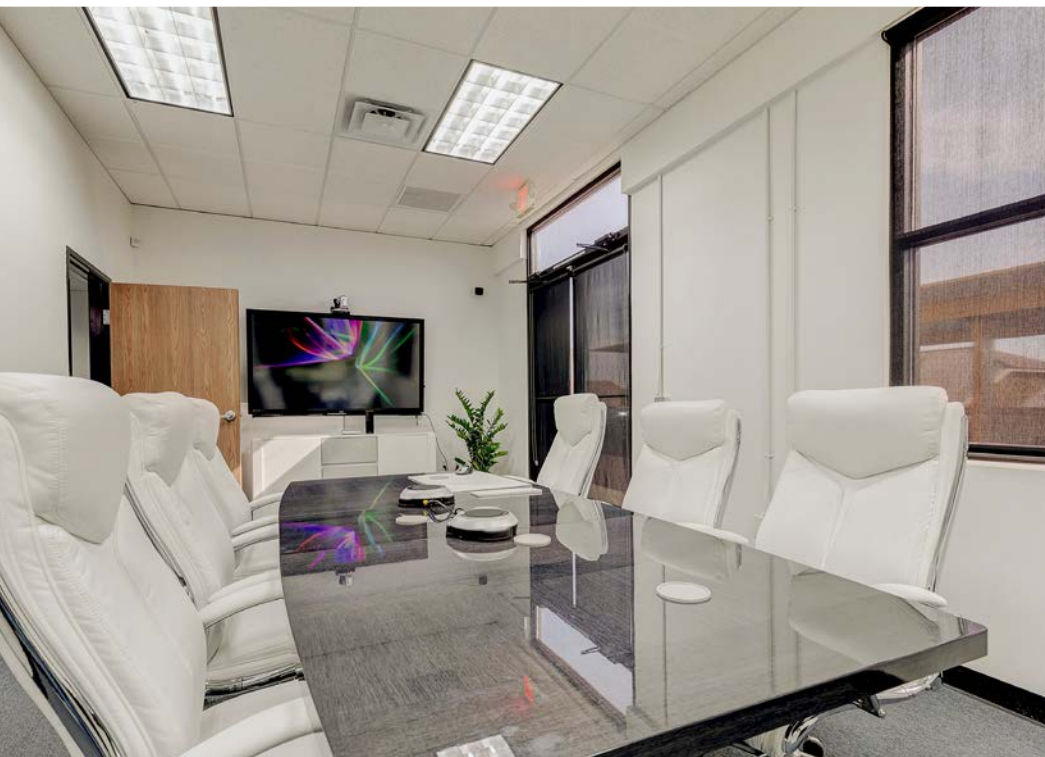


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OR TEXT 17801 TO 39200

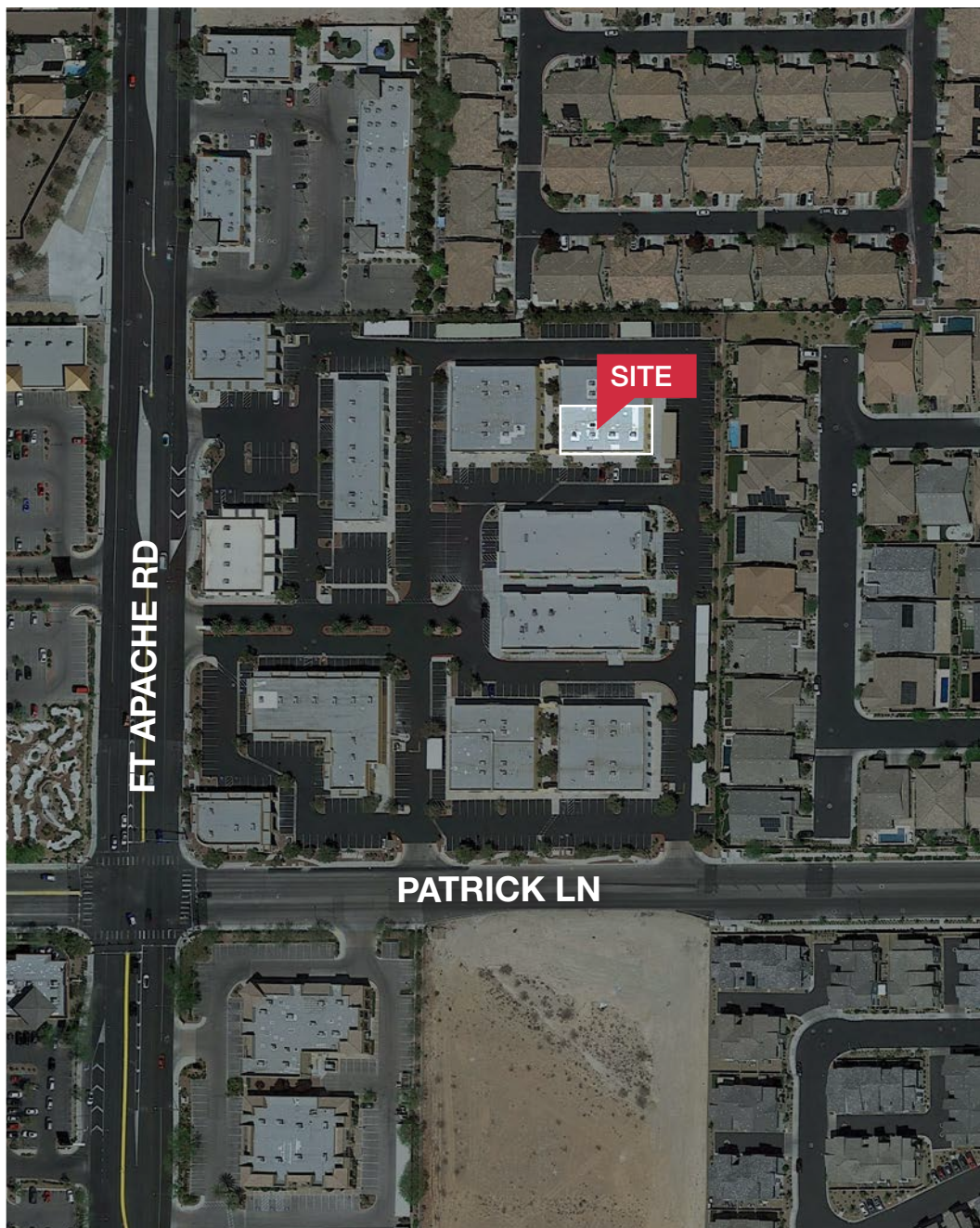
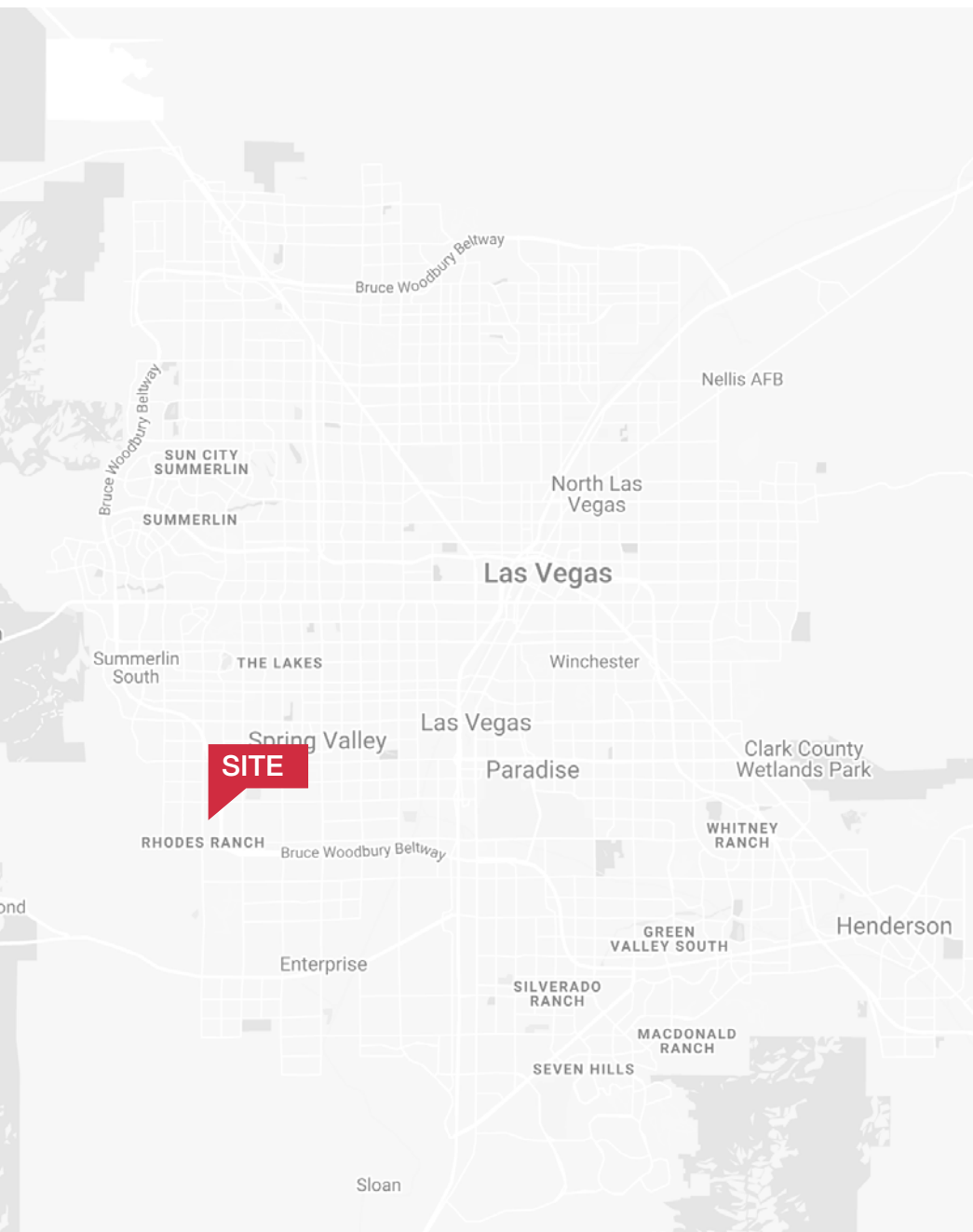
Floor Plan





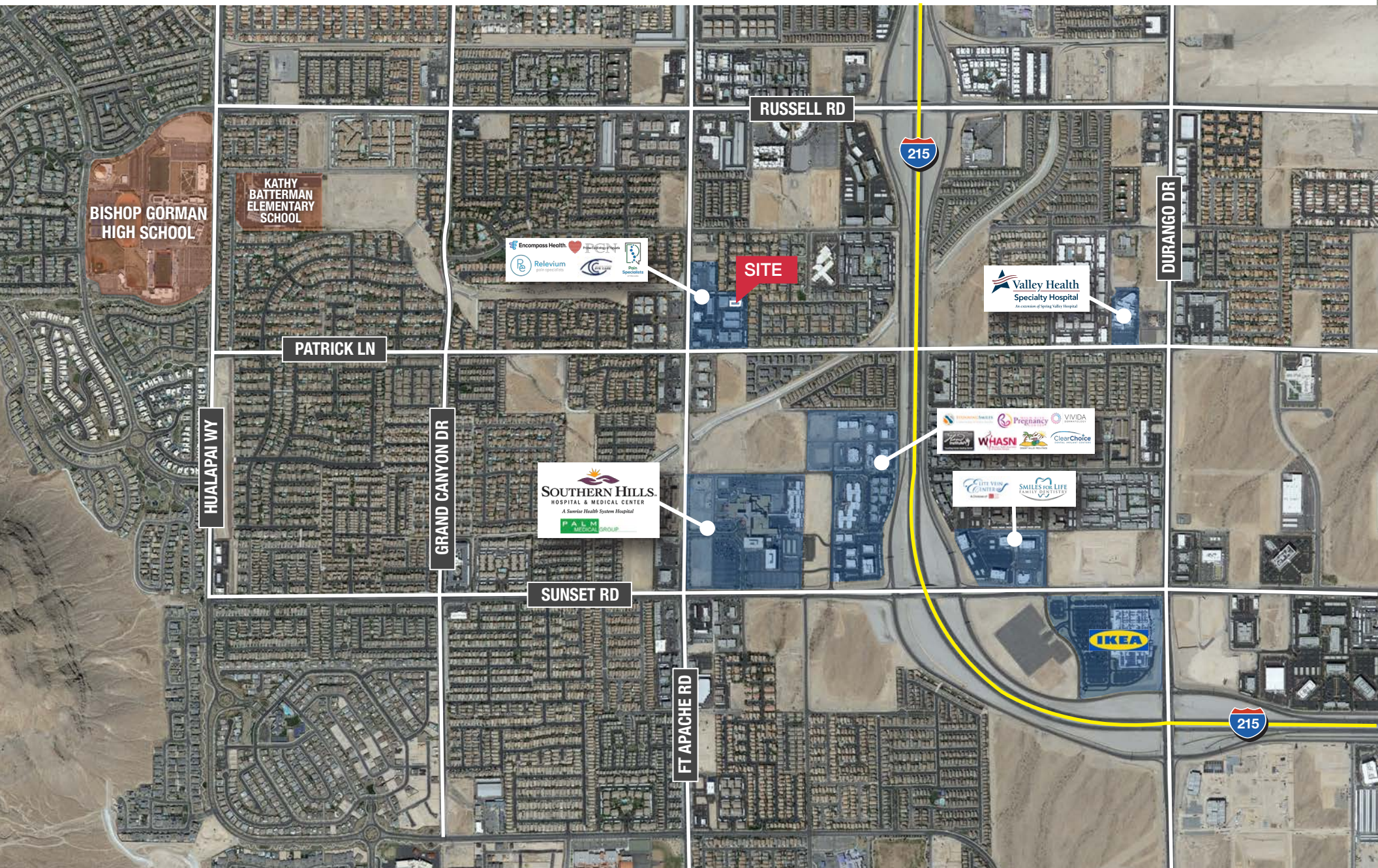


Area Map



Area Map

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

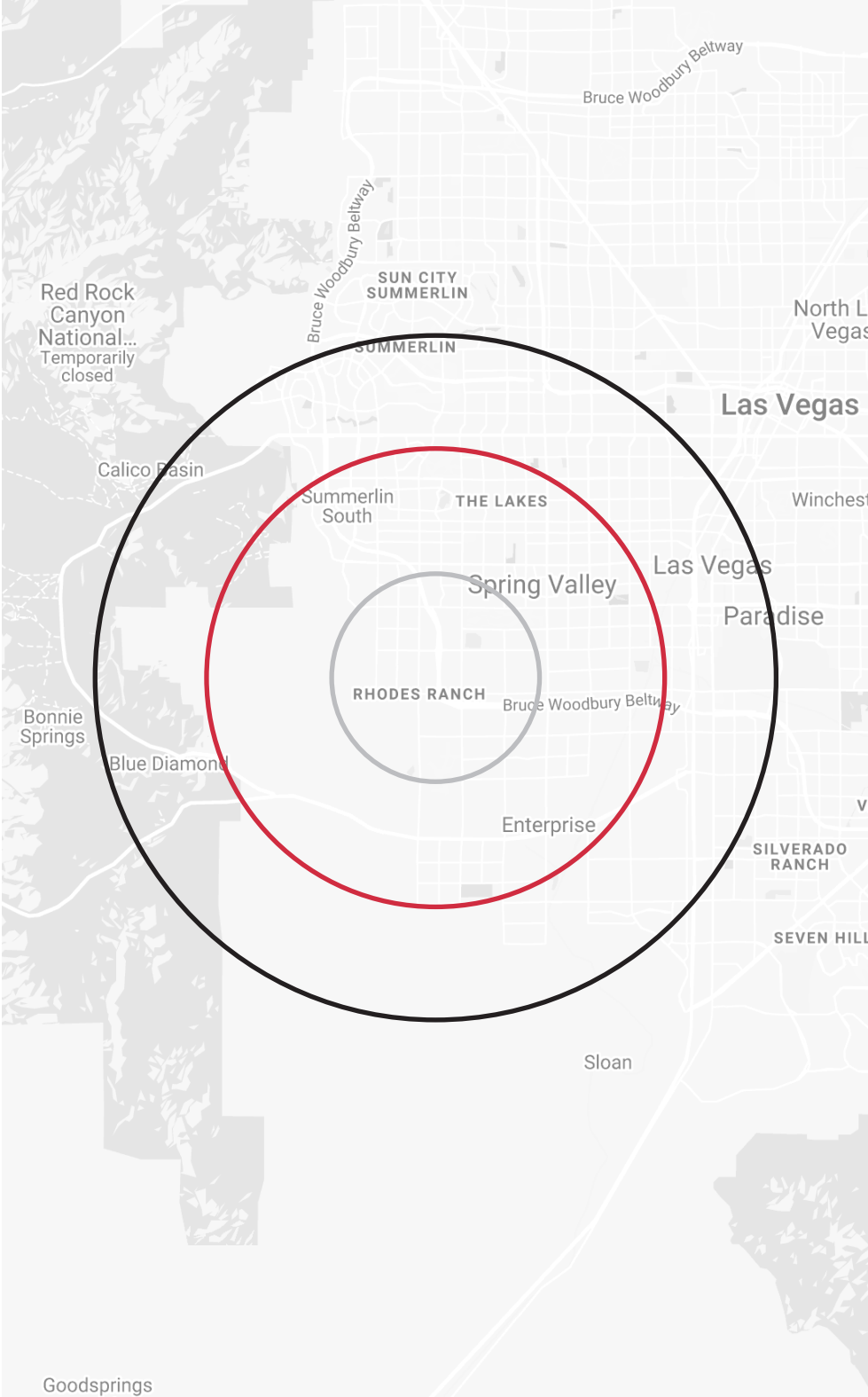


Demographics

POPULATION	1-mile	3-mile	5-mile
2023 Population	26,708	132,664	340,156
HOUSEHOLDS	1-mile	3-mile	5-mile
2023 Households	10,526	52,738	132,802
INCOME	1-mile	3-mile	5-mile
2023 Average HH Income	\$102,616	\$107,221	\$107,317

Traffic Counts

STREET	CPD
I-215 / Durango Dr	91,000
I-215 / Peace Wy	64,000





Distance to Major Cities

Salt Lake City, Utah	302 miles
Las Vegas, Nevada	120 miles
Los Angeles, California	387 miles
San Diego, California	449 miles
Denver, Colorado	630 miles
Phoenix, Arizona	419 miles



6064 South Durango Drive,
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Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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**VIEW MARKET STATISTICS
FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY**

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