

MULTI-TENANT RETAIL CENTER



# LYNDEN SQUARE

6105 SOUTH FORT APACHE ROAD, LAS VEGAS, NV 89148



FOR LEASE – ±34,435 SF MULTI-TENANT RETAIL STRIP CENTER

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The ±35,000 SF retail/office center is located in the high growth Southwest Submarket with easy ingress and egress and ample parking for customers and tenants. The center has great visibility from Fort Apache Road, just off the 215 Beltway between Russell and Sunset Road. Join Starbucks Coffee, Andre Bistro & Bar, Jjanga Steak & Sushi, Stephanos Greek Mediterranean Grill, Mr. Chopstix, Munchbox, and many more fine amenities and services.

## Property Details

- Parking Ratio 5 / 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

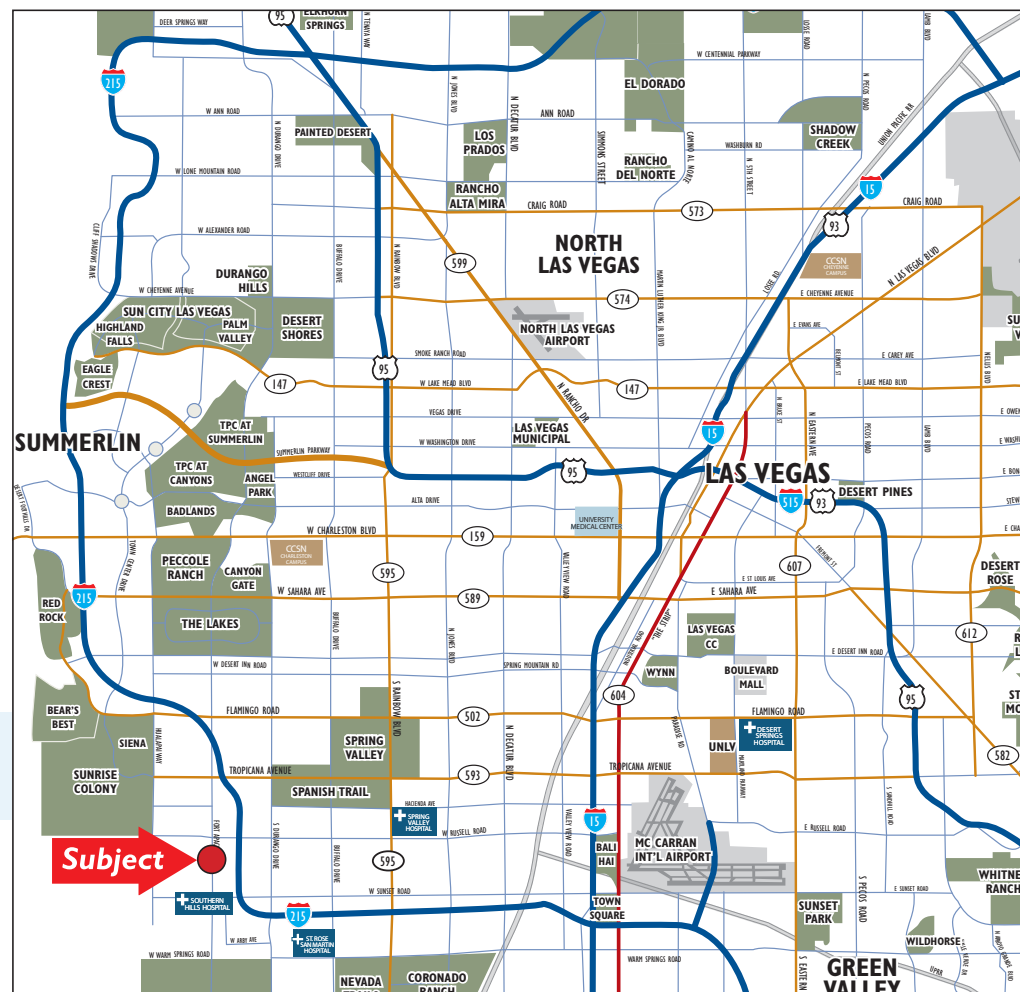
## Competitive rates – NNNs at \$0.43 / SF

| DEMOGRAPHICS    | 1 MILE   | 2 MILE   | 3 MILE   |
|-----------------|----------|----------|----------|
| POPULATION:     | 20,904   | 104,375  | 292,138  |
| AVG.HH. INCOME: | \$74,737 | \$78,366 | \$77,311 |

Claritas 2017

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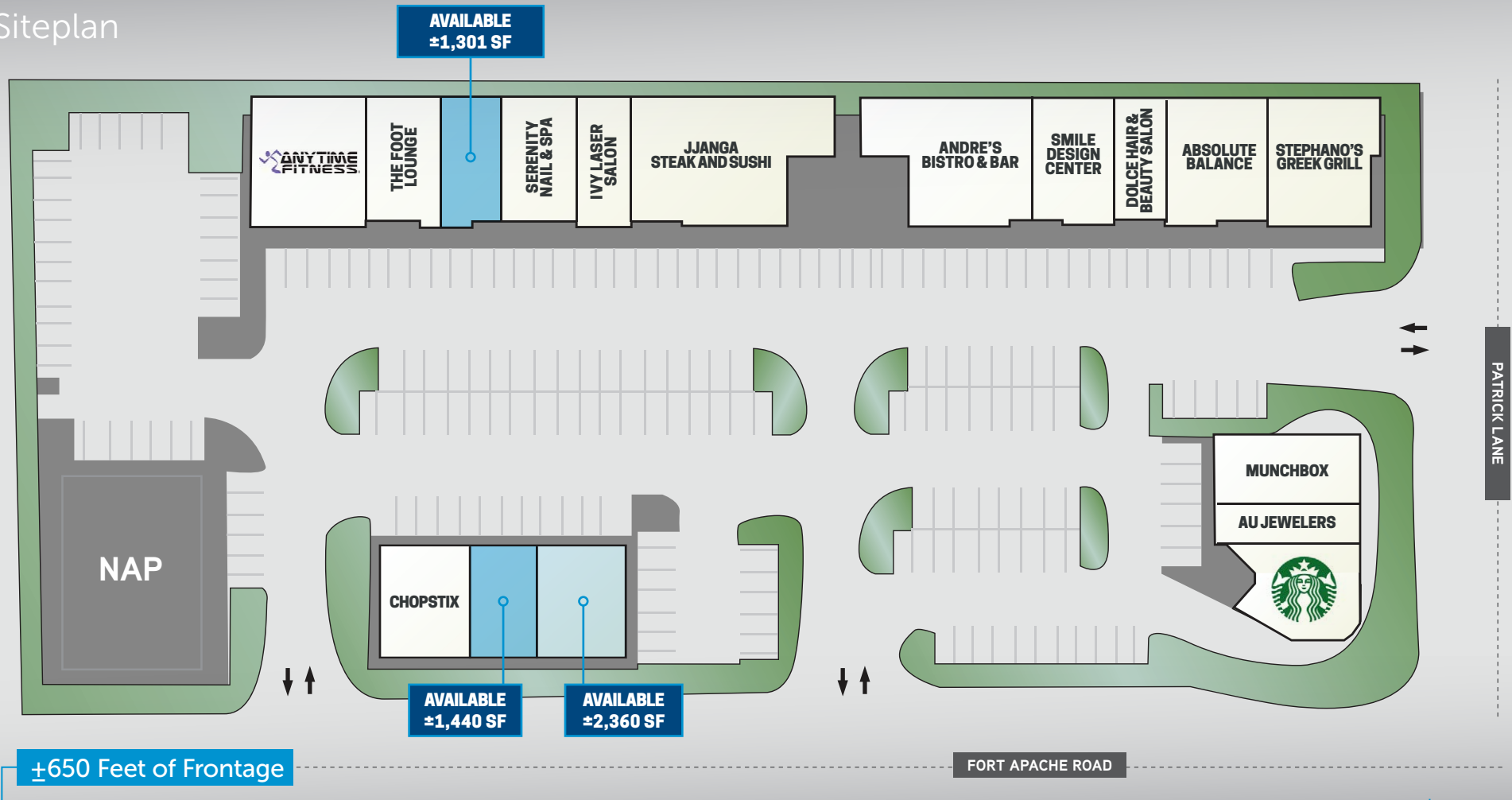
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## Siteplan



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## 6105 S. FORT APACHE RD.

| Suite | Tenant      | SF    |
|-------|-------------|-------|
| 300   | Starbucks   | 1,714 |
| 302   | Au Jewelers | 1,262 |
| 304   | Munchbox    | 1,432 |

## 6115 S. FORT APACHE RD.

| Suite   | Tenant                             | SF    |
|---------|------------------------------------|-------|
| 100     | Stephanos Greek Mediteranean Grill | 2,380 |
| 102-104 | Absolute Balance                   | 2,602 |
| 106     | Hair and Beauty Salon              | 1,301 |
| 108     | Smile Design Center                | 1,301 |
| 110-112 | Andre's Bistro and Bar             | 3,731 |

## 6125 S. FORT APACHE RD.

| Suite   | Tenant                 | SF    |
|---------|------------------------|-------|
| 200-202 | Jjanga Steak and Sushi | 3,717 |
| 204     | Ivy Laser Salon        | 1,301 |
| 206     | Serenity Nail & Spa    | 1,301 |
| 208     | AVAILABLE              | 1,301 |
| 210     | The Foot Lounge        | 1,301 |
| 212-214 | Anytime Fitness        | 3,717 |

## 6135 S. FORT APACHE RD.

| Suite | Tenant    | SF    |
|-------|-----------|-------|
| 400   | AVAILABLE | 2,360 |
| 402   | AVAILABLE | 1,440 |
| 404   | Chopstix  | 2,260 |



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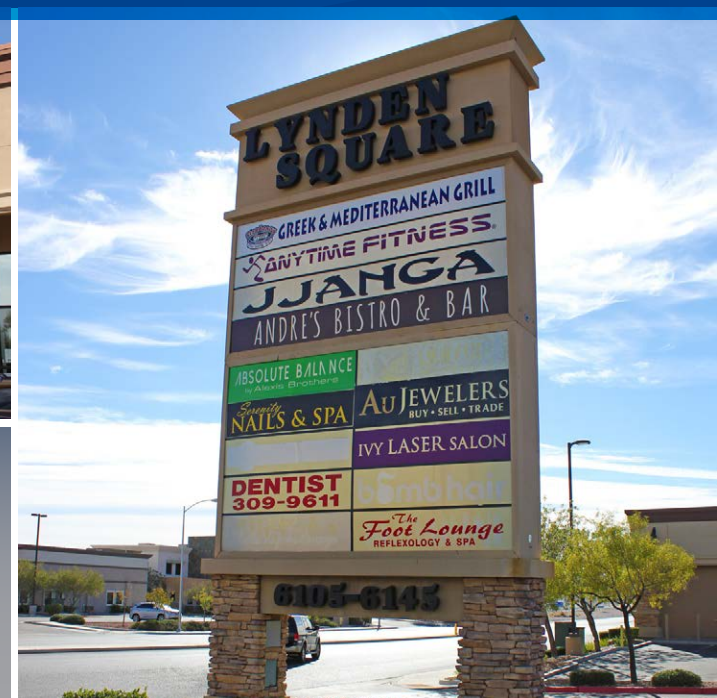
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## MULTI-TENANT RETAIL CENTER

Located along Fort Apache Road, just south of Russell Road, with a combined estimated 62,500 cars passing daily. The property enjoys nearly 650 linear feet of frontage along South Fort Apache Road.



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