

6005-6085 SOUTH FORT APACHE ROAD



FOR
LEASE
OFFICE/
MEDICAL OFFICE/
RETAIL SPACE

PINE PLAZA
LAS VEGAS, NEVADA

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MULTI-USE PROPERTY

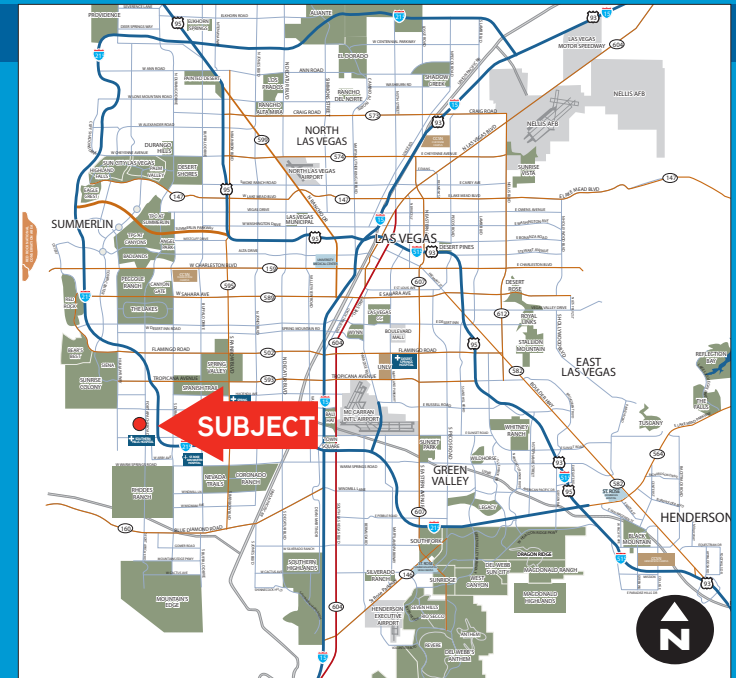
PROPERTY DESCRIPTION

Pine Plaza Retail is located in the expanding Southwest submarket of Las Vegas making it quickly and easily accessible to and from the McCarran International Airport. The property is situated along South Fort Apache Road, under a mile from both the Russell Road and Sunset Road ramps on and off the I-215 freeway. Built in 2005, the property is beautifully landscaped and maintained with on-site management for tenant convenience and serves dense populations in recently new residential developments.

The location is ideal for retail, medical and office users due to its close proximity to Southern Hills Hospital, complimentary medical and office users in this busy trade area and unobstructed frontage on high-traffic arterial of Fort Apache Road. Ownership is aggressive and ready to make deals!

PROPERTY FEATURES

- Pad, stand alone, and inline space available with 2nd generation medical, office, and retail space as well as vanilla shell space available
- Unobstructed visibility fronting Fort Apache
- Within 1 mile of two I-215 freeway ramps in major retail corridor
- Two blocks from Southern Hills Hospital; perfect location for medical uses
- 8 office buildings behind center which serves as additional traffic
- 7:1,000 Parking Ratio
- High visibility with 20,000 cars per day



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AERIAL PHOTO - LOOKING NORTH

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6005-6085 SOUTH FORT APACHE ROAD



AERIAL PHOTO - LOOKING SOUTH

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AERIAL PHOTO - LOOKING EAST

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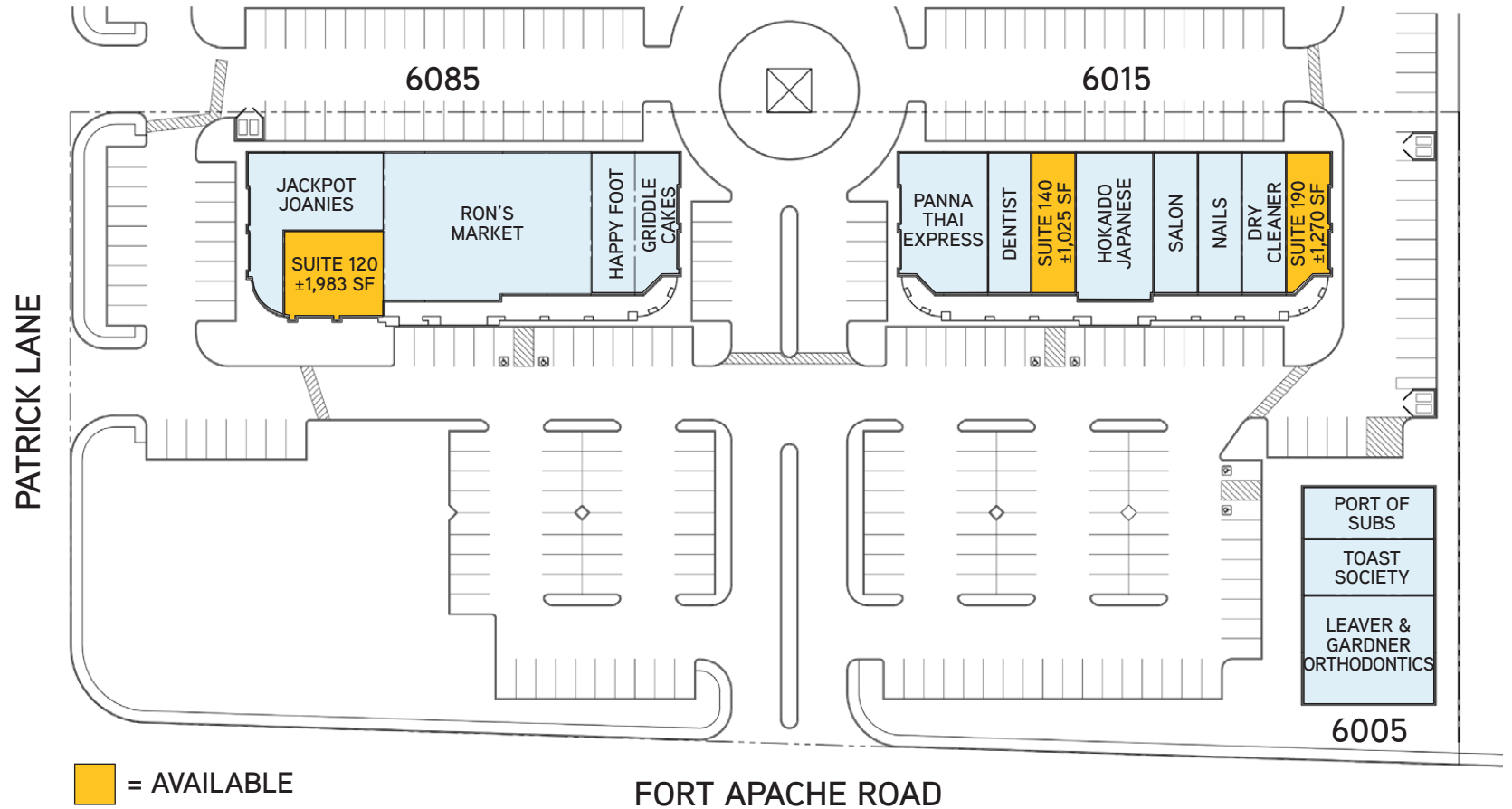


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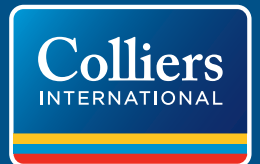


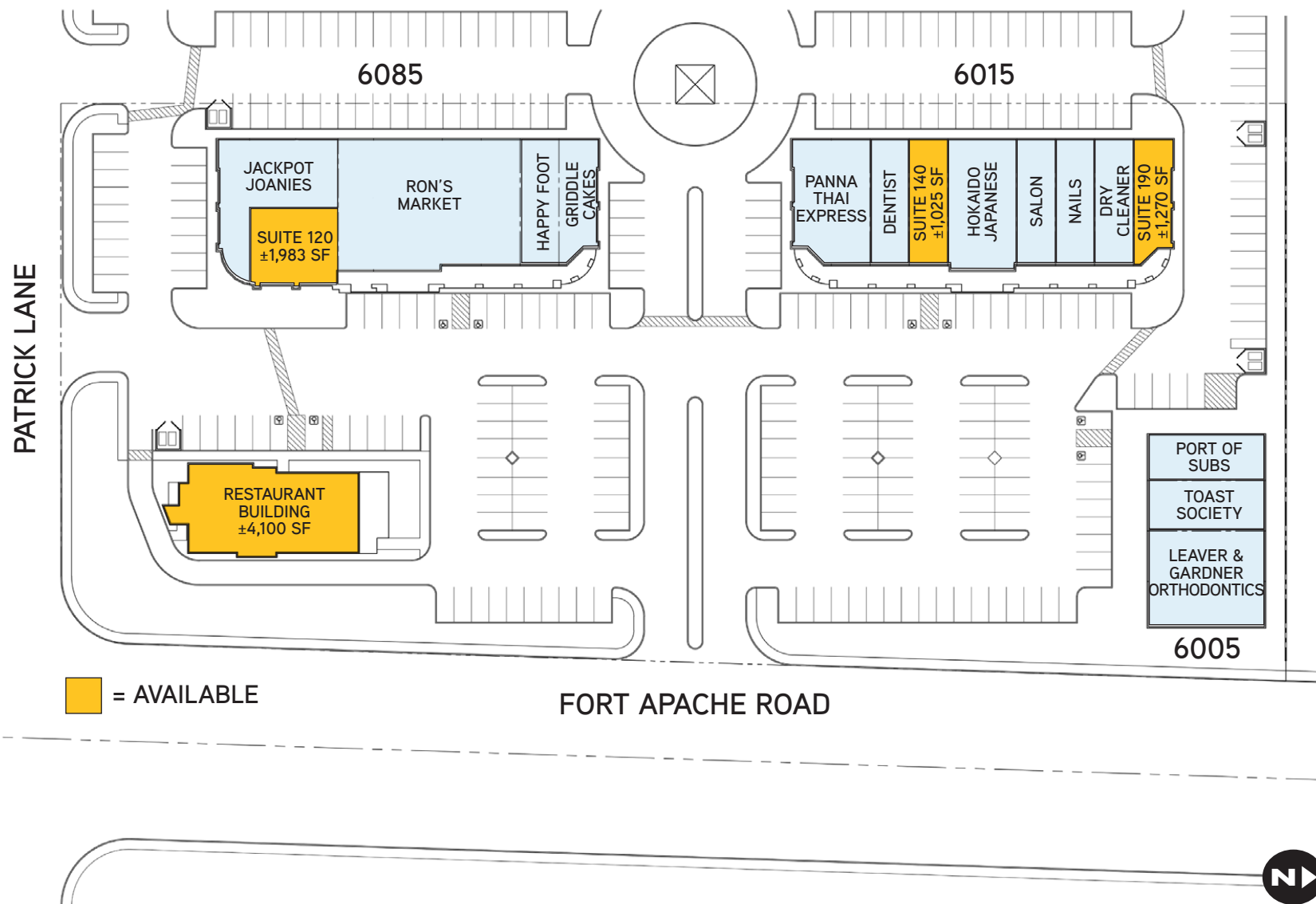


EXISTING SITE PLAN

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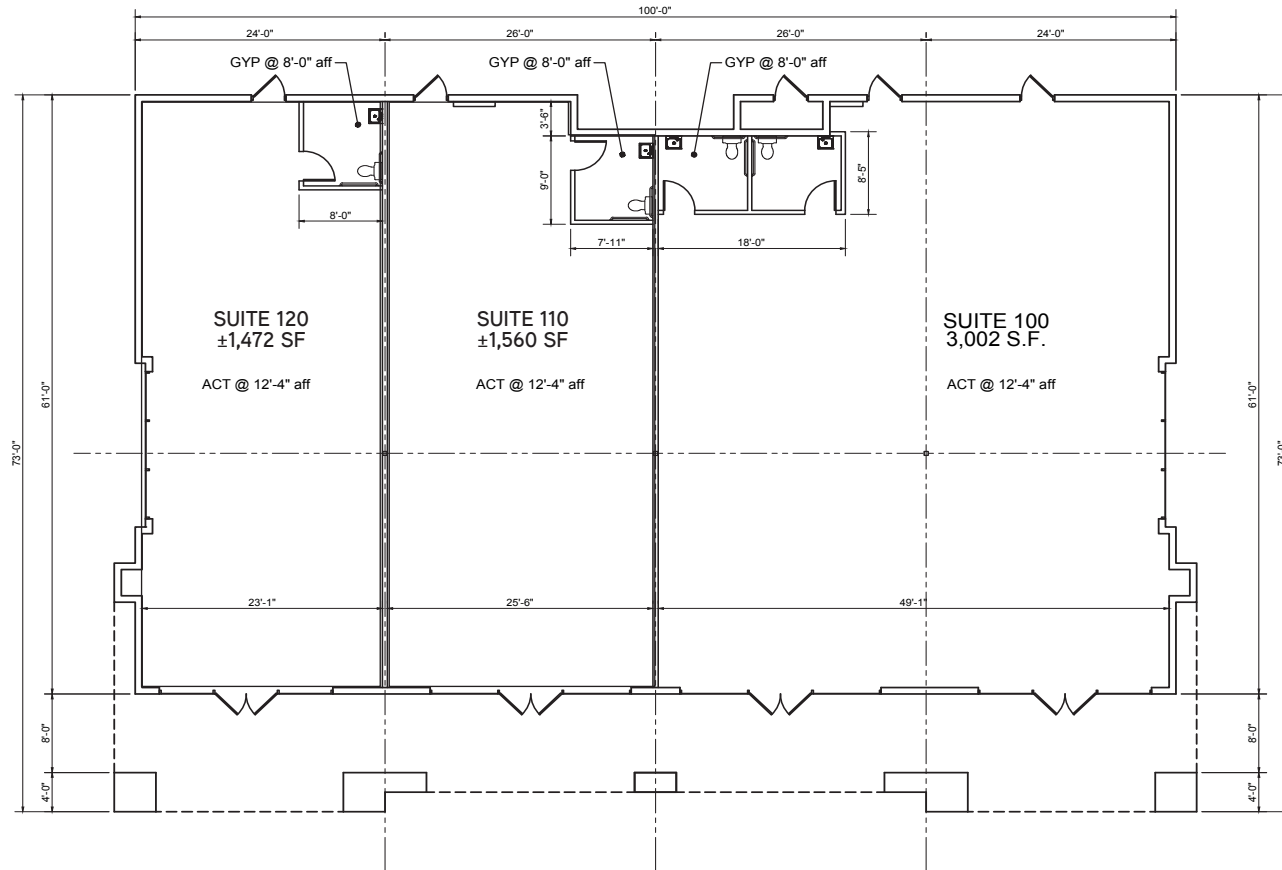


PROPOSED SITE PLAN

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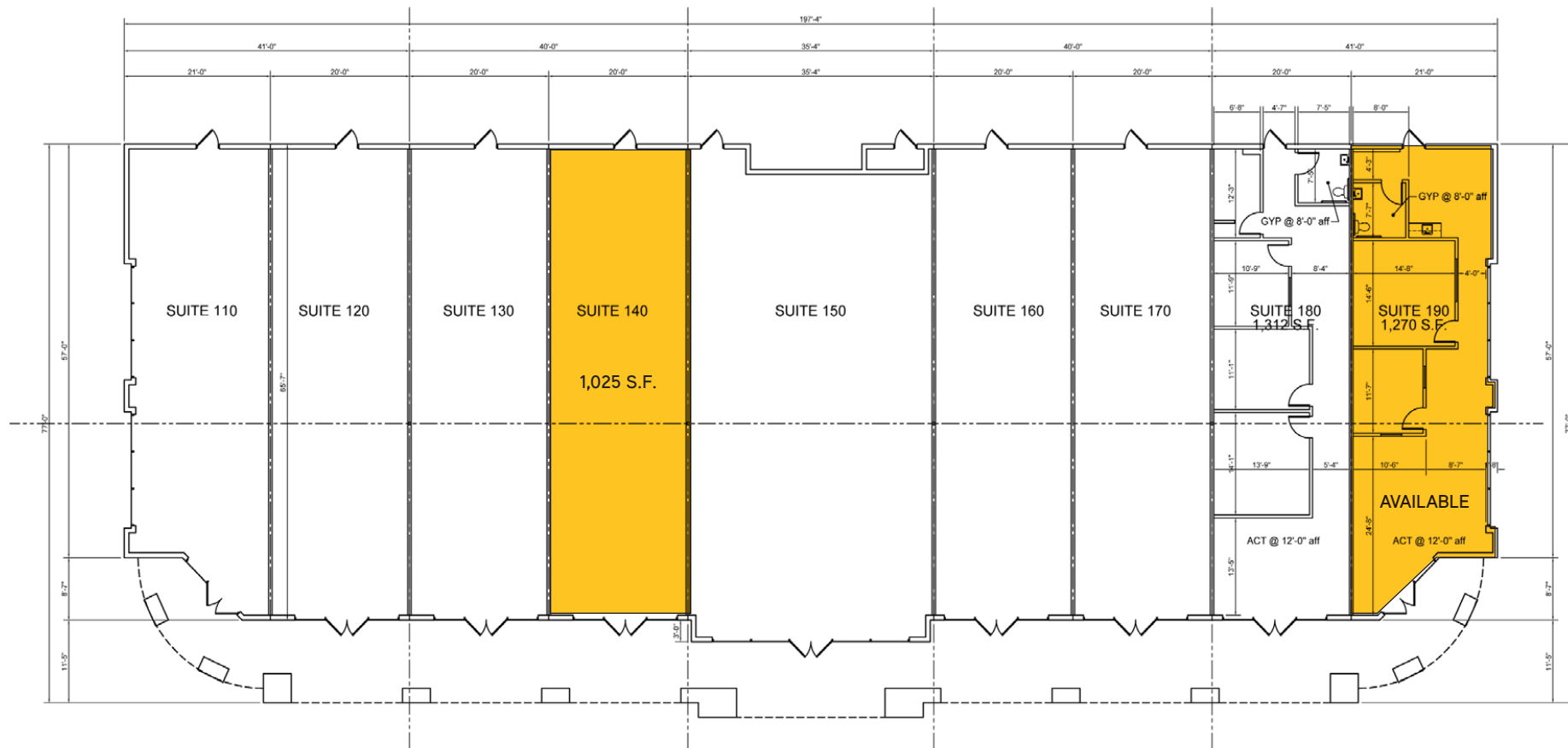


6005 SOUTH FORT APACHE FLOOR PLAN

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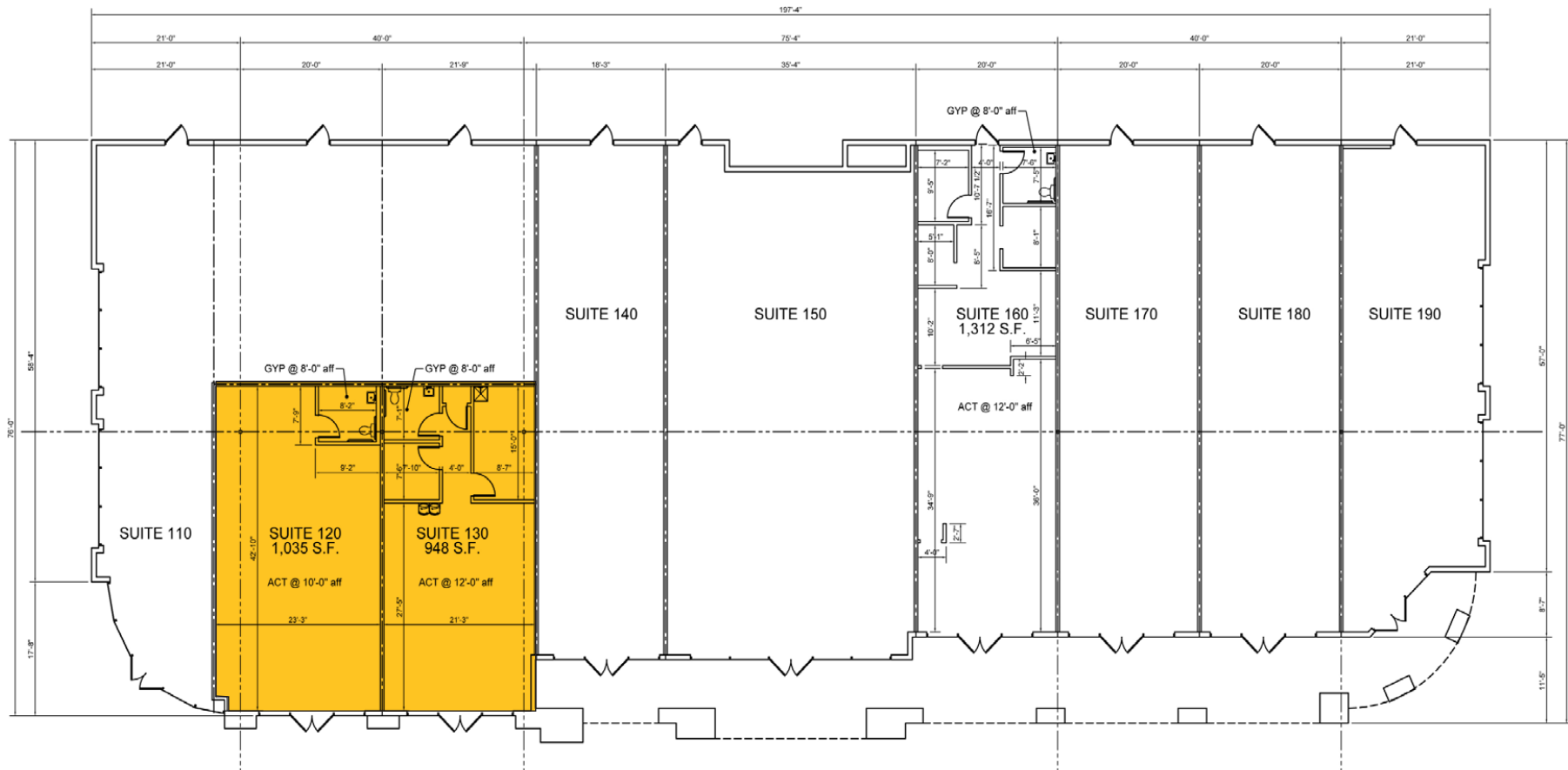
= AVAILABLE

6015 SOUTH FORT APACHE FLOOR PLAN

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= AVAILABLE

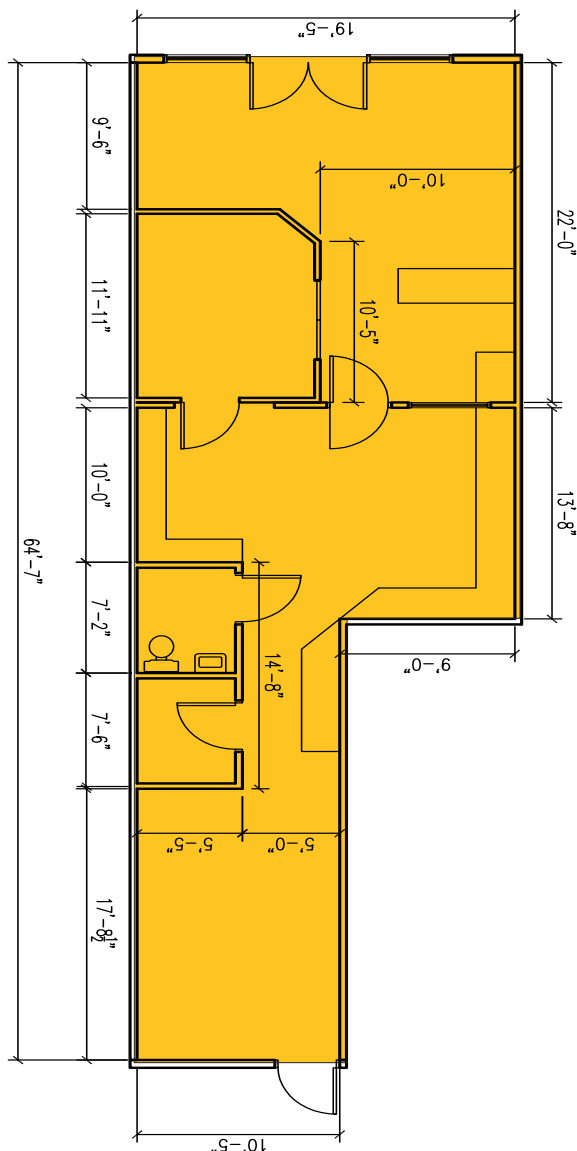
6085 SOUTH FORT APACHE FLOOR PLAN

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 = AVAILABLE



1,025 SF

6015 SOUTH FORT APACHE, SUITE 140 FLOOR PLAN

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KELLY CARDENAS SALON

With several locations across the US, Kelly Cardenas Salon is sure to give you the cut, color, or extensions that you desire. With a goal of opening 100+ locations in the next 10 years, salon is sure to exceed your expectations.

www.kellycardenassalon.com

HOKAIDO SUSHI

Hokaido Japanese Sushi is a casual Japanese venue offering inventive maki rolls, plus udon, rice bowls and an eat-at sushi bar. This traditional Japanese restaurant serves fresh and high quality ingredients with great customer service.

www.hokaidosushi.com

L&G ORTHODONTICS

Leaver & Gardner Orthodontics can give you a smile you're happy to show off. Our practice utilizes today's latest orthodontic advances in order to provide you with the most comfortable and efficient treatment possible.

www.leavergardner.com

HILLSIDE DENTISTRY

Residents in Las Vegas find outstanding dental care with Dr. Lim and his team of experience dental professionals. They serve your dental needs in a comfortable, friendly atmosphere equipped with high-tech modalities.

www.hillsidedentalfineart.com

GRIDDLE CAKES

At Griddle Cakes, food is their passion - their art is creating a delicious and surprising menu that will overwhelm your every sense. With three locations in the Las Vegas Valley, Griddle Cakes is the perfect spot for breakfast or lunch.

www.griddlecakeslv.com

PANNA THAI EXPRESS

Stop by Panna Thai Express for cuisine that is influenced by Eastern culture. The food is unique and distinctive, blending together tastes that are sweet, sour, bitter, and salty; accurately reflecting true Thailand cuisine

www.pannathairestaurant.com

HAPPY FOOT SPA

Happy Foot Spa is more than just a foot spa; they offer full-body massages as well. The location is clean, quite, and staffed with friendly and attentive therapists.

JACKPOT JOANIES

Your neighborhood 24/7 tavern. Serving cold drinks, fresh snacks & the best slot machines in town! With a professional friendly staff & a quiet place to play! Jackpot Joanie's has six locations in Southern Nevada.

RON'S MARKET

Ron's Market offers a fine selection of Eastern European grocery items. Locals shop at Ron's Market to purchase their unique varieties of meats and cheese, as well as other specialty European delights.

CURRENT TENANTS

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EXTERIOR PHOTOS

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EXTERIOR NIGHT PHOTOS

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