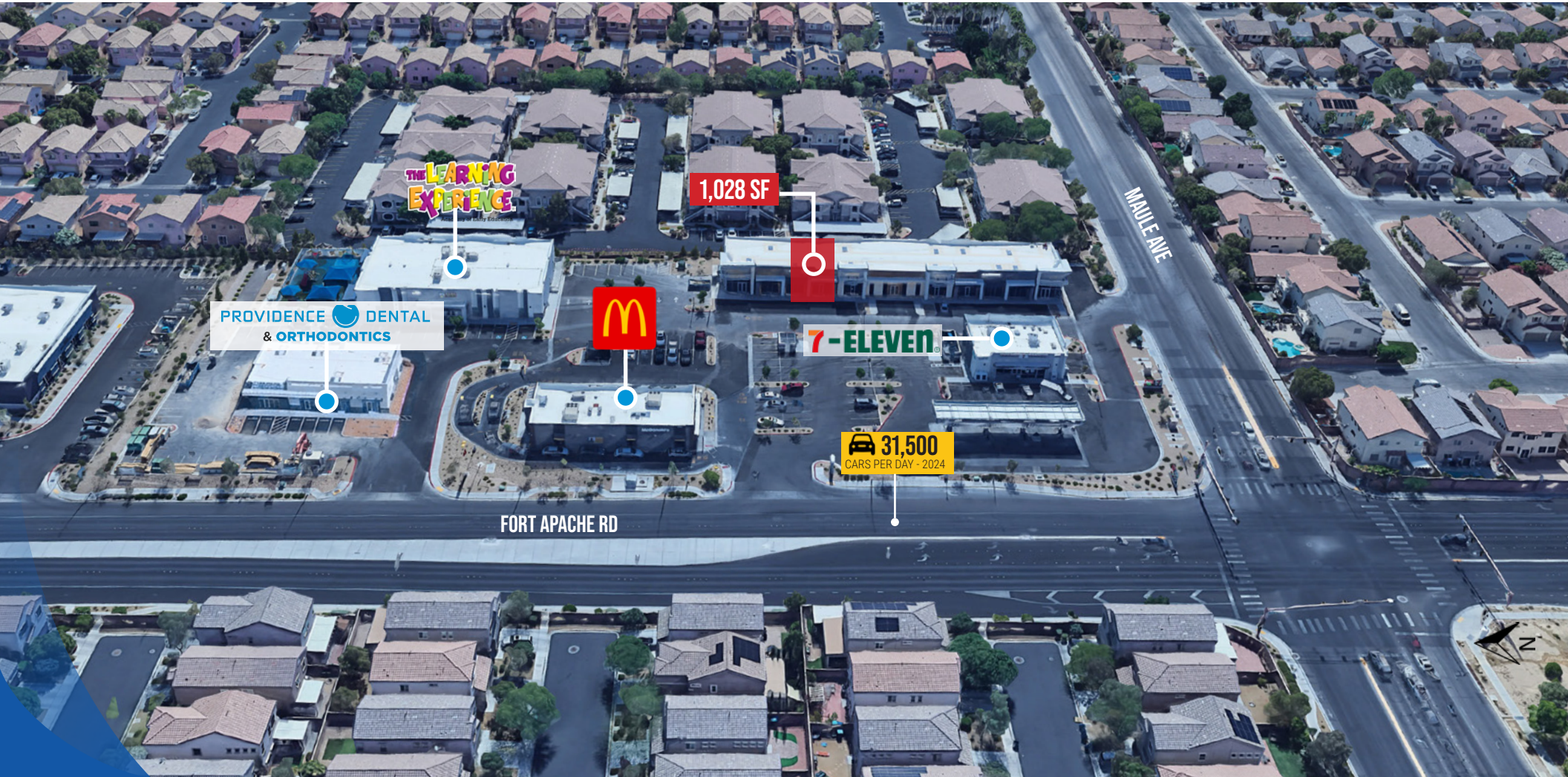


±1,028 SF AVAILABLE INLINE SPACE FOR LEASE

6870 S Fort Apache Rd
Fort Apache & Maule NEC
Las Vegas, NV 89148



CALL US FOR
MORE INFO

DAN ADAMSON

702.550.4934 | dan@roicre.com
Lic # B.0026992.CORP

CHRIS WALDBURGER, CCIM

702.483.3683 | chris@roicre.com
Lic # S.0190814



roicre.com

PROPERTY HIGHLIGHTS

± 1,028 SF AVAILABLE

- Direct access from Fort Apache
- Located at a signalized intersection with 33,500 VPD
- Join 7-Eleven, McDonald's, The Learning Experience, Round Table Pizza, and Providence Dental
- Easy access to 215 and local hubs including UnCommons, Durango Casino, Cowabunga
- Surrounded by established residential neighborhoods in the Southwest submarket

JOIN NEARBY
RETAILERS



176-05-226-009
APN

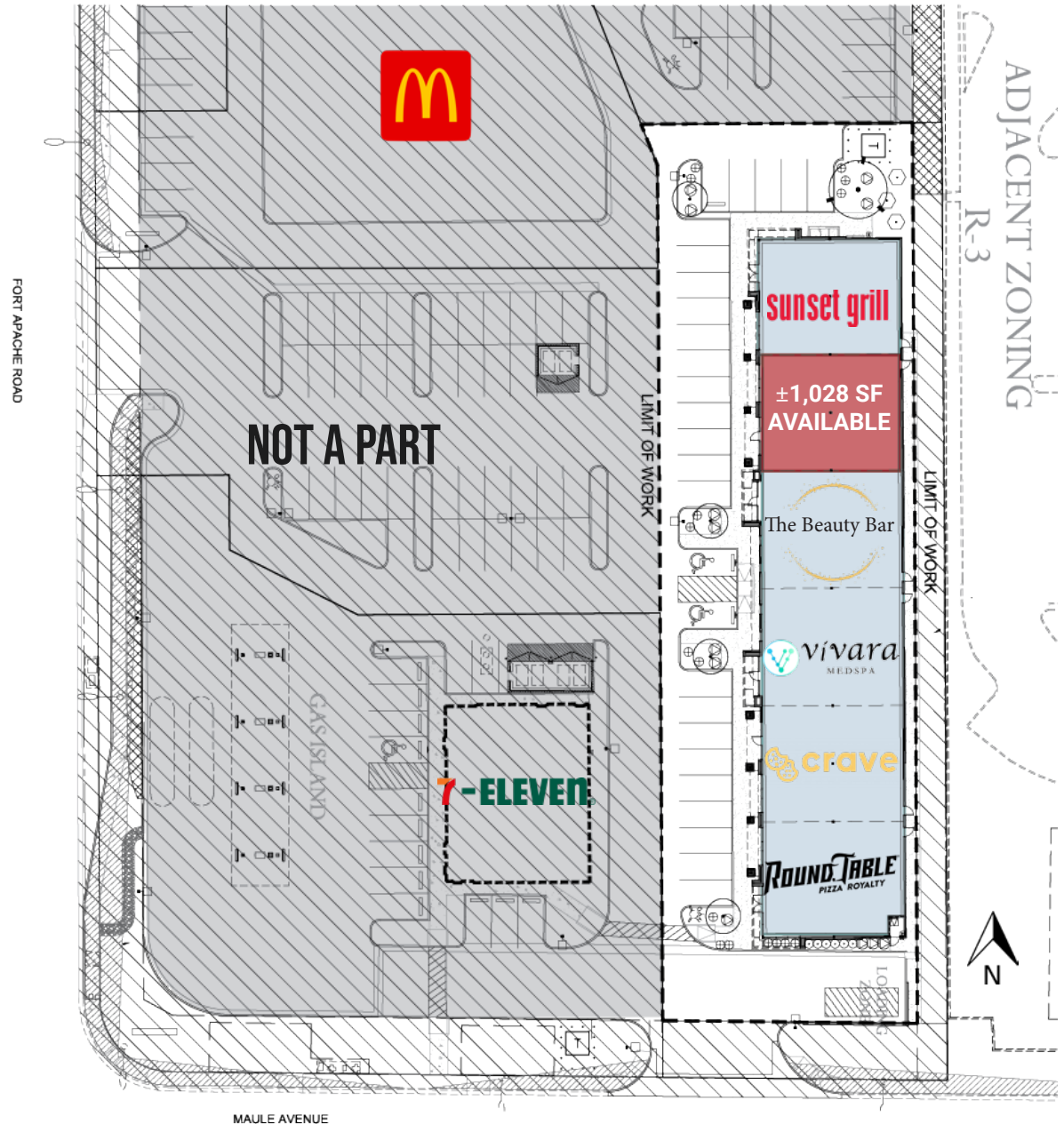
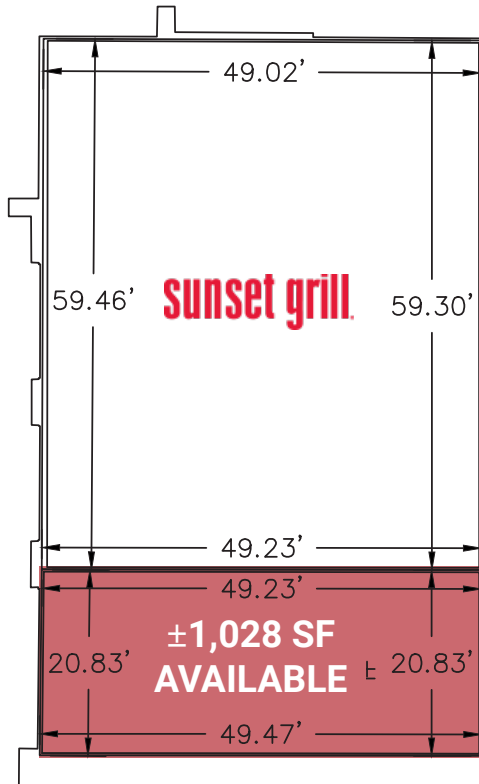
📍 COMMERCIAL GENERAL (C-1)
ZONING



PROPERTY SITE PLAN

6870 S FORT APACHE RD
Fort Apache Rd & Maule Ave
Las Vegas, NV 89148

Suite	Tenant	Size (SF)
100	Sunset Grill	3,000
103	AVAILABLE	1,028
105	The Beauty Bar Nails & Spa	1,500
106	Vivara Med Spa & Clinic	2,500
107	Crave Cookies	1,500
108	Round Table Pizza	2,500



AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
24,200	126,643	308,667



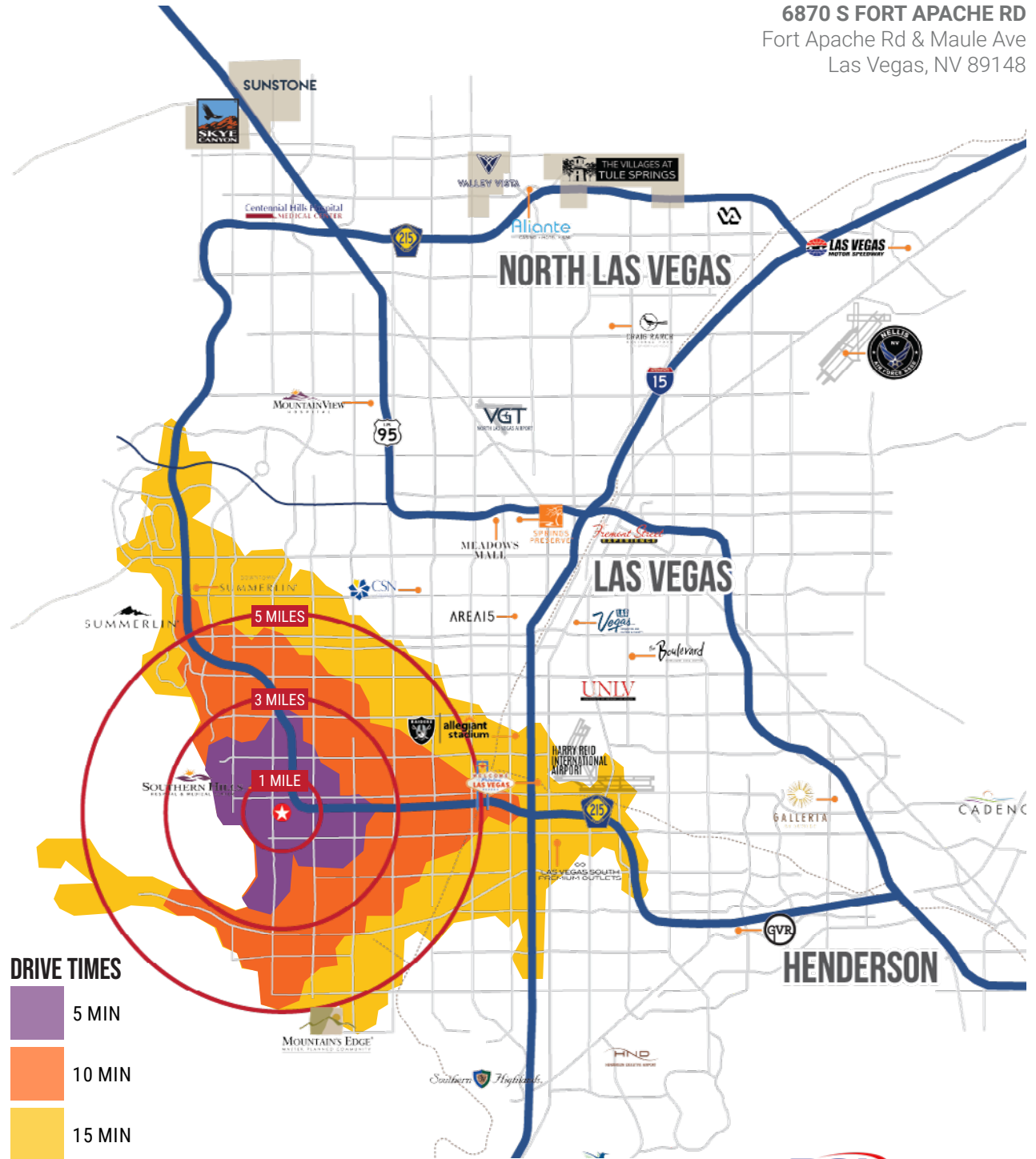
AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$115,472	\$142,421	\$124,271



TRAFFIC COUNTS

Fort Apache Rd	Maule Ave
31,500 VPD	5,550 VPD



6870 S FORT APACHE RD
 Fort Apache Rd & Maule Ave
 Las Vegas, NV 89148



Source:
 SitesUSA 2025
 TRINA, NV DOT 2024

TRADE AREA AERIAL


6870 S FORT APACHE RD
Fort Apache Rd & Maule Ave
Las Vegas, NV 89148



6870 S FORT APACHE RD
FORT APACHE & MAULE NEC
Las Vegas, NV 89148






www.roicre.com




 9121 W Russell Rd
Suite 111
Las Vegas, NV 89148

CALL US FOR MORE INFO




DAN ADAMSON

-  702.550.4934
-  dan@roicre.com
-  NV Lic# B.0026992.CORP

CHRIS WALDBURGER, CCIM

-  702.483.3683
-  chris@roicre.com
-  NV Lic S.0190814

Let's Stay Connected!

-  roicre
-  @roi.cre
-  roicre/

DISCLAIMER

All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate. Demographics are provided by SitesUSA using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Georeferenced data herein are provided by Placer Labs, Inc. and is provided without representation or warranty. Photos contained herein are property of their respective owners. Photos do not guarantee the current condition of the property.

05/11/26