

FOR LEASE

Fort Apache Professional Park

6760 Fort Apache Road, Las Vegas, NV 89101



Pete Janemark, CCIM

Senior Vice President

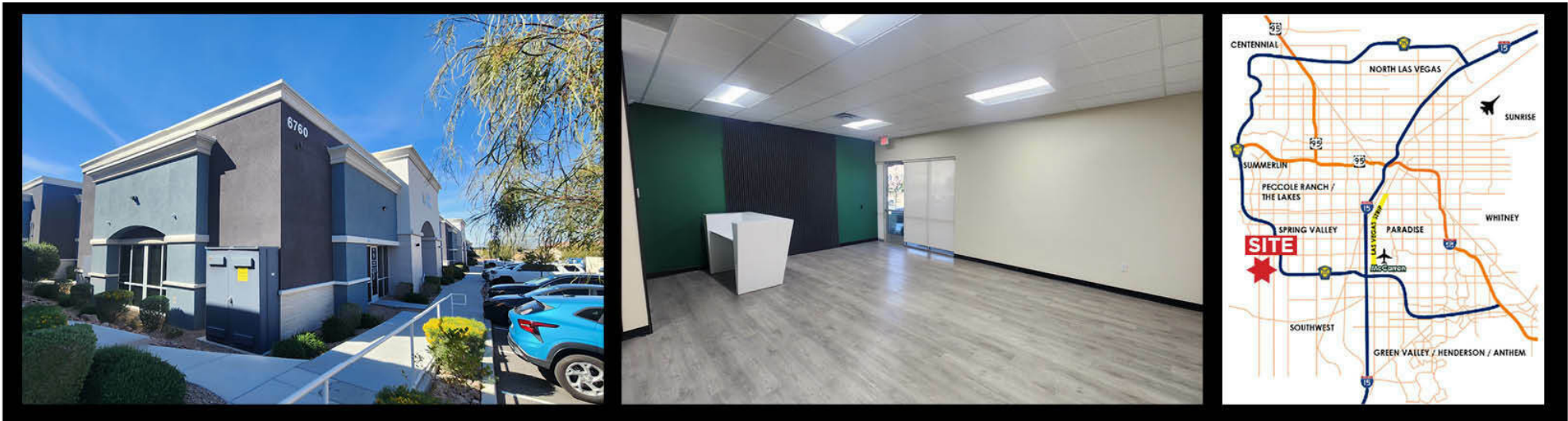
D: 702.527.7923 | C: 702.885.7383

pete.janemark@svn.com

NV #S.76731



PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	4,120 SF
AVAILABLE SF:	Contact Listing Broker
LOT SIZE:	0.38 Acres
YEAR BUILT:	2022
ZONING:	Clark County Commercial Professional (CP)
APN:	176-05-227-006

PROPERTY OVERVIEW

Fort Apache Professional Park is a recently developed, small-scale professional/medical office cluster situated along the Fort Apache corridor in Southwest Las Vegas. Constructed in 2022, the building is designed as a single-story, modern office structure consistent with the newer wave of low-rise, suburban professional buildings in the area. The development consists of boutique, multi-tenant or single-user professional units, with a focus on small medical or professional users seeking efficient, street-front space with direct access and visibility.

PROPERTY HIGHLIGHTS

- Spacious layout ideal for medical or office use.
- High ceilings and large windows for natural light.
- Customizable floor plans to suit diverse business needs.
- Excellent visibility and accessibility in a high-traffic area.

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ADDITIONAL PHOTOS

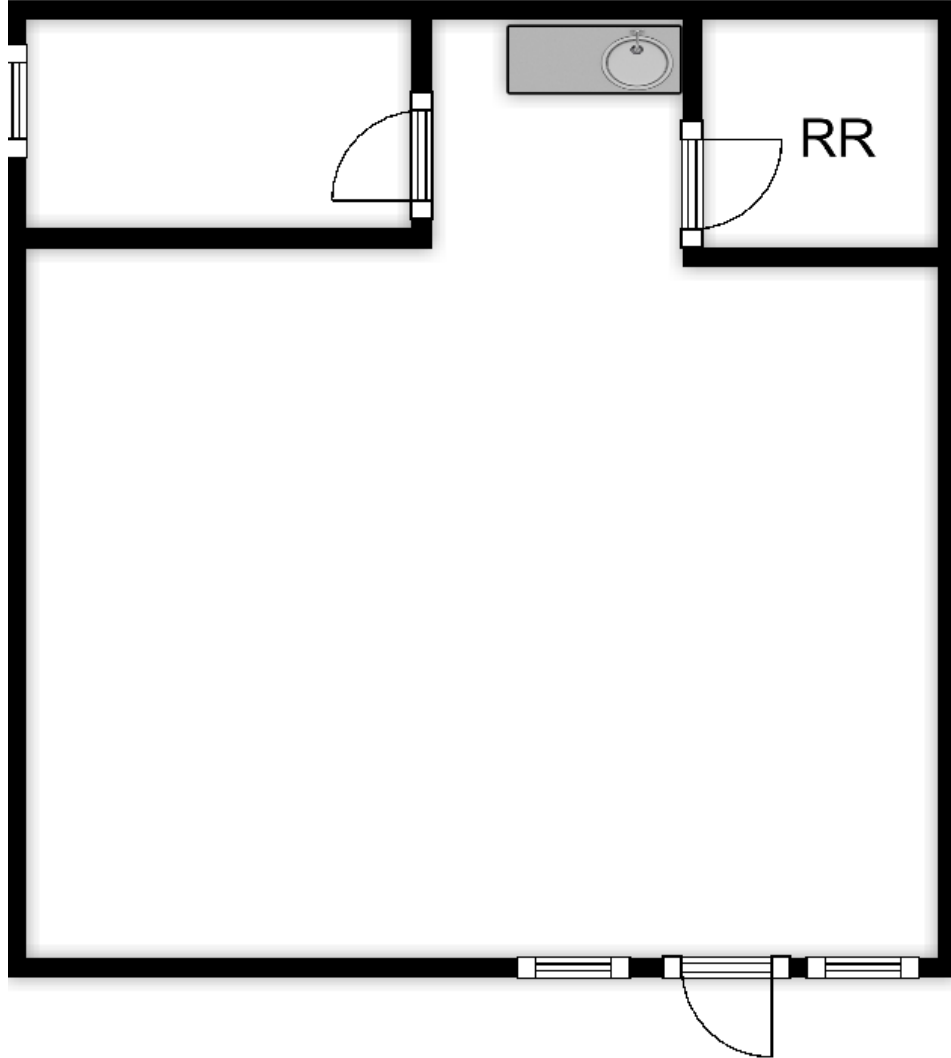


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6760 FORT APACHE ROAD - SUITE 101: ±900 SF

SUITE DESCRIPTION

Open space, storage room, break area, restroom



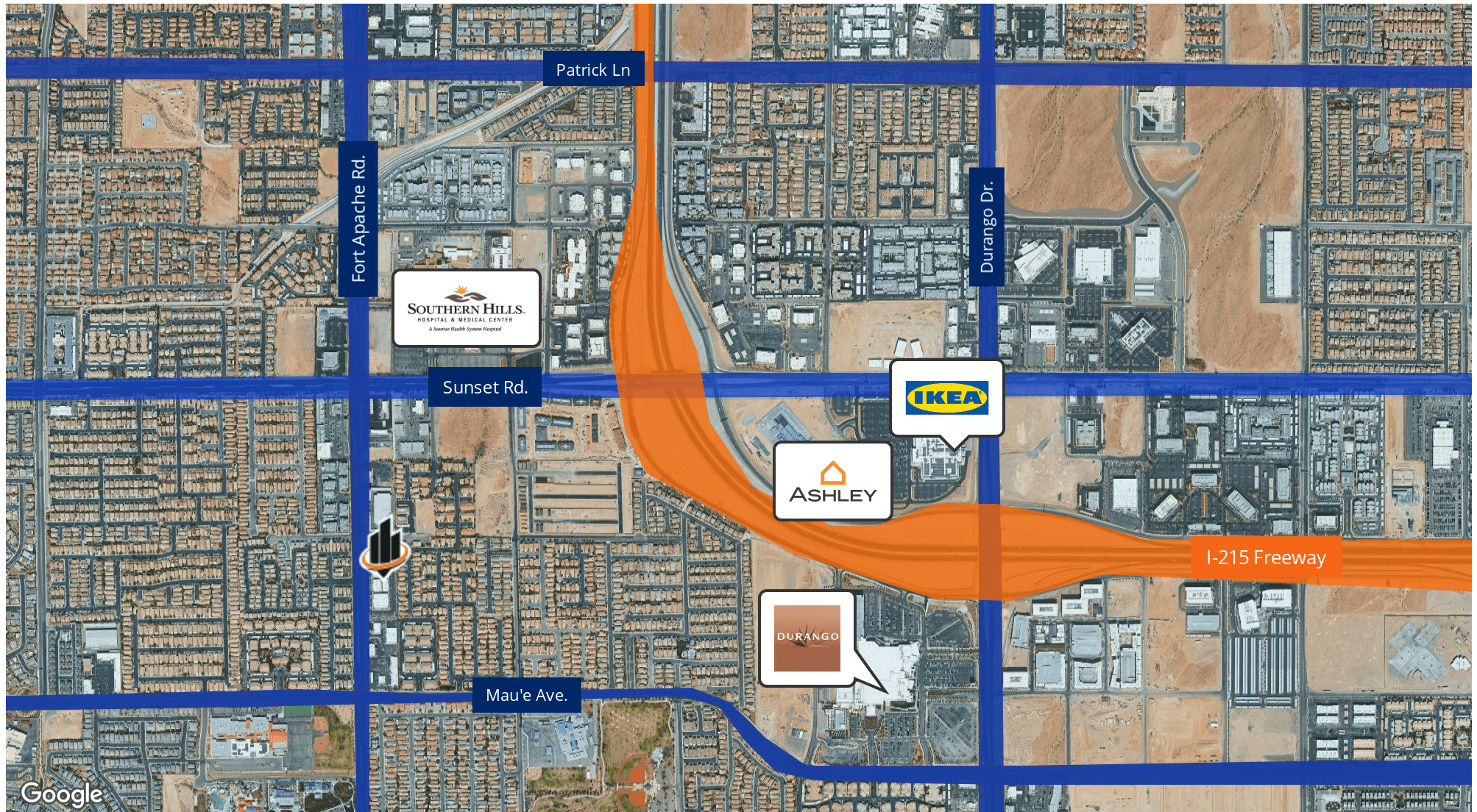
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

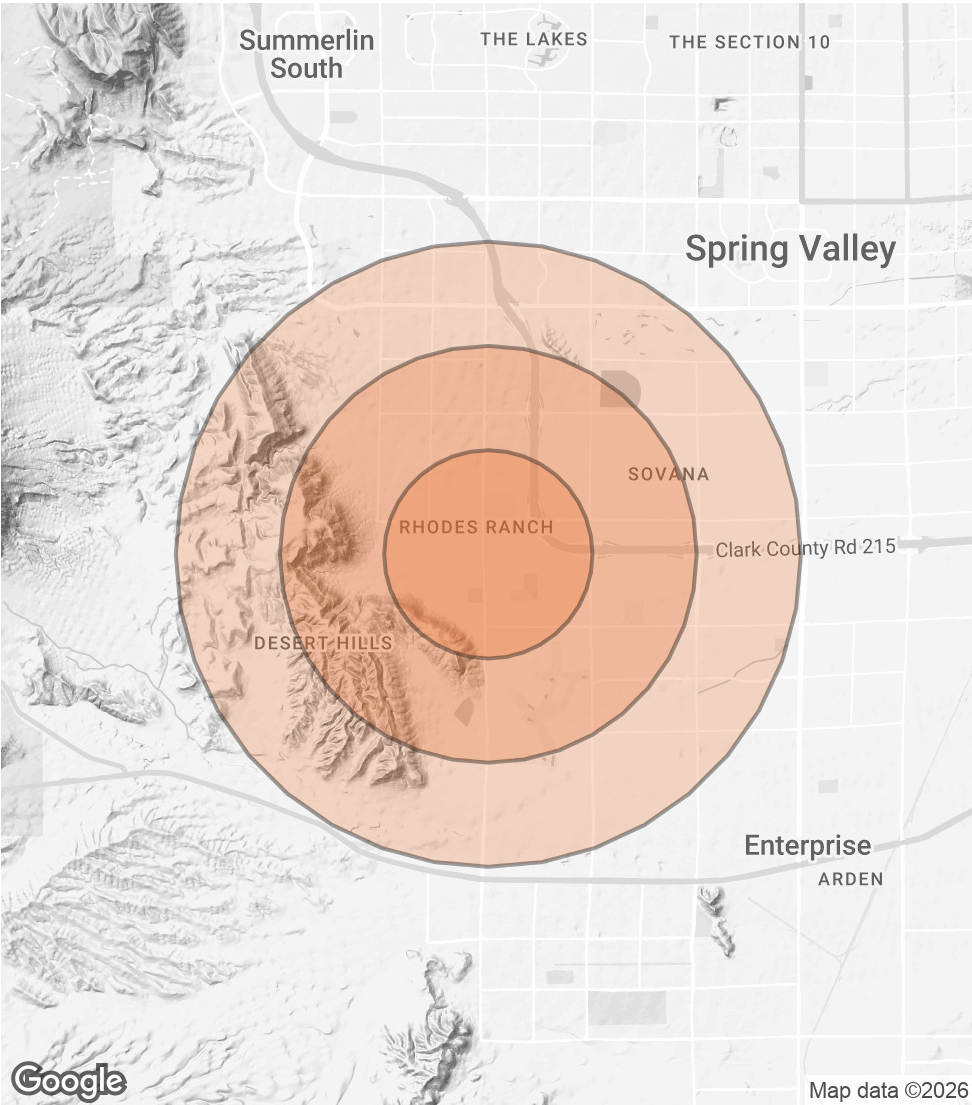
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	24,383	58,298	108,111
AVERAGE AGE	38.0	37.7	38.1
AVERAGE AGE (MALE)	36.6	36.7	37.1
AVERAGE AGE (FEMALE)	40.7	39.6	39.9

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	9,674	23,066	41,645
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$106,280	\$107,627	\$111,876
AVERAGE HOUSE VALUE	\$426,320	\$462,699	\$485,524

2023 American Community Survey (ACS)



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