

Proposed Neighborhood Shopping Center

SWC Pebble Rd & Fort Apache Rd, Las Vegas, NV 89178



FOR LEASE ± 10 Acres

- Anchor, pad, and inline spaces available
- Close proximity to the Rhodes Ranch and Mountain's Edge master planned communities
- Wet 'n' Wild Las Vegas water park and Bishop Gorman High School two miles north
- Zoning: General Commercial (C-2)

Demographics	1 Mile	3 Miles	5 Miles
Population	16,510	74,194	165,932
Ave HH Income	\$76,500	\$81,986	\$84,359
Households	5,581	26,859	59,111

Traffic Counts (2017 NVDOT)

Blue Diamond Rd - 44,000 VPD

Fort Apache Rd - 21,400 VPD

Pebble Rd - 8,100 VPD



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