

FORT APACHE POINT

5502 - 5598 S. Fort Apache Road, Las Vegas, Nevada 89148

AVAILABLE
For Lease

5580



📍 5960 S. Jones Blvd., Las Vegas, NV 89118
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Property Highlights

- The suites are ideal for professional services, medical users, or creative office tenants seeking a strategic location
- Excellent visibility
- Located within a business park
- Ample on-site parking (18 surface + 12 covered / 4.54:1,000 SF)
- Prime location on South Fort Apache Road and West Russell Road
- Easy access to the I-215 Freeway
- 3 Major hospitals nearby: Spring Valley Hospital Medical Center, Southern Hills Hospital, and St. Rose Dominican Hospital

Property Overview

Welcome to 5580 S. Fort Apache Rd (the "Property"), a ±6,604 SF office building situated within a business park. This well-maintained building features four individual suites, offering flexibility for a single user or multiple tenants. The property is ideal for professional services, medical users, or creative office tenants seeking a strategic location. Ample on-site parking ensures ease of access for employees and clients alike.

Listing Snapshot



\$2.05 - \$2.25 PSF NNN
Lease Rate



\$0.51 PSF
Monthly CAM Charges



±1,368 SF - ±2,096 SF
Available Space



Southwest
Submarket

Key Demographics (within a 3-mile radius)



±154,135
Population Size



\$130,860
Ave. Household Income

APN	163-29-410-029
Zoning	Local Business District (C-1)
Year Built	2006
Property Size	±6,604 SF
Cross Streets	Fort Apache Road & Diablo Drive
Lot Size	±0.7 AC


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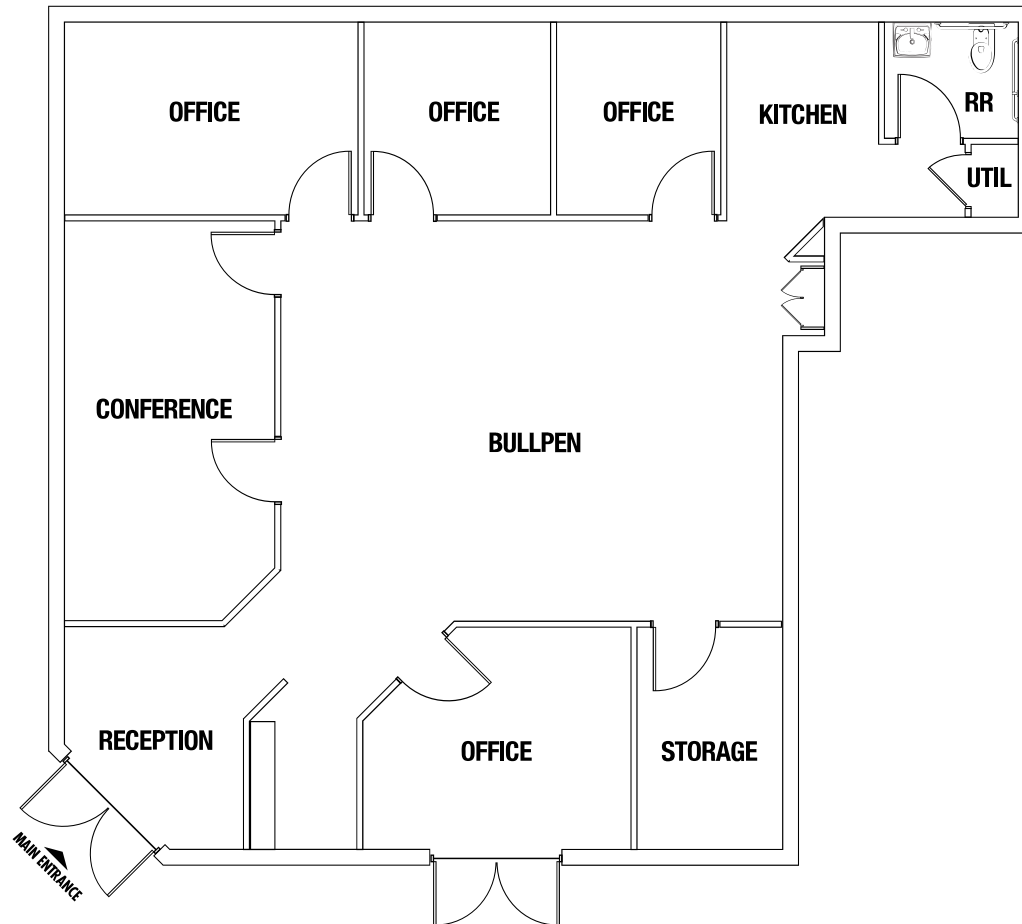
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FORT APACHE POINT

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Suite 100

Listing Snapshot



\$2.25 PSF NNN
Lease Rate



\$0.51 PSF
Monthly CAM Charges



±2,096 SF
Available Space



\$5,784.96
Monthly Rent



Immediately
Availability

Suite 100 Details

Private Office	4
Conference Rm	1
Bullpen	1
Reception Area	1
Kitchen	1
Storage Room	1
Utility Closet	1
Restroom	1

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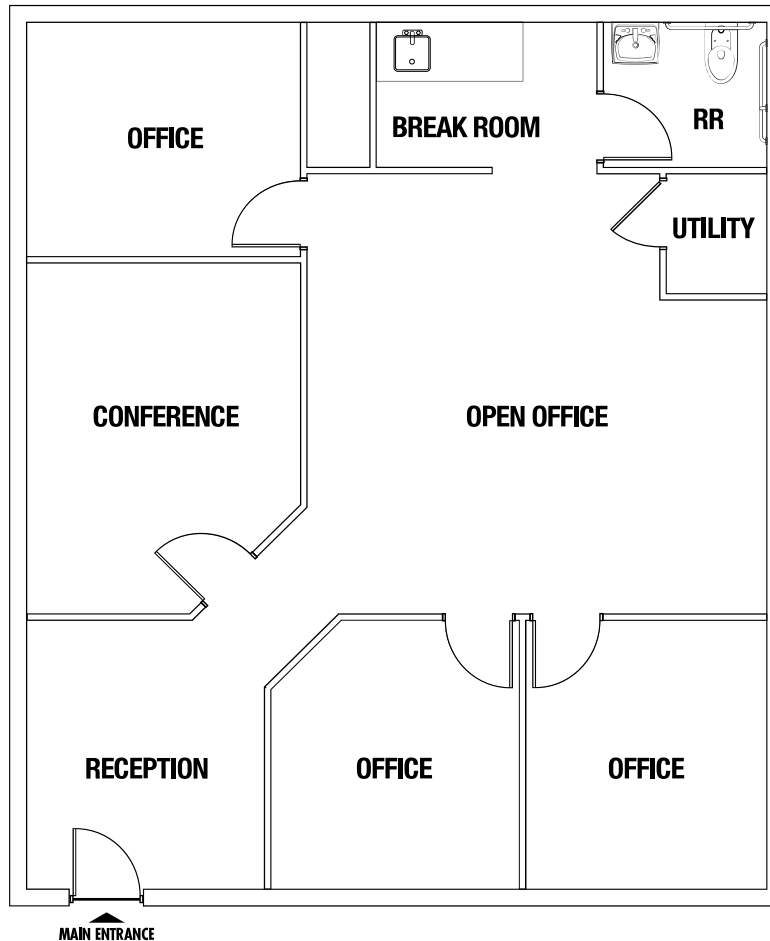
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FORT APACHE POINT

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Suite 130

Listing Snapshot



\$2.05 PSF NNN
Lease Rate



\$0.51 PSF
Monthly CAM Charges



±1,368 SF
Available Space



\$3,502.08
Monthly Rent



Immediately
Availability

Suite 130 Details

Private Office	3
Conference Rm	1
Open Office	1
Reception Area	1
Break Room	1
Utility Closet	1
Restroom	1

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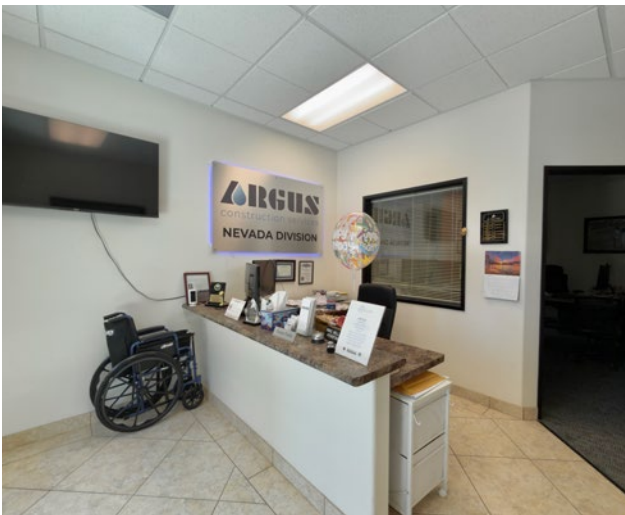
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For Lease

Suite 100



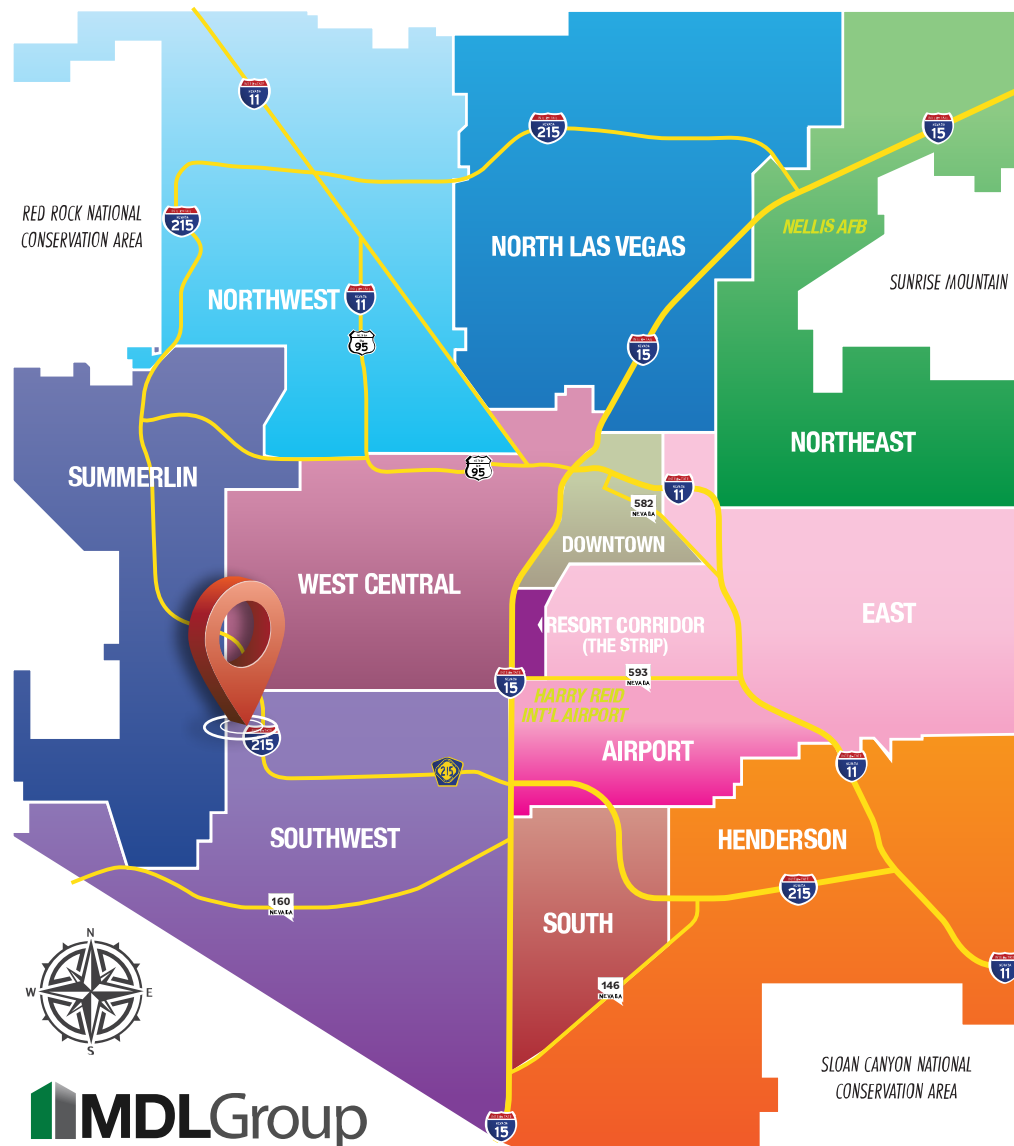
Suite 130



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Distance to Landmarks

- I-215 FWY: ± 1.0 miles
- I-15 FWY: ± 8.4 miles
- Harry Reid International Airport: ± 11.1 miles
- The Strip: ± 12.4 miles

Nearby Amenities

- Easy access to the I-215 Freeway
- 3 Major hospitals nearby: Spring Valley Hospital Medical Center, Southern Hills Hospital, and St. Rose Dominican Hospital
- Within driving distance to two adjacent retail corridors Tropicana Beltway Center (includes Walmart, Lowe's Home Improvement, Ross, PetSmart, Starbucks, and Bank of America), Apache Plaza, and Crossroads Plaza
- Proximity to the I-215 Freeway allows for easy access to Ikea, Durango Casino & Resort, and the UnCommons to the South, and Downtown Summerlin to the North

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Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,506,458 in 2025. Most of the county population resides in the Las Vegas Census County Divisions across ± 435 square miles. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts



$\pm 7,892$

Land Area
(Square Miles)



2,265,461

Population
(County Data per Census)



298

Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com



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Market Overview

Southwest

Quick Facts

 **216,636**

Est. Population
(as of 2025)

 **4,450**

Pop. Density
(per square mile)

Synopsis

The Southwest Las Vegas submarket is one of the valley's most dynamic and high-performing commercial hubs, characterized by rapid, high-quality development and excellent infrastructure. Anchoring prestigious residential areas like Rhodes Ranch and Mountain's Edge, the submarket is strategically positioned with seamless ease of access via the I-215 Beltway, offering fast connectivity to the Strip and Harry Reid International Airport. This commercial corridor is defined by massive corporate and mixed-use assets, including Switch's world-class data center campus, the headquarters and Performance Institute for the UFC, the vibrant UnCommons mixed-use campus, and the new Durango Resort & Casino. This convergence of high-value businesses and desirable living drives consistent, robust retail and office absorption, solidifying the Southwest's status as a premier location for investment and expansion.



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Market Overview

Professional Sports

Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



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Nevada Tax Advantages

NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index rankings: California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th, and Utah 15th.

Here are the main tax advantages of this state:

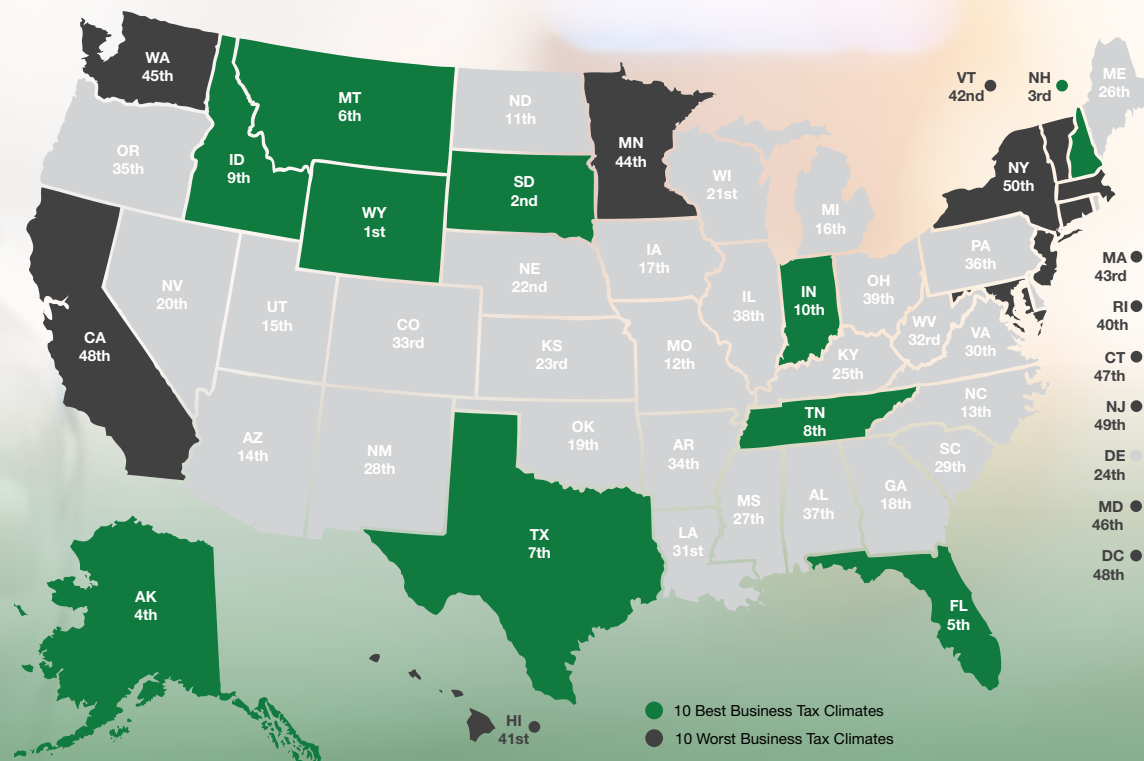
- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation's 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development; www.TaxFoundation.org

2025 State Business Tax Climate Index



Southern Nevada Growth

200,000+

Number of jobs
added between
2011 and 2019.

7,500+

Number of new
businesses added
between 2011 and 2019.

85%

Milestone graduation
rate for Clark County
school district in 2019.

Innovation Ecosystem

- In 2016, **Las Vegas** established an **Innovation District** to spur smart-city technology infrastructure and launched the **International Innovation Center @ Vegas (IIC@V)** incubator to support development of high priority emerging technologies.
- The **Las Vegas-based Nevada Institute for Autonomous Systems** was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.
- In July 2019, **Google** broke ground on a \$600 million data center, and in October 2019 **Switch** announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to ±4.6M SF of data center space.
- The **Las Vegas Convention and Visitors Authority (LVCVA)** partnered with the **Boring Company** to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings. Notably:

- The **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.
- Nevada State College (NSC)** more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.
- College of Southern Nevada (CSN)** was named as a **Leader College of Distinction** by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes & reducing student achievement gaps.



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