

5095 Fort Apache Rd Las Vegas, NV 89148

S/SWC Tropicana & Fort Apache

SUBLEASE ±3,231 SF

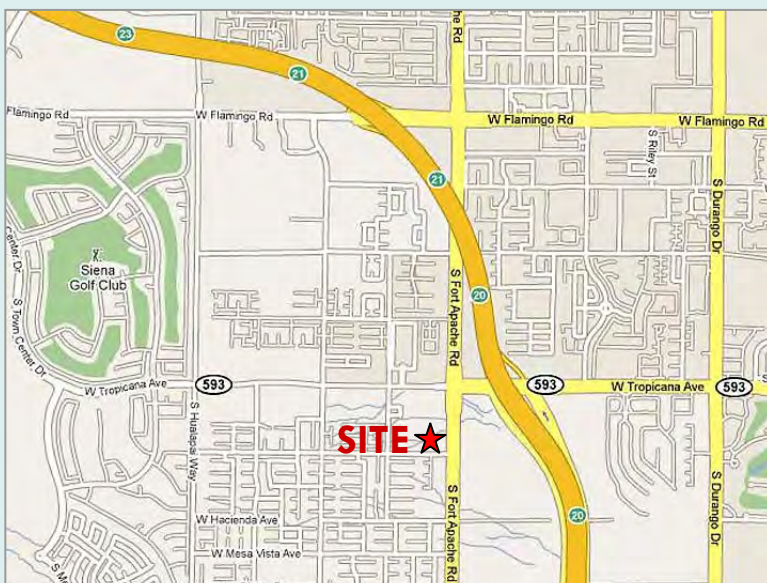
- Free standing building with frontage on Fort Apache Rd
- Directly across the street from Walmart Supercenter and Lowes anchored power retail center. Many traffic generators in close proximity
- Great access, visibility and signage. Immediate access to the I-215 freeway at Tropicana Ave
- 30 dedicate parking stalls, 1.07 acre lot
- APN 163-30-513-004, Zoned C-2, County
- Drive up ATM kiosk located in the parking lot
- Master ground lease expires 4-19-2025



	1 Mile	3 Mile	5 Mile
Population	19,359	123,740	265,655
Ave HH Income	\$100,507	\$87,056	\$82,632
Households	7,052	48,582	106,921

Traffic Counts

Tropicana Ave 29,000 cars daily



FOR MORE INFORMATION PLEASE CONTACT:

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Leasing | Tenant Representation | Investment Sales | Land Acquisition

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Aerial

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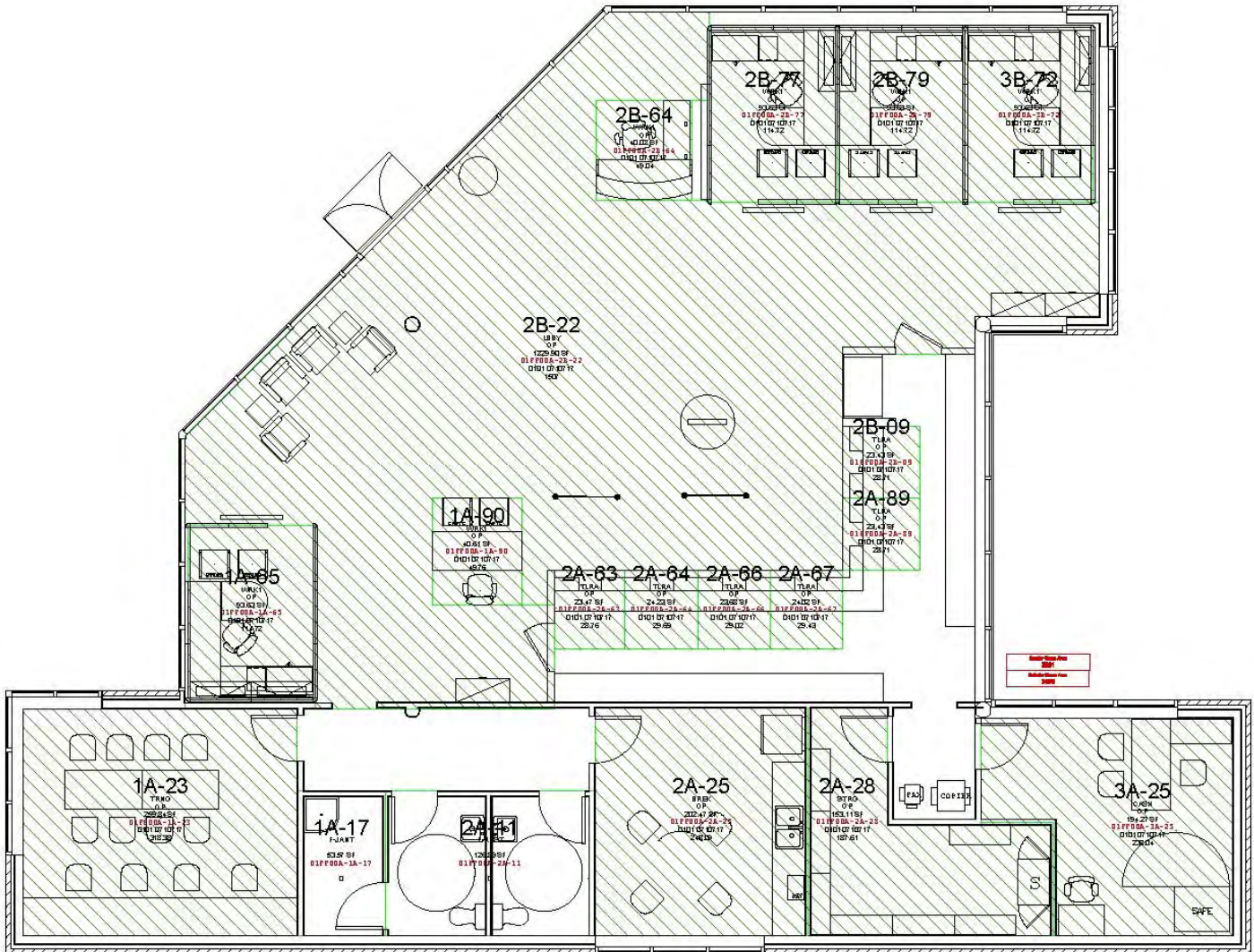
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As-Built Plan

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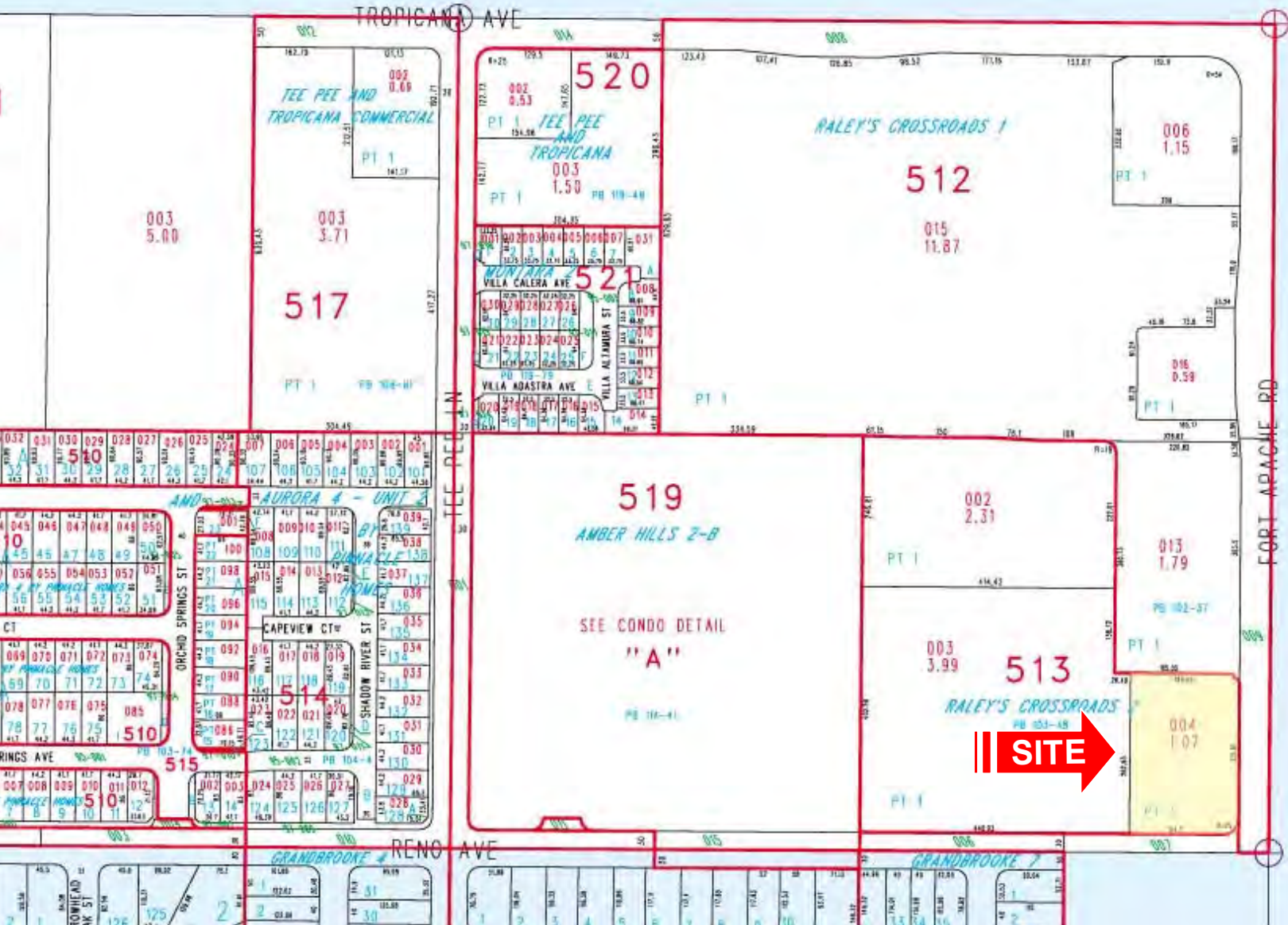
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Parcel Map

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Demographic and Income Profile

Tropicana & Fort Apache
Ring: 1 mile radius

Latitude: 36.100012
Longitude: -115.297249

Summary		2000		2010		2015	
Population		4,470		19,359		24,414	
Households		1,664		7,052		8,862	
Families		1,150		4,895		6,101	
Average Household Size		2.69		2.74		2.75	
Owner Occupied Housing Units		1,172		4,069		5,317	
Renter Occupied Housing Units		492		2,984		3,546	
Median Age		33.7		38.7		38.7	
Trends: 2010 - 2015 Annual Rate		Area		State		National	
Population		4.75%		1.76%		0.76%	
Households		4.68%		1.72%		0.78%	
Families		4.50%		1.61%		0.64%	
Owner HHs		5.50%		1.84%		0.82%	
Median Household Income		3.17%		2.71%		2.36%	
Households by Income		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	82	4.9%	222	3.1%	167	1.9%	
\$15,000 - \$24,999	116	6.9%	206	2.9%	169	1.9%	
\$25,000 - \$34,999	158	9.4%	406	5.8%	342	3.9%	
\$35,000 - \$49,999	291	17.2%	881	12.5%	692	7.8%	
\$50,000 - \$74,999	380	22.5%	1,619	23.0%	1,951	22.0%	
\$75,000 - \$99,999	309	18.3%	1,360	19.3%	1,595	18.0%	
\$100,000 - \$149,999	172	10.2%	1,509	21.4%	2,543	28.7%	
\$150,000 - \$199,999	78	4.6%	316	4.5%	689	7.8%	
\$200,000+	103	6.1%	533	7.6%	713	8.0%	
Median Household Income	\$62,289		\$77,555		\$90,634		
Average Household Income	\$90,694		\$100,507		\$111,511		
Per Capita Income	\$36,069		\$38,564		\$42,629		
Population by Age		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	322	7.2%	1,243	6.4%	1,542	6.3%	
5 - 9	274	6.1%	1,194	6.2%	1,524	6.2%	
10 - 14	283	6.3%	1,189	6.1%	1,525	6.2%	
15 - 19	229	5.1%	1,152	6.0%	1,383	5.7%	
20 - 24	331	7.4%	1,137	5.9%	1,425	5.8%	
25 - 34	912	20.4%	2,728	14.1%	3,529	14.5%	
35 - 44	751	16.8%	2,896	15.0%	3,430	14.1%	
45 - 54	656	14.7%	3,243	16.8%	3,707	15.2%	
55 - 64	406	9.1%	2,424	12.5%	3,229	13.2%	
65 - 74	216	4.8%	1,241	6.4%	1,947	8.0%	
75 - 84	77	1.7%	681	3.5%	864	3.5%	
85+	12	0.3%	233	1.2%	307	1.3%	
Race and Ethnicity		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
White Alone	3,168	70.9%	11,792	60.9%	14,061	57.6%	
Black Alone	211	4.7%	1,142	5.9%	1,542	6.3%	
American Indian Alone	20	0.4%	126	0.7%	164	0.7%	
Asian Alone	597	13.4%	3,309	17.1%	4,540	18.6%	
Pacific Islander Alone	17	0.4%	116	0.6%	141	0.6%	
Some Other Race Alone	211	4.7%	1,556	8.0%	2,197	9.0%	
Two or More Races	246	5.5%	1,317	6.8%	1,770	7.2%	
Hispanic Origin (Any Race)	518	11.6%	3,894	20.1%	5,571	22.8%	

Demographic and Income Profile

Tropicana & Fort Apache
Ring: 3 miles radius

Latitude: 36.100012
Longitude: -115.297249

Summary	2000	2010	2015
Population	72,081	123,740	141,556
Households	28,668	48,582	55,353
Families	19,149	31,968	36,117
Average Household Size	2.51	2.55	2.56
Owner Occupied Housing Units	18,710	28,589	32,744
Renter Occupied Housing Units	9,958	19,993	22,609
Median Age	36.4	38.5	38.4
Trends: 2010 - 2015 Annual Rate	Area	State	National
Population	2.73%	1.76%	0.76%
Households	2.64%	1.72%	0.78%
Families	2.47%	1.61%	0.64%
Owner HHS	2.75%	1.84%	0.82%
Median Household Income	3.12%	2.71%	2.36%

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	2,083	7.3%	2,256	4.6%	1,654	3.0%
\$15,000 - \$24,999	2,304	8.0%	2,217	4.6%	1,748	3.2%
\$25,000 - \$34,999	3,255	11.3%	3,515	7.2%	2,869	5.2%
\$35,000 - \$49,999	5,088	17.7%	7,090	14.6%	5,382	9.7%
\$50,000 - \$74,999	7,003	24.4%	11,785	24.3%	13,581	24.5%
\$75,000 - \$99,999	3,960	13.8%	8,889	18.3%	9,972	18.0%
\$100,000 - \$149,999	2,994	10.4%	8,498	17.5%	13,458	24.3%
\$150,000 - \$199,999	900	3.1%	1,770	3.6%	3,349	6.1%
\$200,000+	1,115	3.9%	2,561	5.3%	3,339	6.0%
Median Household Income	\$54,646		\$68,321		\$79,677	
Average Household Income	\$73,689		\$87,056		\$98,786	
Per Capita Income	\$29,374		\$34,284		\$38,745	

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,510	6.3%	7,893	6.4%	9,001	6.4%
5 - 9	4,544	6.3%	7,370	6.0%	8,638	6.1%
10 - 14	4,476	6.2%	7,199	5.8%	8,377	5.9%
15 - 19	3,891	5.4%	7,016	5.7%	7,551	5.3%
20 - 24	4,441	6.2%	7,764	6.3%	8,685	6.1%
25 - 34	12,373	17.2%	18,312	14.8%	21,898	15.5%
35 - 44	12,168	16.9%	18,375	14.8%	19,682	13.9%
45 - 54	10,886	15.1%	19,516	15.8%	20,784	14.7%
55 - 64	7,164	9.9%	15,360	12.4%	17,778	12.6%
65 - 74	4,818	6.7%	8,596	6.9%	11,780	8.3%
75 - 84	2,308	3.2%	4,793	3.9%	5,509	3.9%
85+	503	0.7%	1,550	1.3%	1,871	1.3%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	52,753	73.2%	76,734	62.0%	83,013	58.6%
Black Alone	3,688	5.1%	8,353	6.8%	10,193	7.2%
American Indian Alone	329	0.5%	745	0.6%	880	0.6%
Asian Alone	8,955	12.4%	20,588	16.6%	25,790	18.2%
Pacific Islander Alone	274	0.4%	742	0.6%	820	0.6%
Some Other Race Alone	2,958	4.1%	9,246	7.5%	11,841	8.4%
Two or More Races	3,123	4.3%	7,333	5.9%	9,018	6.4%
Hispanic Origin (Any Race)	8,077	11.2%	24,528	19.8%	31,777	22.4%

Demographic and Income Profile

Tropicana & Fort Apache
Ring: 5 miles radius

Latitude: 36.100012
Longitude: -115.297249

Summary		2000		2010		2015	
Population		167,060		265,655		297,453	
Households		68,218		106,921		119,099	
Families		43,444		67,722		75,027	
Average Household Size		2.45		2.48		2.50	
Owner Occupied Housing Units		39,482		58,767		66,183	
Renter Occupied Housing Units		28,736		48,154		52,916	
Median Age		36.6		38.5		38.4	
Trends: 2010 - 2015 Annual Rate		Area		State		National	
Population		2.29%		1.76%		0.76%	
Households		2.18%		1.72%		0.78%	
Families		2.07%		1.61%		0.64%	
Owner HHs		2.41%		1.84%		0.82%	
Median Household Income		3.26%		2.71%		2.36%	
Households by Income		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	5,835	8.6%	5,944	5.6%	4,449	3.7%	
\$15,000 - \$24,999	7,024	10.3%	6,220	5.8%	4,963	4.2%	
\$25,000 - \$34,999	8,365	12.3%	9,029	8.4%	7,428	6.2%	
\$35,000 - \$49,999	12,490	18.3%	16,218	15.2%	12,559	10.5%	
\$50,000 - \$74,999	15,346	22.5%	25,219	23.6%	28,939	24.3%	
\$75,000 - \$99,999	8,759	12.8%	18,398	17.2%	20,485	17.2%	
\$100,000 - \$149,999	6,207	9.1%	17,170	16.1%	26,858	22.6%	
\$150,000 - \$199,999	1,910	2.8%	3,670	3.4%	6,659	5.6%	
\$200,000+	2,233	3.3%	5,052	4.7%	6,760	5.7%	
Median Household Income	\$50,425		\$64,806		\$76,065		
Average Household Income	\$67,984		\$82,632		\$94,858		
Per Capita Income	\$27,956		\$33,337		\$38,072		
Population by Age		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	10,297	6.2%	16,755	6.3%	18,709	6.3%	
5 - 9	10,266	6.1%	15,449	5.8%	17,687	5.9%	
10 - 14	10,007	6.0%	15,098	5.7%	17,103	5.7%	
15 - 19	9,168	5.5%	14,991	5.6%	15,711	5.3%	
20 - 24	11,067	6.6%	17,511	6.6%	19,149	6.4%	
25 - 34	28,218	16.9%	39,893	15.0%	46,678	15.7%	
35 - 44	27,721	16.6%	38,451	14.5%	40,513	13.6%	
45 - 54	24,880	14.9%	41,369	15.6%	42,817	14.4%	
55 - 64	17,098	10.2%	33,175	12.5%	37,719	12.7%	
65 - 74	11,431	6.8%	19,063	7.2%	25,448	8.6%	
75 - 84	5,716	3.4%	10,495	4.0%	11,870	4.0%	
85+	1,189	0.7%	3,407	1.3%	4,050	1.4%	
Race and Ethnicity		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
White Alone	125,510	75.1%	171,632	64.6%	182,713	61.4%	
Black Alone	9,219	5.5%	19,056	7.2%	22,714	7.6%	
American Indian Alone	958	0.6%	1,899	0.7%	2,170	0.7%	
Asian Alone	16,146	9.7%	36,382	13.7%	45,221	15.2%	
Pacific Islander Alone	758	0.5%	1,792	0.7%	1,917	0.6%	
Some Other Race Alone	7,214	4.3%	19,761	7.4%	24,586	8.3%	
Two or More Races	7,256	4.3%	15,132	5.7%	18,132	6.1%	
Hispanic Origin (Any Race)	20,375	12.2%	54,433	20.5%	68,527	23.0%	