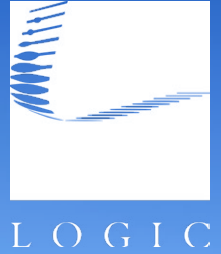


For Lease

Longford Shoppes



6525 S. Fort Apache Rd.
Las Vegas, NV 89148

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Listing Snapshot



\$3.50 PSF
Lease Rate



± 2,628 SF
Available Square Footage

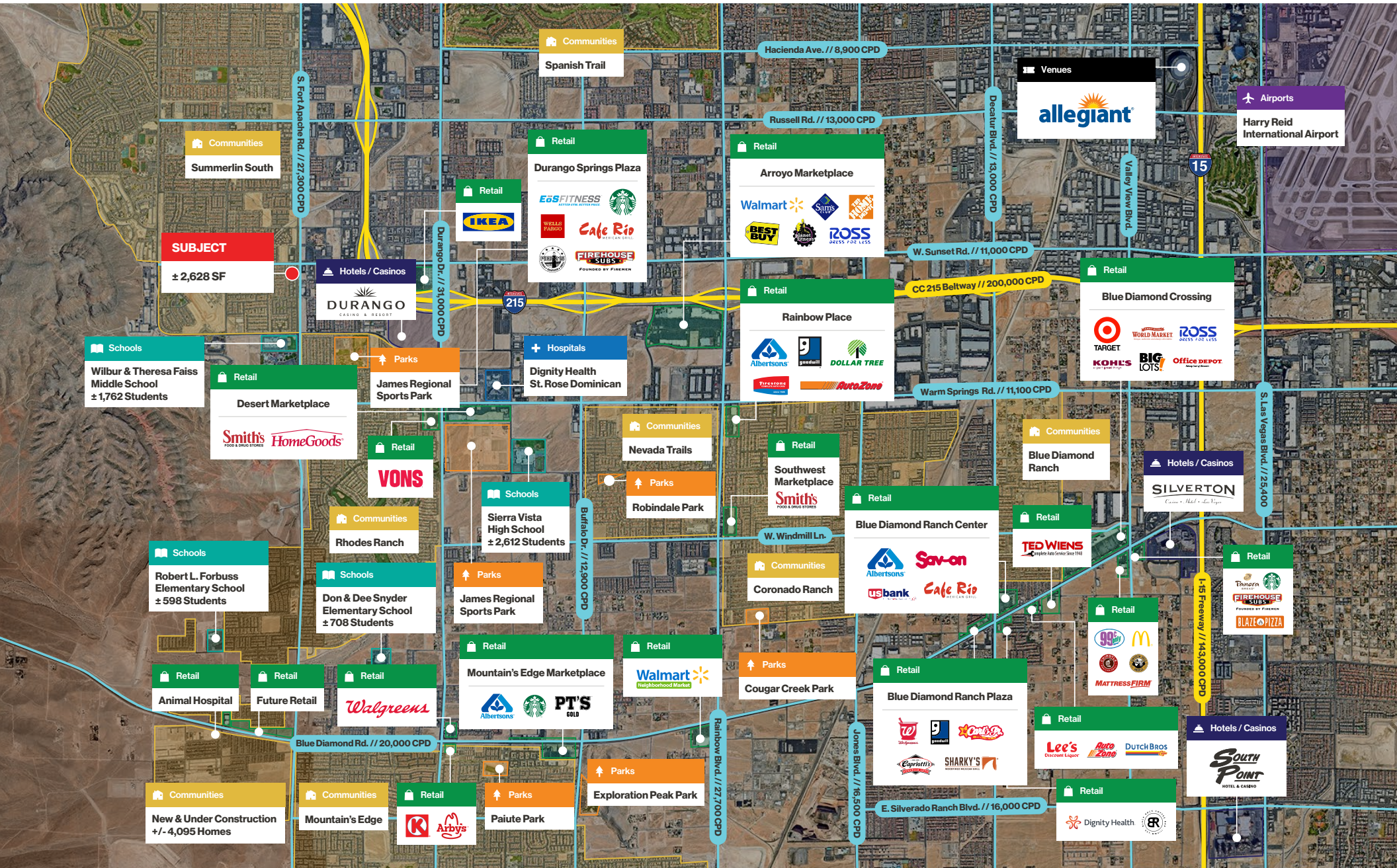
Property Highlights

- **Turnkey Second-Generation Retail Space** - Second-generation retail space featuring an existing fitness buildout, offering an ideal opportunity for fitness, wellness, medical, or a variety of complementary retail uses.
- **Premier Corner Visibility** - Outstanding frontage with approximately 585 feet along S. Fort Apache Road, offering exceptional visibility and signage exposure.
- **High-Traffic Retail Corridor** - Located at the signalized intersection of S. Fort Apache Road & W. Sunset Road with combined traffic counts exceeding ±38,300 vehicles per day.
- **Immediate Freeway Access** - Conveniently positioned immediately west of the CC-215 Beltway / W. Sunset Road interchange, serving approximately ±199,000 vehicles per day.
- **Minutes from Durango Resort** - Located just minutes from Durango Resort & Casino, featuring approximately 209 hotel rooms, 15+ dining destinations, and a growing entertainment hub.
- **Established Medical Corridor** - Adjacent to Southern Hills Hospital, a major regional medical campus with approximately 260 beds, generating consistent daytime traffic.
- **Strong National Tenant Mix** - Join established retailers including Dollar Tree, The UPS Store, Subway, Dairy Queen, TitleMax, Carmine's Pizza, and other neighborhood-serving businesses.

Demographics

	1-mile	3-mile	5-mile
2026 Population	26,972	132,059	332,744
2026 Average Household Income	\$138,680	\$137,372	\$133,979
2026 Total Households	10,766	52,828	128,422





Schools
Shelley Berkley Elementary School
± 743 Students

Communities
Regency At Summerlin

Multifamily
Legacy House Of Southern Hills
± 158 Units

Communities
Tempo By Tri Pointe
± 65 Units

Communities
The Cliffs Summerlin
± 1,700 Homes

Schools
Bishop Gorman High School
± 1,474 Students

Communities
Mesa Ridge
± 1,200 Homes

Parks
Oak Leaf Park

Multifamily
Martin Apartment Homes
± 90 Units

SUBJECT
DOLLAR TREE
TITLEMAX
DQ
ups
VITAS TACOS
SUBWAY

Retail
Rhodes Ranch
Walgreens
dogtopia.
Pizza Hut

Multifamily
Aspire At Tesora Apartments
± 323 Units

Retail
Towne Storage

Retail
PT'S GOLD

Retail
WOW CARWASH
MAVERIK

Hospitals
Southern Hills Hospital

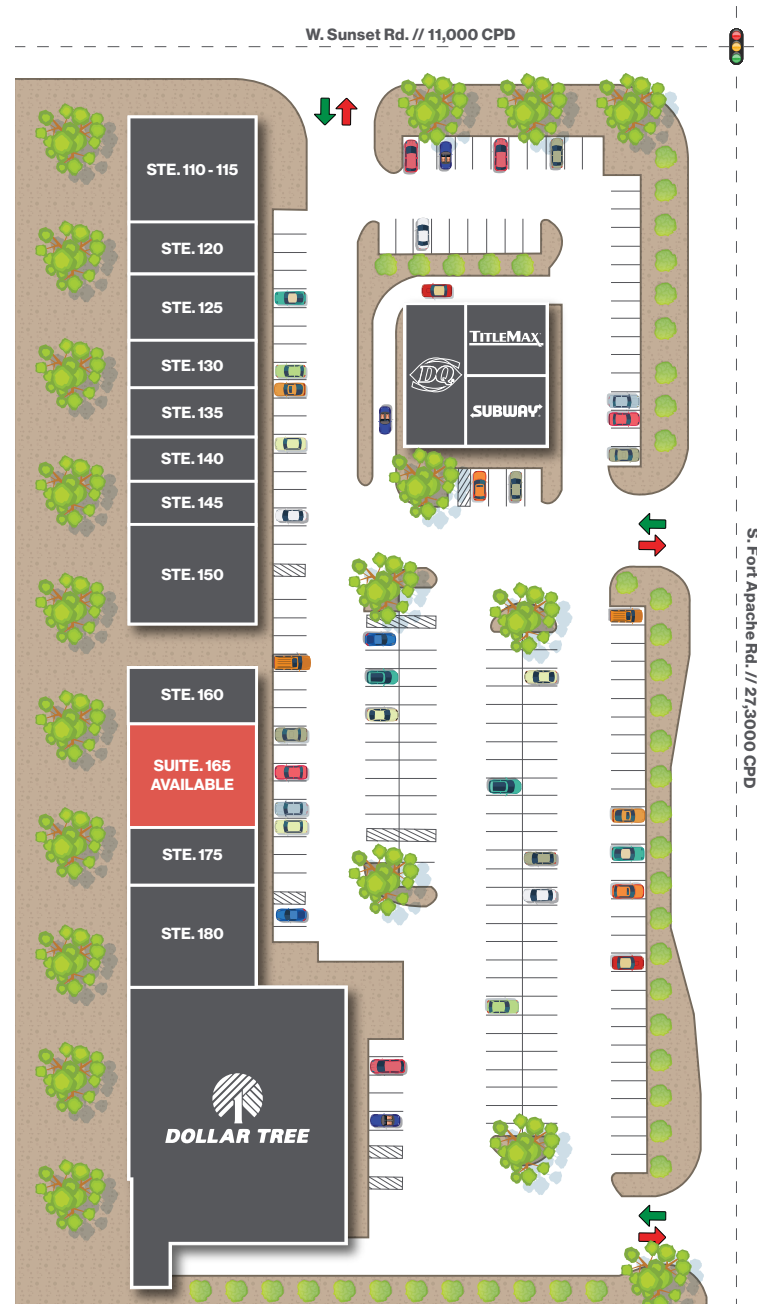
W. Sunset Rd. // 11,000 CPD

S. Fort Apache Rd. // 27,300 CPD

Site Plan

Available NAP

Suite	Tenant	SF
100	Dairy Queen	± 2,015 SF
100 B	Subway	± 1,299 SF
100 C	Title Max	± 1,800 SF
110-120	Precision Dental	± 4,732SF
125	Sin City Cutz	± 1,308 SF
130	Glaze Doughnuts	± 1,317 SF
135	UPS Store	± 1,500 SF
140	Plus One Pharmacy	± 1,440 SF
145	LV Nails & Lashes	± 1,488 SF
150	Southern Hills Animal Hospital	± 2,739 SF
160	Carmine's Pizza	± 1,400 SF
165	AVAILABLE	± 2,628 SF
175	Vitos Tacos	± 1,380 SF
180	Heather's Dance Life	± 2,950 SF
190	Dollar Tree	± 14,028 SF



Property Photos



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For inquiries please reach out to our team.

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