

LONGFORD SHOPPES AT SOUTHERN HILLS



6415-6485 S. FORT APACHE RD. | Las Vegas, NV 89148

AVAILABLE FOR LEASE

Asking Rate: **\$1.65/SF NNN** (2025 estimated CAMs are \$0.60 PSF)

Located on signalized NWC S. Fort Apache Rd. and W. Sunset Rd.

PROPERTY HIGHLIGHTS

- Located on the NWC of Sunset Road and Fort Apache Road across the parking lot from the Southern Hills Hospital and Medical Center, which consists of 246 beds and \pm 196,298 square feet of medical offices.
- 4,750 multi-family resident units under construction and 2,700 units planned in the area to fuel demand.
- Walgreens-anchored center.
- Great street presence with terrific visibility.



FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2470 Paseo Verde Pkwy, Ste 140, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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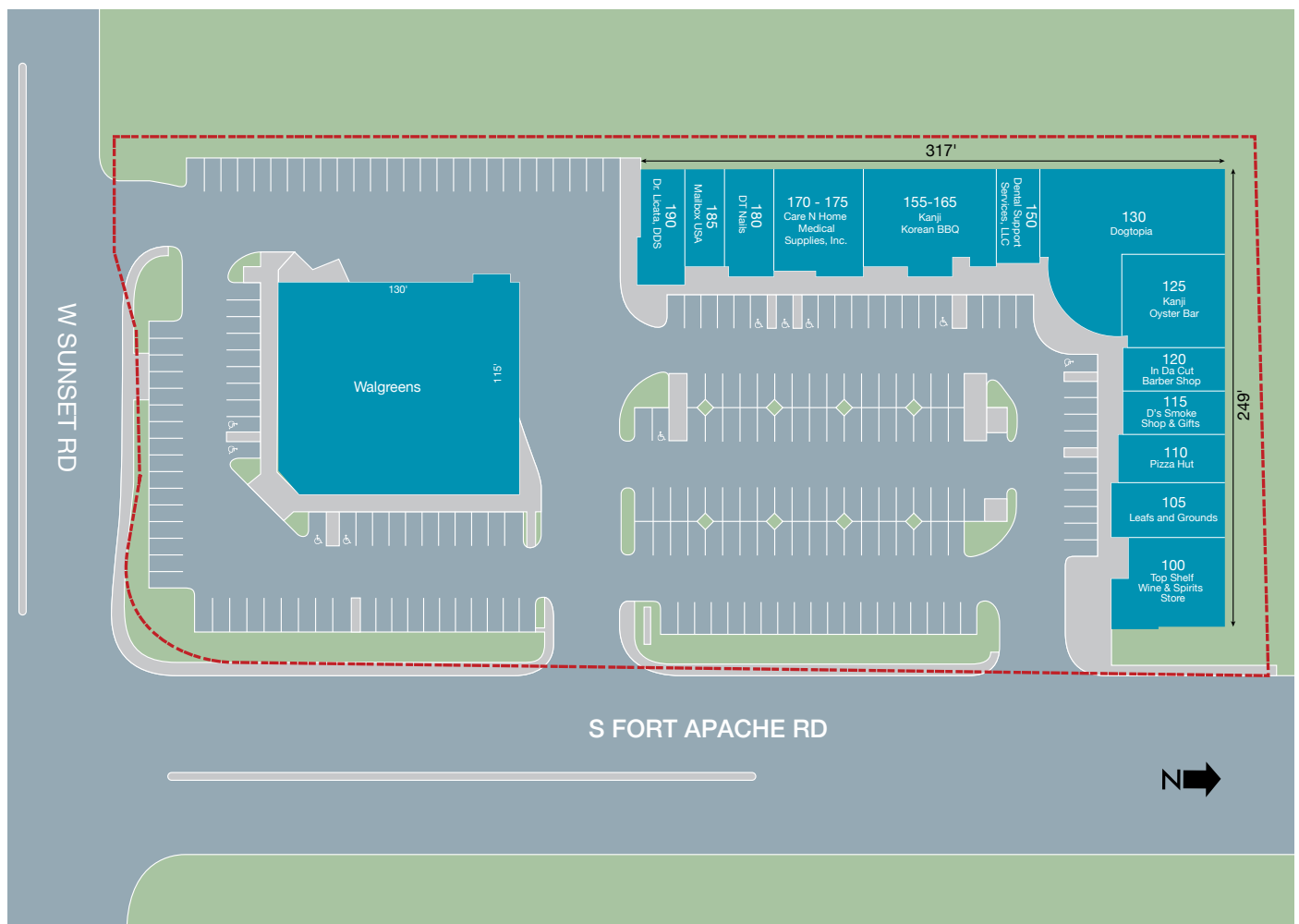
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SITE PLAN

FULLY LEASED

SUITE	TENANT	SF
6485	Walgreens	14,820
6415-190	Dr Licata DDS	1,477
6415-185	Mailbox USA	1,243
6415-180	DT Nails	1,364
6415-170	Care N Home	2,692
6415-155-165	Kanji Korean BBQ	3,803
6415-150	Dental Support	1,189

SUITE	TENANT	SF
6415-130	Dogtopia	6,241
6415-125	Kanji Oyster Bar	2,500
6415-120	In Da Cut Barber Shop	1,315
6415-115	D's Smoke Shop	1,303
6415-110	Pizza Hut	1,440
6415-105	Leafs and Grounds	2,266
6415-100	Top Shelf Wine & Spirits	2,435



Site Plan is not to exact scale. It is intended for general information purposes only.

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PROPERTY PHOTOS



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AERIAL OVERVIEW



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