

FOR LEASE $\pm 1,233$ SF AVAILABLE

CROSSROADS PLAZA

4955 SOUTH FORT APACHE ROAD, LAS VEGAS, NV 89148



Al Twainy, CCIM
+1 702 400 2001
al.twainy@colliers.com
License # NV-BS.24268

Jennifer Lehr, CCIM
+1 702 782 9385
jennifer.lehr@colliers.com
License # NV-BS.0143951

Copyright © 2019 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

FOR LEASE $\pm 1,233$ SF AVAILABLE

CROSSROADS PLAZA

4955 SOUTH FORT APACHE ROAD, LAS VEGAS, NV 89148

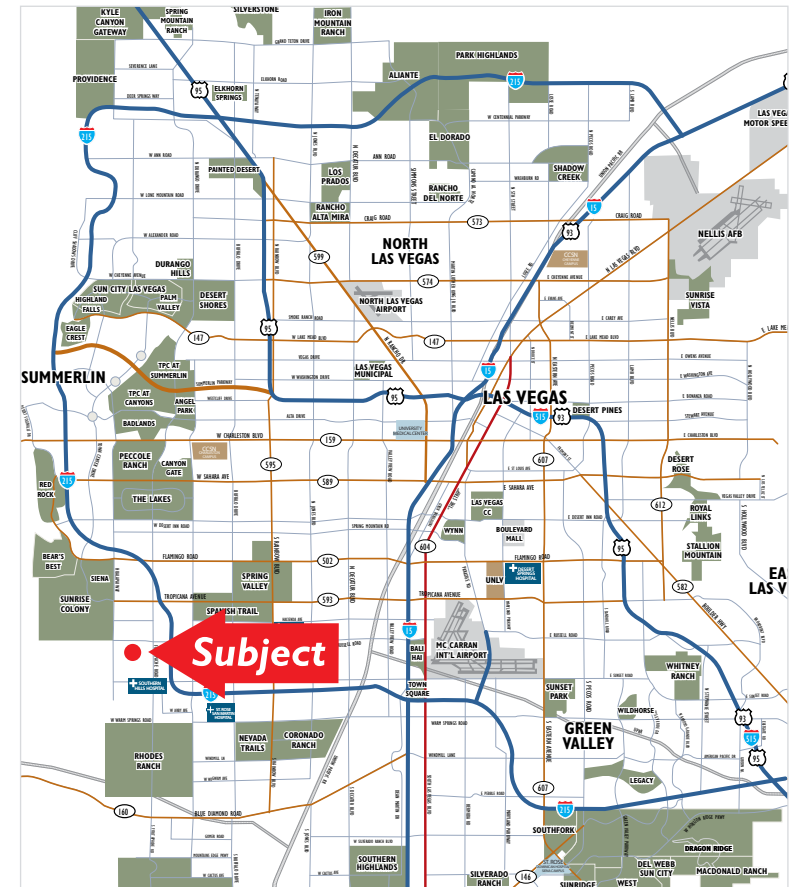


CROSSROADS PLAZA SHOPPING CENTER IS LOCATED IN THE EXPANDING SOUTHWEST SUBMARKET OF LAS VEGAS MAKING IT QUICKLY AND EASILY ACCESSIBLE TO AND FROM THE MCCARRAN INTERNATIONAL AIRPORT.

The property is situated on the corner of South Fort Apache Road and West Tropicana Avenue, and under a quarter-mile to the Tropicana ramps on and off the I-215 freeway. The property is beautifully landscaped and maintained, and attracts a dense population in recently new residential developments.

PROPERTY FEATURES

- 2nd generation inline retail space available
- High visibility on the corner of South Fort Apache and Tropicana Avenue
- Within a quarter-mile of I-215 freeway ramps in major retail corridor
- Two miles from Southern Hills Hospital; perfect location for medical uses
- Located directly across the street from a busy Walmart shopping center which serves as additional traffic
- 7:1,000 Parking Ratio



Al Twainy, CCIM

+1 702 400 2001

al.twainy@colliers.com

License # NV-BS.0024268

Jennifer Lehr, CCIM

+1 702 782 9385

jennifer.lehr@colliers.com

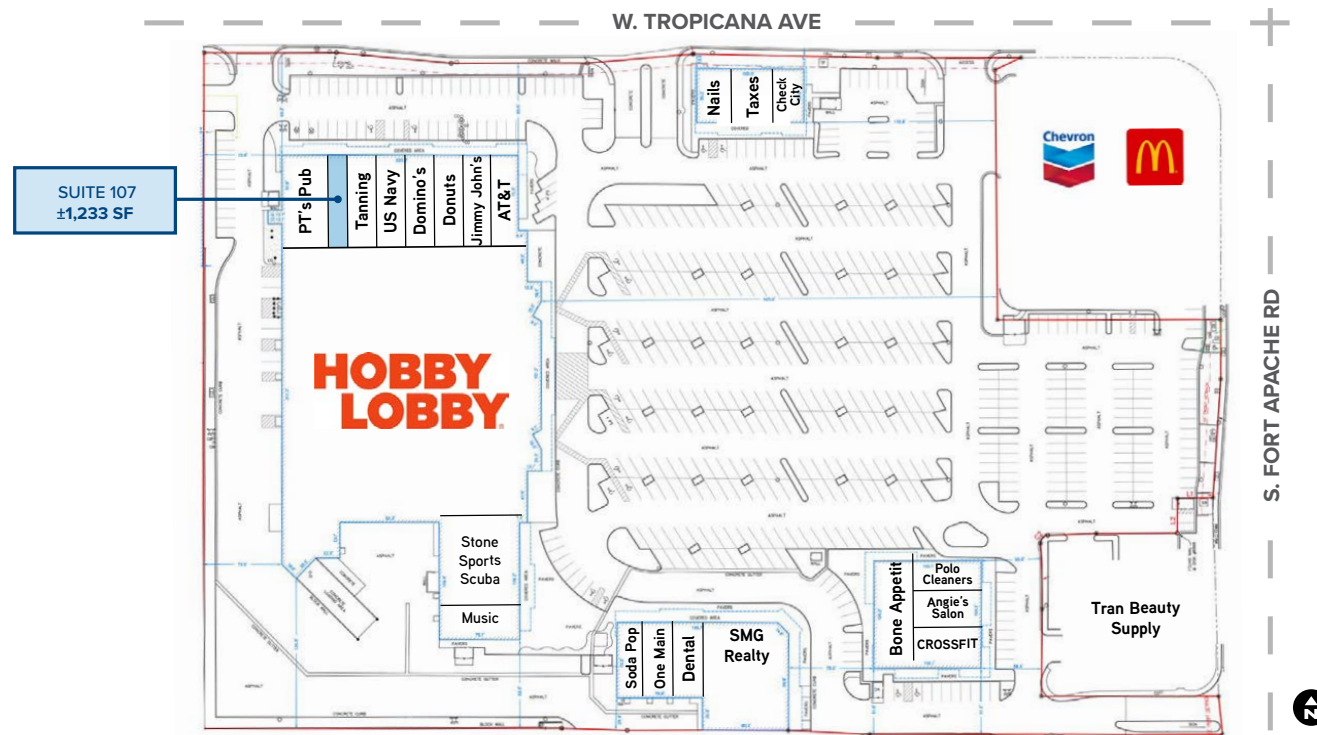
License # NV-BS.0143951

Copyright © 2019 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

FOR LEASE $\pm 1,233$ SF AVAILABLE

CROSSROADS PLAZA

4955 SOUTH FORT APACHE ROAD, LAS VEGAS, NV 89148



CURRENT TENANTS

Hobby Lobby
PT's Tavern
Stone Sports Scuba
AT&T Wireless
Jimmy Johns
Needleye Polo Cleaners
Beauty and More

CURRENT TENANTS

Domino's Pizza
US Navy Center
Music School
Palm Beach Tan
Dana's Nails and Spa
Pink Box
Check City

CURRENT TENANTS

Kids Kingdom
Bogart's Bone Appetit
Smile Bright Dental
Shuman & Associates
Sin City Vapor
Stanford Tax Group
Crossfit

FOR LEASE $\pm 1,233$ SF AVAILABLE

CROSSROADS PLAZA



4955 SOUTH FORT APACHE ROAD, LAS VEGAS, NV 89148

| POPULATION AND INCOME | | | | |
|-----------------------|-------------------------|-------------------------------|-------------------------|-------------------------------|
| | 2019 EST. POPULATION | 2019 AVG. HOUSEHOLD INCOME | 2024 EST. POPULATION | 2024 AVG. HOUSEHOLD INCOME |
| 1 MILE | 24,385 | \$88,441 | 28,357 | \$102,215 |
| 3 MILE | 152,707 | \$86,420 | 169,394 | \$97,472 |
| 5 MILE | 319,426 | \$88,172 | 351,481 | \$100,287 |

| POPULATION BY RACE 2019 | | | | |
|-------------------------|-----------|---------------------|----------|--------|
| | CAUCASIAN | AFRICAN AMERICAN | HISPANIC | ASIAN |
| 1 MILE | 12,396 | 2,999 | 4,695 | 5,546 |
| 3 MILES | 82,215 | 16,532 | 30,224 | 31,307 |
| 5 MILES | 173,195 | 35,121 | 66,021 | 61,649 |

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

Al Twainy, CCIM
+1 702 400 2001
al.twainy@colliers.com
License # NV-BS.0024268

Jennifer Lehr, CCIM
+1 702 782 9385
jennifer.lehr@colliers.com
License # NV-BS.0143951

Copyright © 2019 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

CROSSROADS PLAZA



Architectural floor plan of a room with the following dimensions and specifications:

- Overall Dimensions:**
 - Length: 64'-3" LEASE DIMENSION
 - Width: 19'-10" LEASE DIMENSION
- Room Layout and Dimensions:**
 - Left Section (Entrance Area):**
 - Width: 7'-4"
 - Depth: 8'-0"
 - Sub-section width: 7'-8"
 - Sub-section depth: 4'-2"
 - Central Section:**
 - Width: 10'-0"
 - Depth: 7'-10"
 - Sub-section width: 14'-2"
 - Sub-section depth: 3'-7"
 - Right Section (Main Room):**
 - Width: 28'-9"
 - Depth: 19'-3"
 - Sub-section width: 15'-4"
 - Sub-section depth: 7'-10"
- Material Specifications:**
 - ACOUSTICAL TILE CEILING @ 10'-11" A.F.F.
 - GYPSUM BOARD CEILING @ 9'-0" A.F.F.
- Other Features:**
 - North arrow pointing towards the top right.
 - Door swing indicators for the entrance and internal room access.
 - Small furniture icons (chair and table) in the left section.

Copyright © 2019 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

FOR LEASE $\pm 1,233$ SF AVAILABLE

CROSSROADS PLAZA



4955 SOUTH FORT APACHE ROAD, LAS VEGAS, NV 89148



FOR LEASE $\pm 1,233$ SF AVAILABLE

CROSSROADS PLAZA

4955 SOUTH FORT APACHE ROAD, LAS VEGAS, NV 89148

