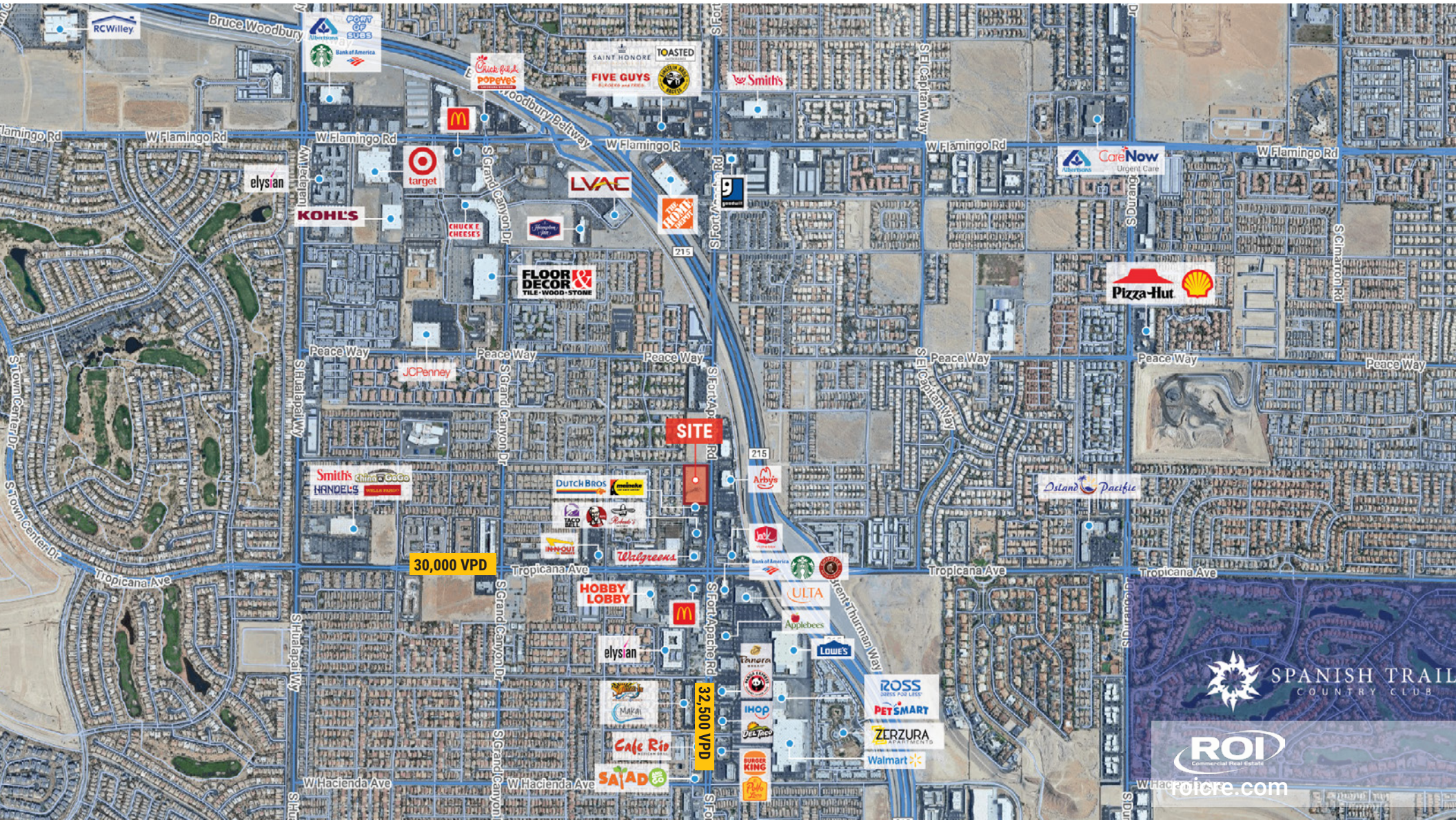


RETAIL OPPORTUNITY

PADS FOR LEASE

SWC Fort Apache Rd & Tompkins Ave
Las Vegas, NV 89147



DAN ADAMSON

702.550.4934 | dan@roicre.com
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CHRIS WALDBURGER, CCIM

702.483.3683 | chris@roicre.com
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PROPERTY HIGHLIGHTS

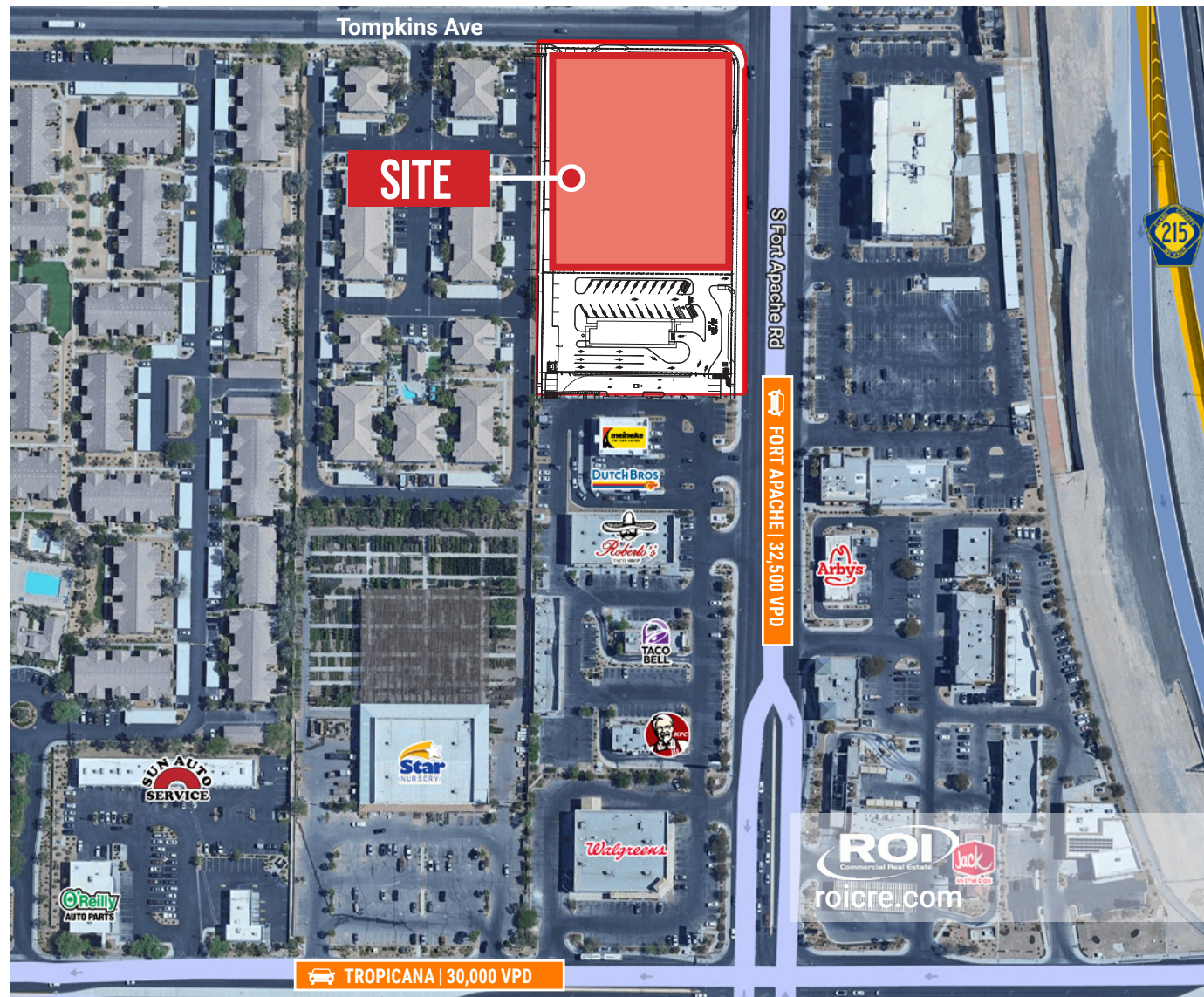
SWC Fort Apache Rd & Tompkins Ave
Las Vegas, NV 89147

- Pads for lease featuring Fort Apache street frontage with excellent visibility and high traffic counts
- Strong retail hub location with major area retailers including Lowe's, Walmart, Ross, Petsmart and Hobby Lobby
- Close access to 215 Beltway at Tropicana Avenue
- Serving the high income communities of South Summerlin & Spanish Trails

 **± 3.14 AC**
LAND AREA

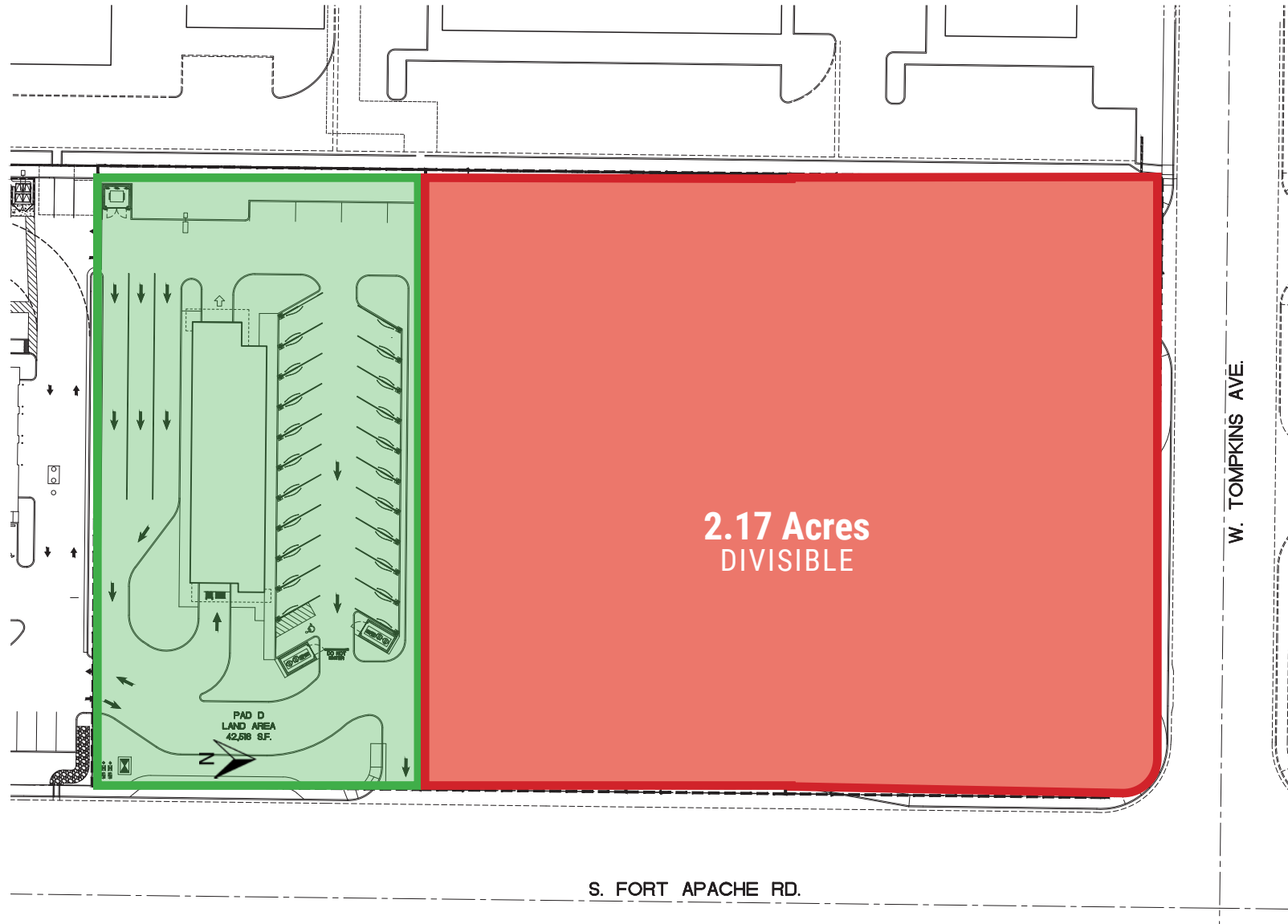
 **COMMERCIAL GENERAL (C-G)**
ZONING

163-19-818-002
APN



PROPOSED SITE PLAN

SWC Fort Apache Rd & Tompkins Ave
Las Vegas, NV 89147



■ AVAILABLE ■ FINAL NEGOTIATIONS

AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
26,388	166,617	339,747



AVERAGE HOUSEHOLD INCOME

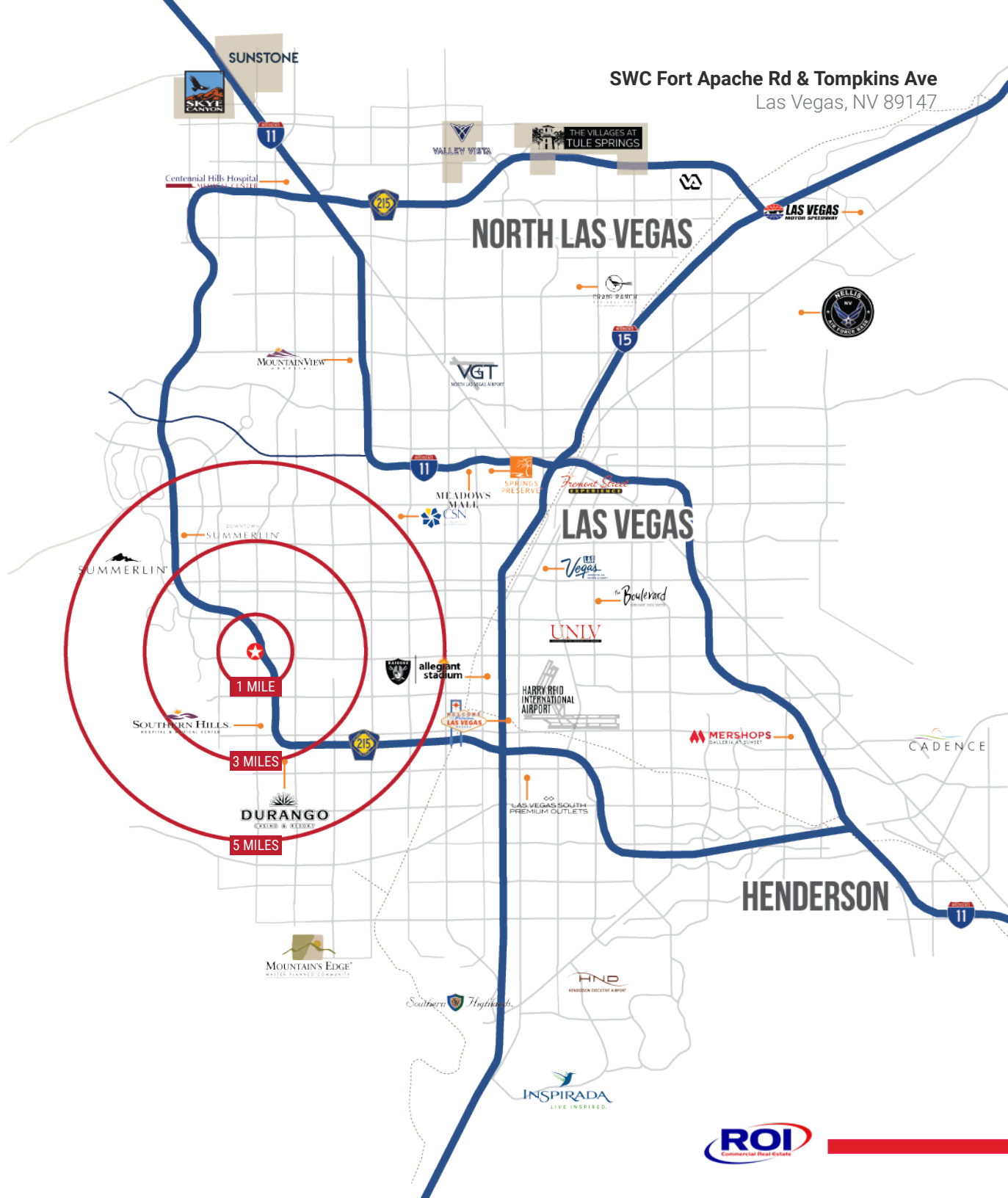
1 Mile	3 Miles	5 Miles
\$109,737	\$123,794	\$121,380



TRAFFIC COUNTS


Fort Apache Rd	Tropicana Ave
32,500 VPD	30,000 VPD

Source:
SitesUSA 2025
TRINA, NV DOT 2024





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Let's Stay Connected!



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FOR MORE INFORMATION

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DISCLAIMER

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Modified: April 9, 2026