

RETAIL OPPORTUNITY

SWC Tompkins Ave & Fort Apache Rd | Las Vegas, NV 89147

UP TO 29,335 SF | FOR LEASE



9121 W Russell Rd
Suite 111
Las Vegas, NV 89148



PROPERTY HIGHLIGHTS

- Up to 29,335 SF available for lease
- Strong retail hub location with major area retailers including Lowe's, Walmart, Ross, PetSmart and Hobby Lobby
- Close access to 215 Beltway at Tropicana Avenue
- Serving the high income communities of South Summerlin & Spanish Trail

SWC Tompkins Ave & Fort Apache Rd
Las Vegas, NV 89147



All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate

DAN ADAMSON

702.550.4934

dan@roicre.com

Lic # B.0026992.CORP

DERON CONWAY

702.550.4918

dc@roicre.com

Lic # BS.0144094.PC

EDWARD LEHNARDT

702.550.4169

edward@roicre.com

Lic # S.0180688

CHRIS WALDBURGER

702.483.3683

chris@roicre.com

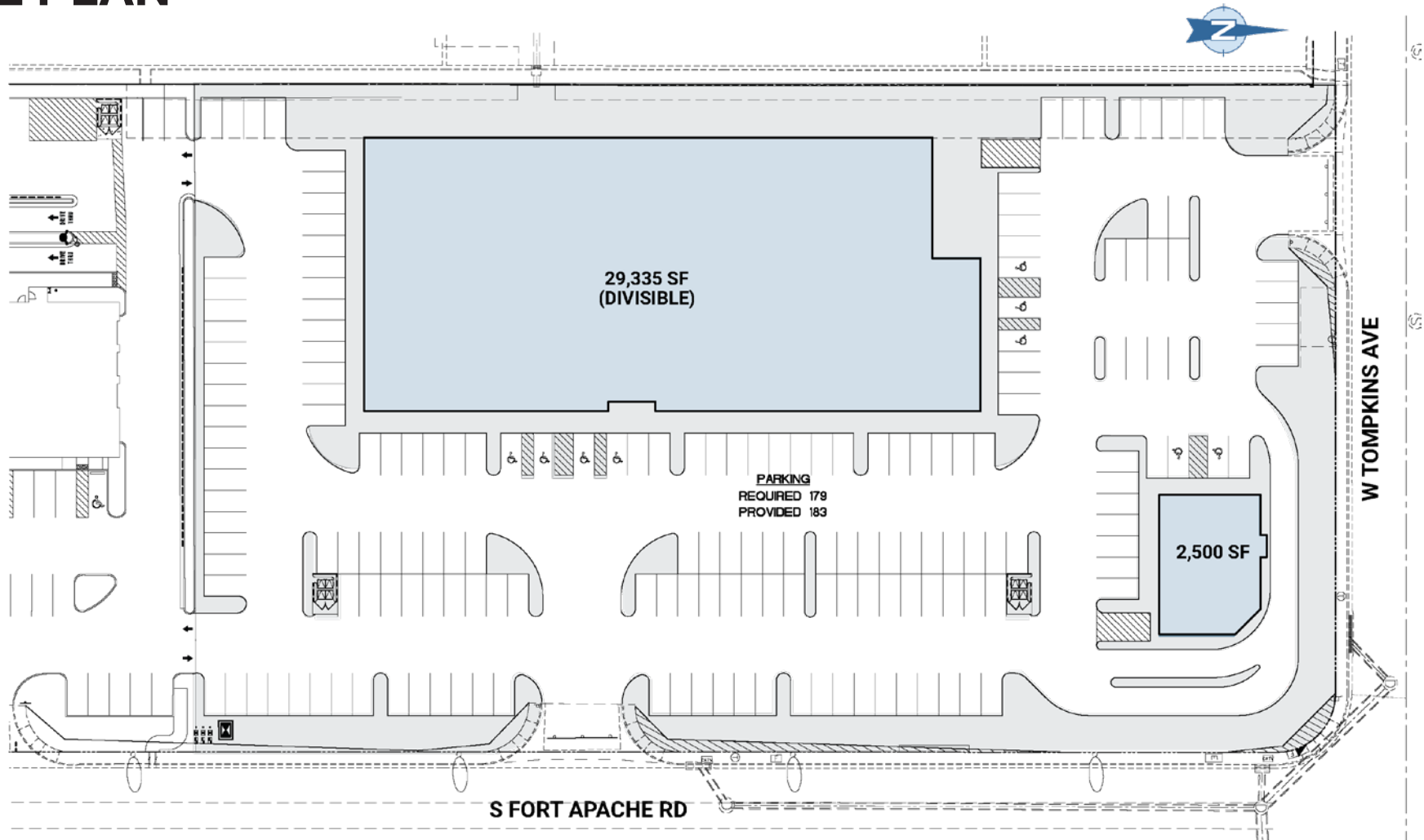
Lic # S.0190814



roicre.com

PROPOSED SITE PLAN

SWC Tompkins Ave & Fort Apache Rd
Las Vegas, NV 89147



Size 3.14 AC
APN 163-19-818-002
Zoning Local Business (C-1)

DAN ADAMSON

702.550.4934

dan@roicre.com

Lic # B.0026992.CORP

DERON CONWAY

702.550.4918

dc@roicre.com

Lic # BS.0144094.PC

EDWARD LEHNARDT

702.550.4169

edward@roicre.com

Lic # S.0180688

CHRIS WALDBURGER

702.483.3683

chris@roicre.com

Lic # S.0190814



roicre.com

AREA DEMOGRAPHICS



TRAFFIC COUNTS

Fort Apache Rd 30,000 VPD
Tropicana Ave 23,600 VPD



POPULATION

1 Mile	3 Miles	5 Miles
22,843	161,075	327,707



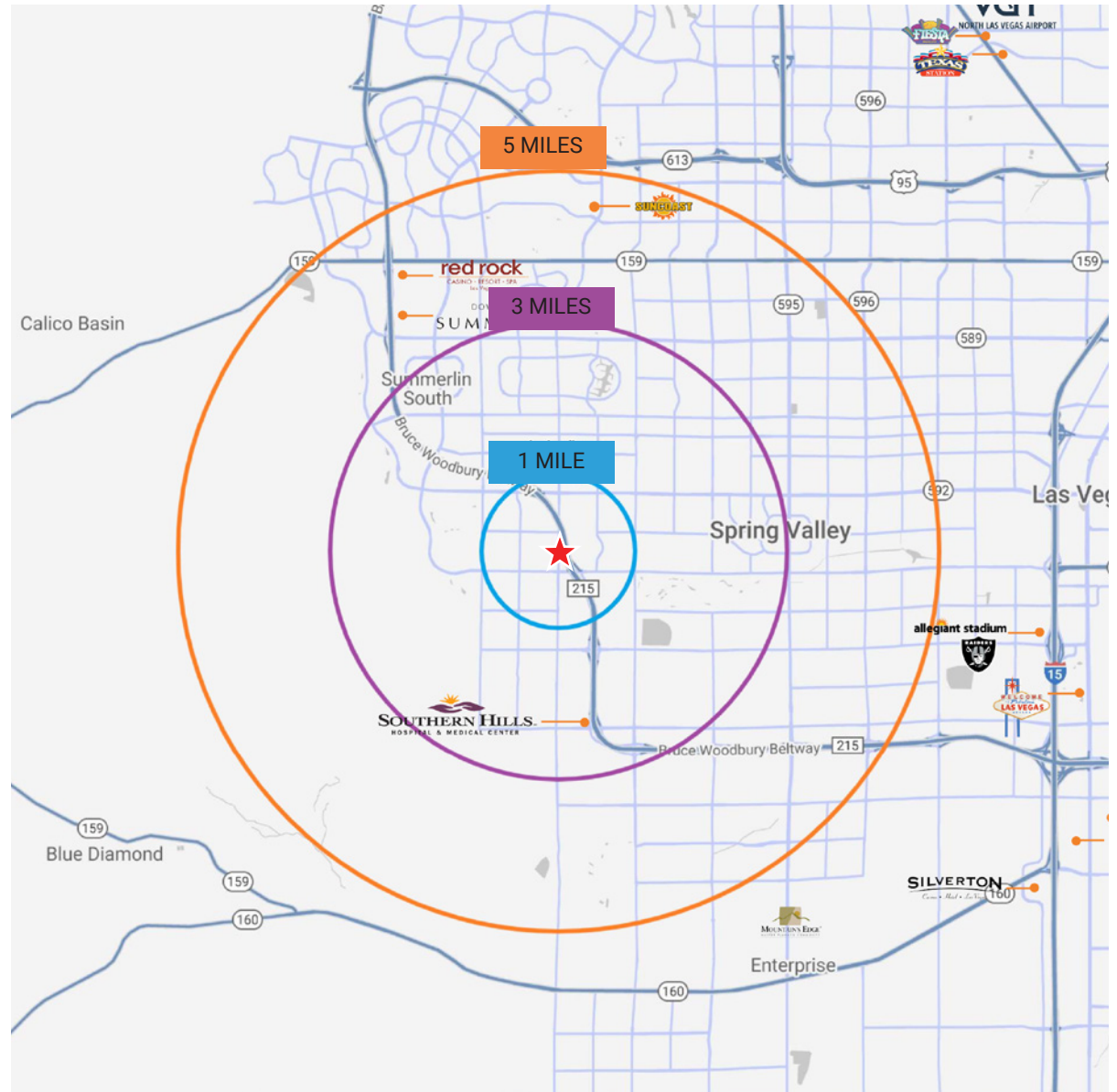
AVERAGE HHI

1 Mile	3 Miles	5 Miles
\$83,013	\$92,719	\$96,698

Source:
SitesUSA 2021
TRINA, NV DOT 2020

SWC Tompkins Ave & Fort Apache Rd

Las Vegas, NV 89147



DAN ADAMSON

702.550.4934

dan@roicre.com

Lic # B.0026992.CORP

DERON CONWAY

702.550.4918

dc@roicre.com

Lic # BS.0144094.PC

EDWARD LEHNARDT

702.550.4169

edward@roicre.com

Lic # S.0180688

CHRIS WALDBURGER

702.483.3683

chris@roicre.com

Lic # S.0190814



roicre.com