

ADELPHI

— PROPERTY ADVISORS —

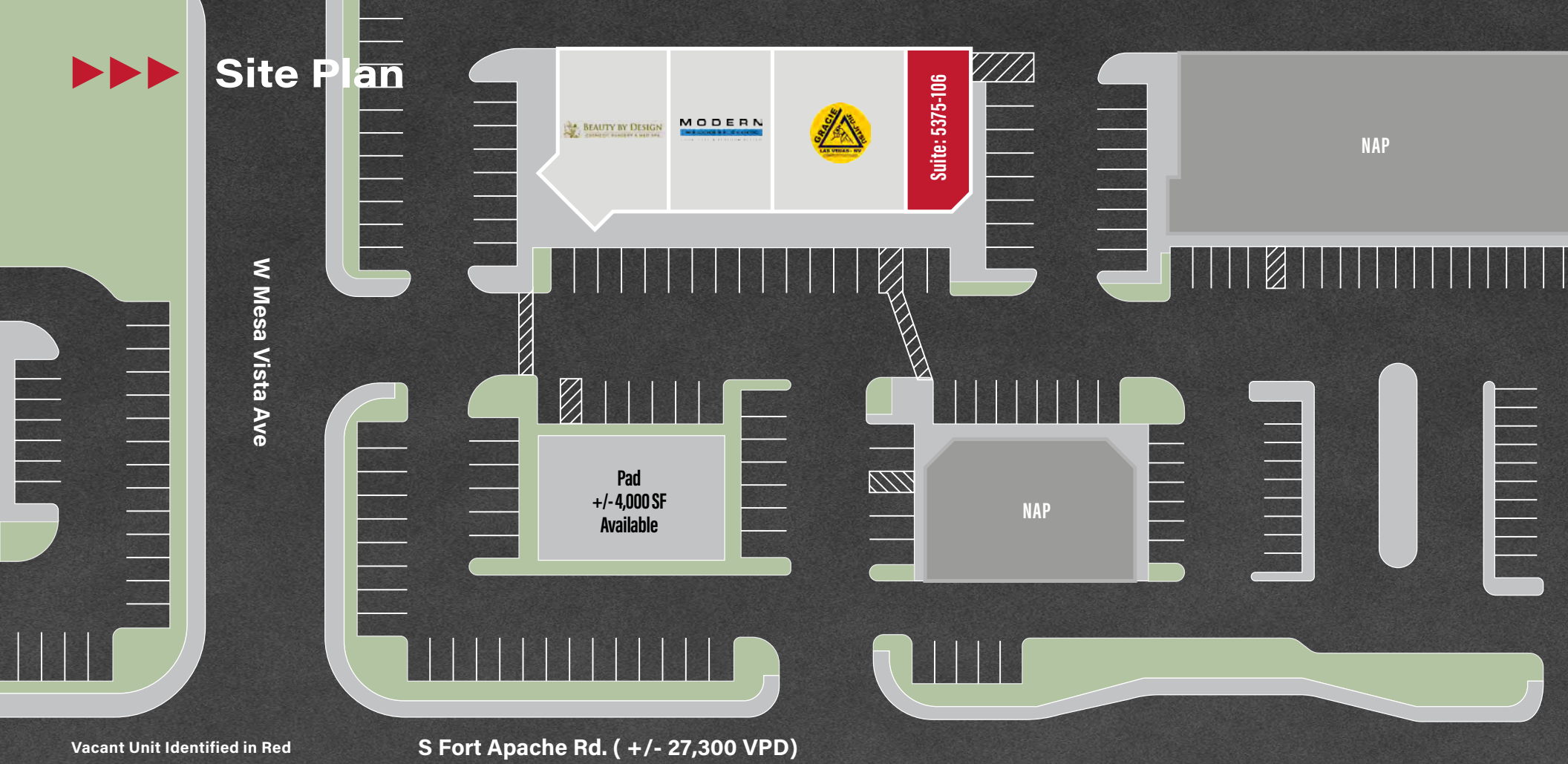


SPANISH HILLS PLAZA

5375 S FORT APACHE ROAD, LAS VEGAS, NV 89148

AVERAGE HOUSEHOLD INCOME IN 1-MILE RADIUS: \$91,911

FRONTAGE ON FORT APACHE ROAD



SUITE	STATUS	SQUARE FOOTAGE	LEASE TYPE	PRICE
5375-106	Vacant	1,300 SF	NNN	\$2.25
Pad	Undeveloped Pad	+/-4,000 SF	NNN	Unpriced

Property Highlights

- ▶ Immediate access to the 215-Beltway via Fort Apache Rd.
- ▶ Strong demographics in the immediate area
- ▶ 4.53/1,000 parking ratio
- ▶ Desirable end-cap space available



▶▶▶ Property Details

Property Name:

Spanish Hills Plaza

Location:

5375 S Fort Apache Road,
Las Vegas, NV 89148

Site:

Spanish Hills Plaza is located on the NW corner of S Fort Apache Rd. and W Mesa Vista Ave.

Building Area:

The subject consists of a single building totaling approximately 9,779 SF.

Frontage:

Spanish Hills Plaza benefits from approximately +/- 280 linear feet of frontage along S Fort Apache Road and approximately +/- 260 linear feet of frontage along W Mesa Vista Avenue.

Access:

Access points into the center include one entrance from S Fort Apache Rd. and one entrance from W Mesa Vista Ave.

Parking:

Spanish Hills Plaza provides 44 parking spaces, which equates to a parking ratio of +/- 4.53 spaces per 1,000 SF.

Traffic Count:

- S Fort Apache Rd.: +/- 27,300 VPD

Built:

2004

Zoning:

General Commercial (C-2)

Submarket:

Southwest Las Vegas



25,825 People*

\$91,911 Avg Household Incomes*

* within a 1 mile radius

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	25,825	147,370	325,258
Average HH Income	\$91,911	\$92,913	\$92,861
Median Home Value	\$343,383	\$349,850	\$355,084
Median Age	38.3	40	40.2
Daytime Population	9,570	45,689	116,410



▶▶▶ Retail Map





Photos



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