

Retail Available For Lease

NEC FORT APACHE ROAD & GOMER ROAD

Listed By:



CC 215 Beltway // ±200,000 VPD

Blue Diamond Rd // ±52,000 VPD

DRIVE-THRU QSR
UP TO ±3,000 SF



END-CAP RETAIL
±3,000 SF

ENTITLED GAS/C-STORE OPPORTUNITY

Fort Apache Road // ±18,800 VPD

Gomer Road // ±5,000 VPD

Seeking Gas Station/C-Store, Drive-Thru QSR, and End-Cap Retail Users

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LISTING SNAPSHOT

Lease Rate

Contact Broker

Available

- QSR Pad
 - Up to $\pm 3,000$ SF with Drive-Thru
 - Ground Lease or BTS
- Gas Station/C-Store
 - Ground Lease or BTS
- End-Cap Retail
 - $\pm 3,000$ SF Grey Shell
 - Available Now!

APNs:

176-20-419-003
176-20-419-004
176-20-419-006



PROPERTY HIGHLIGHTS

- Hard Corner Gas Station/C-Store opportunity with approvals in place
 - Pad ready with utilities stubbed and off-sites completed
- QSR pad available for ground lease or build-to-suit, approved for a $\pm 3,000$ SF drive-thru building
- Either pad can be reconfigured to accommodate a variety of users and sizes
- $\pm 3,000$ SF existing grey shell space available for lease adjacent to Kiddie Academy
- Strong demographics:
 - $\pm 77,042$ households within a 5-mile radius
 - $\pm 214,514$ residents within a 5-mile radius
- Located just ± 0.44 miles south of Blue Diamond Rd. ($\pm 52,000$ VPD) with national & regional retailers in proximity serving a dense and rapidly growing population
- Strong traffic counts on Fort Apache ($\pm 18,800$ VPD) and Gomer Rd. ($\pm 5,000$ VPD)

Trade Area Demographics

	1-Mile	3-Mile	5-Mile
2025 Population	25,490	86,255	214,514
2025 Average Household Income	\$138,691	\$137,829	\$133,177
2025 Households	8,771	30,798	77,042

Listing Brokers

AREEBA MOTEN

Senior Associate
+ 1 702 727 3780
areeba.moten@colliers.com
License # NV-S.0194559

TREVOR OLKOWSKI

Associate
+ 1 702 836 3766
trevor.olkowski@colliers.com
License # NV-B5.0145996

VICINITY MAP

The trade area consists of ±214,514 residents with an average household income of ±\$133,177 within a 5-mile radius.



Daytime Population

160,466



Median Home Value

\$502,827



Median Age

37.4

Nearby Amenities ±10-Mile Radius

- 1 St. Rose Dignity – San Martin Hospital (±3,700 Employees)
– 3.4 miles
- 2 Southern Hills Hospital (±2,400 Employees)
– 5 miles
- 3 Desert Oasis High School (±3,250 Students)
– 5 miles
- 4 Sierra Vista High School (±3,142 Students)
– 2.7 miles
- 5 Lois and Jerry Tarkanian Middle School (±2,000 Students)
– 6 miles
- 6 Exploration Peak Park (±80 Acres)
– 0.5 mile
- 7 Mountain's Edge Master Planned Community
– 0.5 mile
- 8 Southern Highlands Master Planned Community
– 5.0 miles
- 9 Rhodes Ranch Golf Club (±162 Acres)
– 4.0 miles
- 10 South Point Hotel & Casino (±2,163 Rooms)
– 6.0 miles
- 11 Silverton Casino Hotel (±300 Rooms)
– 5.4 miles
- 12 M Resort Spa & Casino (±390 Rooms + Future Expansion)
– 9.0 miles
- 13 Henderson Executive Airport
– 10 miles
- 14 Spring Mountain Ranch (±520 Acres)
– 10 miles



SITE = ★

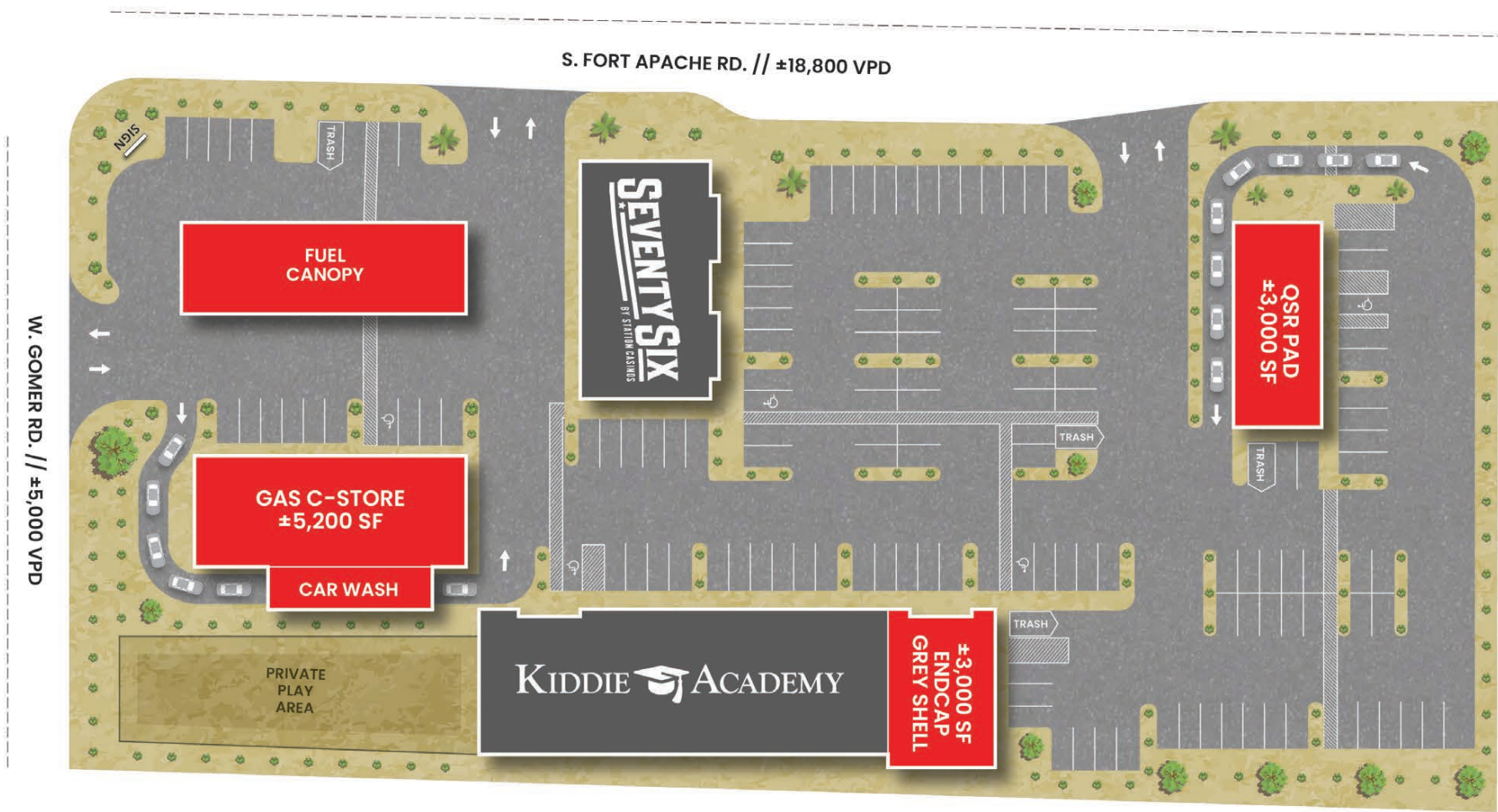
NEC FORT APACHE ROAD & GOMER ROAD

TRADE AREA MAP



■ = Subject ■ = Power Centers ■ = Schools ■ = Casinos ■ = Hospitals ■ = Residential





 = Subject  = NAP

NEC FORT APACHE ROAD & GOMER ROAD

NORTHEAST FACING AERIAL





NEC FORT APACHE ROAD & GOMER ROAD



Associate
+ 1 702 836 3766
trevor.olkowski@colliers.com
License # NV-BS.0145996