

ADELPHI

— PROPERTY ADVISORS —

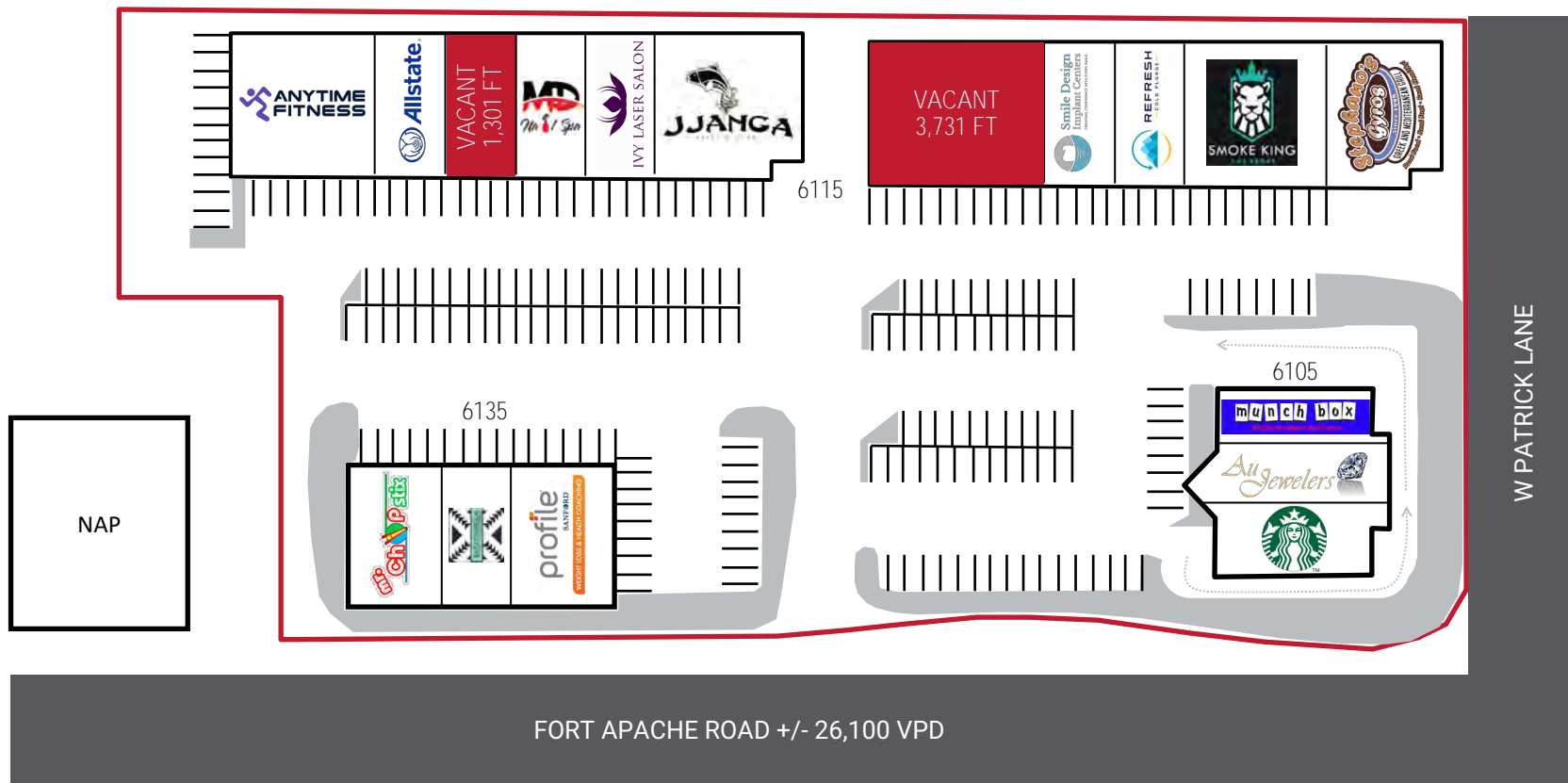


LYNDEN SQUARE

6105-6135 S. FORT APACHE RD, LAS VEGAS, NV 89148

AVERAGE HOUSEHOLD INCOME IN 1-MILE
RADIUS: \$91,134

SOUTHWEST SUBMARKET



Highlights

SUITE	STATUS	SQUARE FOOTAGE	LEASE TYPE	PRICE
6115-112	Vacant	3,731* SF	NNN	\$3.00
* Patio not included in square footage.				
6115-208	Vacant	1,301 SF	NNN	\$2.50

- ▶ **Dense High Income Area:** over 28,000 people live within 1-Mile with an average Household Income of \$91,000.
- ▶ **Prime Southwest Submarket:** Located in one of Las Vegas's strongest submarkets
- ▶ **Strong Daytime Population:** The property benefits from a strong daytime population being located within a mile of the expanding Southern Hills Hospital and surrounding medical buildings.
- ▶ **Above Average Parking Ratio:** 5.95 / 1,000.
- ▶ **Built out salon space.**



Property Details

Property Name:
Lynden Square

Location:
6105-6135 S. Fort Apache Rd,
Las Vegas, NV 89148

Site:
Lynden Square is located on the
SW corner of S Fort Apache Rd.
and W. Patrick Ln.

Building Area:
The subject consists of four
buildings totaling approximately
34,435 SF.

Frontage:
Lynden Square benefits from
approximately +/- 389 linear feet
of frontage along S. Fort Apache
Road and approximately +/- 260
linear feet of frontage along W.
Patrick Ln.

Access:
Access points into the center
include two entrances from S.
Fort Apache Rd. and one
entrance from W. Patrick Ln.

Parking
Lynden Square provides 205
parking spaces, which equates
to a parking ratio of +/- 5.95
spaces per 1,000 SF.

Traffic Count:
S. Fort Apache Rd: +/- 26,100 VPD

Built:
2005

Zoning:
Local Business (C-1)

Submarket:
Southwest Las Vegas



310,358 People*
\$94,687 Avg. Household Incomes*
*within a 5 mile radius

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	28,210	120,748	310,358
Average HH Income	\$91,134	\$94,810	\$94,687
Median Home Value	\$357,530	\$363,647	\$361,463
Median Age	37.3	39.3	39.7
Daytime Population	10,012	44,386	97,137





Retail Map



▶▶▶ Photos



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