

FOR LEASE – COMPETITIVE RATES – \$1.75 / SF PER MONTH

# 5970 S. FORT APACHE RD.

JUST OFF 215 BELTWAY BETWEEN RUSSELL AND SUNSET ROAD – SOUTHWEST LAS VEGAS



For more information, please contact:

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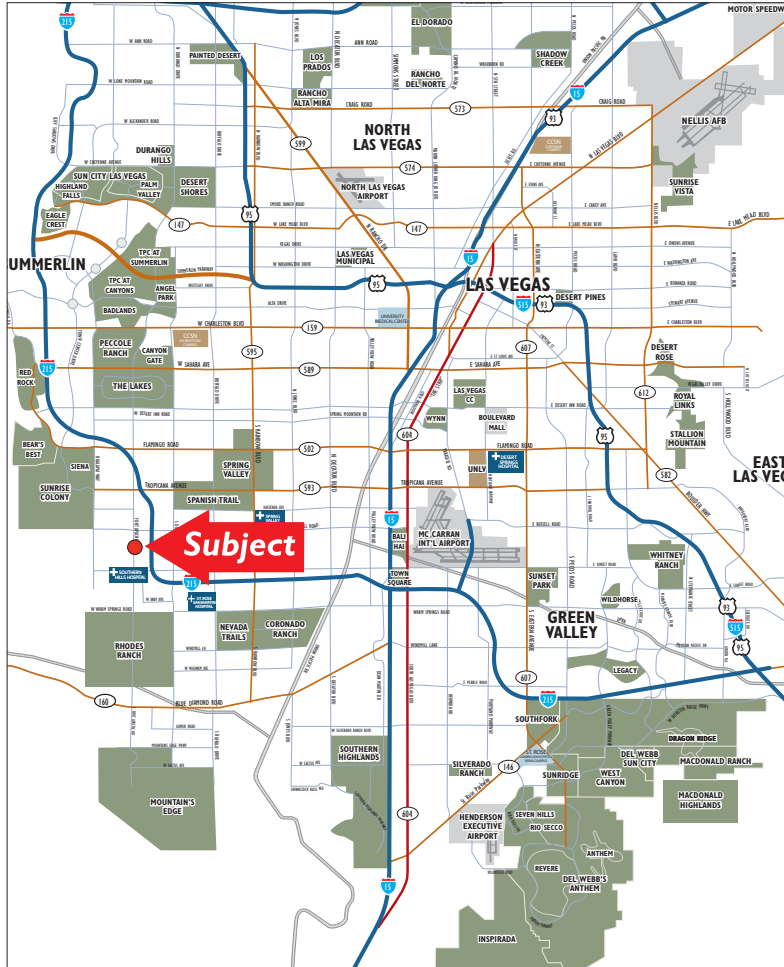
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NNNs at \$0.22 / SF



## Property Overview

The 12,000 SF retail/office center is located in the high growth Southwest Submarket. The property fronts Ft. Apache Road, just off the 215 Beltway between Russell and Sunset Road. Currently the center is occupied by Dunn Edwards Paint, Kidz Kidz Kidz Preschool and Tire Works Corporate Offices.

The Center boasts easy ingress and egress with ample parking for customers and tenants which is ideal for retail, medical and office users. The center services an existing dense residential population with several large home and apartment projects underway which will increase the demographics.

### Suite 101 A

- ±2,400 SF
- End Cap Suite

### Suite 102 A

- ±2,100 SF
- Vanilla Shell

## Property Details

- Owner willing to combine both suites for a total ±4,500 SF
- Competitive rates - \$1.75 / SF per month
- NNNs at \$0.22 / SF
- Parking Ratio 5.42 / 1,000 SF
- Pylon Sign available along N. Fort Apache Road.
- Just off 215 Beltway between Russell and Sunset Road
- Near Ikea, Wet N Wild, The Gramercy & Southern Hills Hospital
- Great leasing concessions and TI dollars available to qualified tenants



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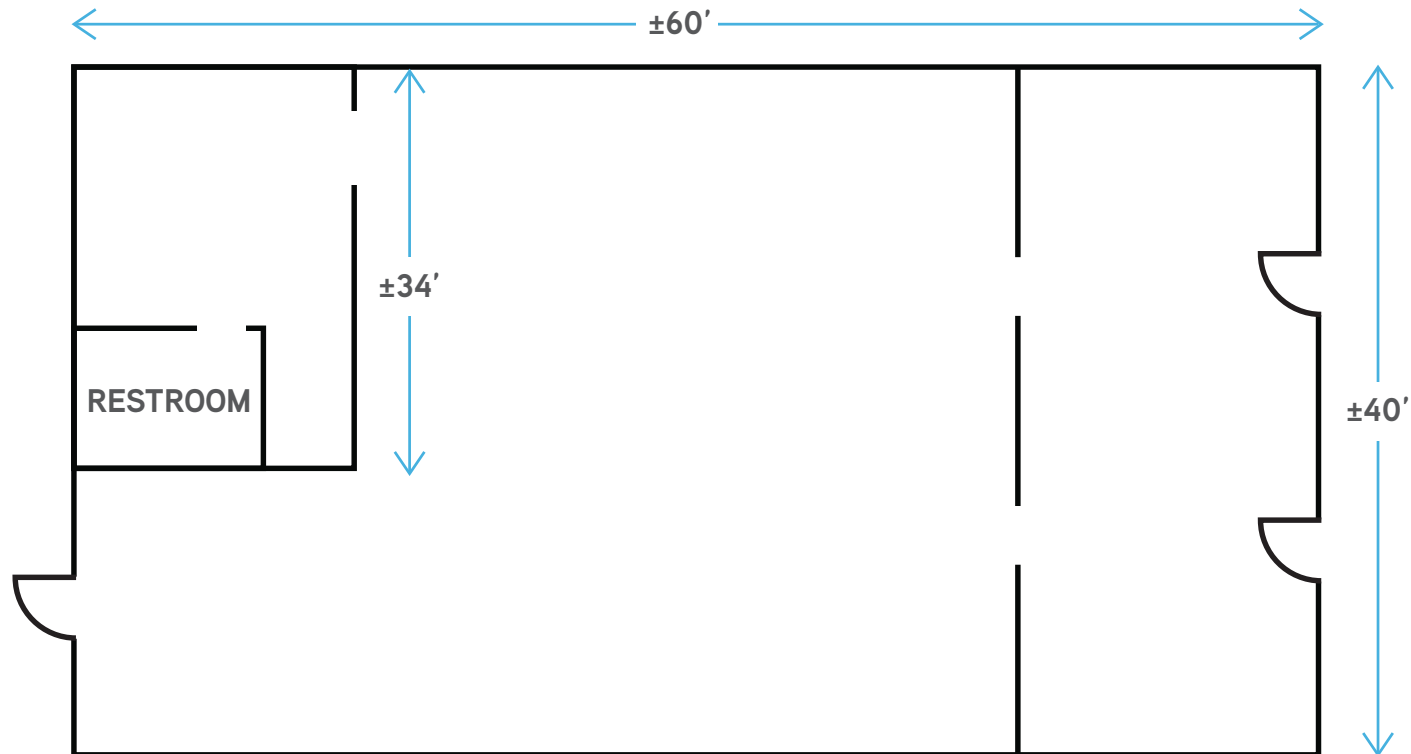
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## SUITE 101A // ±2,400 SF // END CAP SUITE



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