

8420 Las Vegas Blvd North, NV 89165

Apex

RETAIL





Premier location at the entrance to Apex South, home to approx. 10M SF of industrial development.

PROJECT DETAILS

7.99 Acres

Pads 1-4: Quick serve restaurants with drive thru options

Pad 5-6: Dine-in restaurant pad

Pad 7: Truck wash & service repair



Built-In Advantage

Apex Retail offers a prime opportunity for national quick-serve and roadside operators to establish a foothold in the heart of Northern Nevada's fastest-growing corridor. Set within a booming industrial hub and positioned directly off the I-15, Apex Retail offers exceptional visibility and immediate access to dense traffic and a strong customer base, giving businesses a built-in advantage from day one.

HIGHLIGHTS

- National quick-serve and dine-in potential
- Flexible pad sizes ranging from $\pm 1,650$ SF to $\pm 6,000$ SF
- Located in one of the largest industrial parks in Nevada
- Prime interstate proximity via I-15
- 214,145 customers within 10 miles



Strong Demand

Surrounded by more than 90 industrial businesses within a 5-mile radius, Apex Retail is strategically positioned to benefit from a strong and growing customer base.



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8420 LAS VEGAS BLVD NORTH
NEVADA 89165



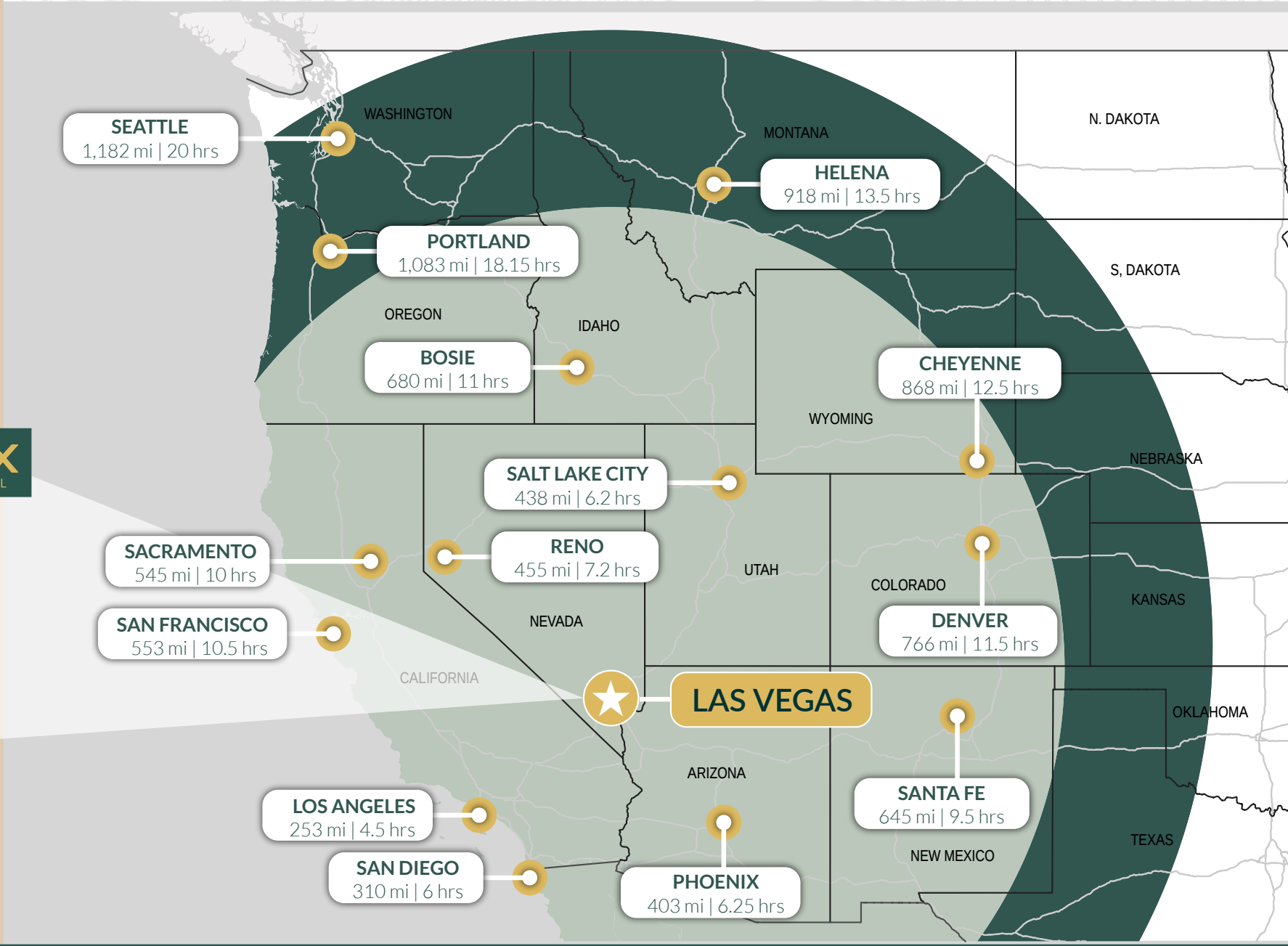
- High Technology
- Manufacturing
- Warehouse/Distribution

Located 10 minutes from Las Vegas city limits, with direct access to I-15 and Las Vegas Boulevard, Apex Retail is perfectly positioned to serve daily traffic customers along this high-volume corridor.

DAILY TRAFFIC COUNTS:
I-15 | **26,500**
Las Vegas Freeway | **34,000**



Thriving Corridor



Why Nevada

STANDARD ABATEMENTS

Sales and Use Tax Abatement

- Sales and use tax abatement on qualified capital equipment purchases, with rate reductions as low as 2%

Modified Business Tax Abatement

- An abatement of 50% of the 1.17% rate on quarterly wages exceeding \$50,000

Personal Property Tax Abatement

- An abatement on personal property not to exceed 50% over a maximum of 10 years

Real Property Tax Abatement for Recycling

- Up to 50% abatement for up to 10 years on real and personal property for qualified recycling businesses

NEVADA'S TAX STRUCTURE

The low-tax climate in Southern Nevada is one of the most-cited reasons to do business in Nevada. Companies doing business in Nevada can save millions of dollars by having a long-term presence in the state. Nevada has...

- | | |
|--------------------------|----------------------|
| ✕ No personal income tax | ✕ No inventory tax |
| ✕ No franchise tax | ✕ No inheritance tax |
| ✕ No unitary tax | ✕ No estate tax |

#1

STATE FOR JOB GROWTH IN THE U.S.

Source: U.S. Bureau of Labor Statistics (June 2020 vs June 2022)

#1

BEST STATE FOR INFRASTRUCTURE

Source: U.S. News & World Report (2021)

#5

FASTEST GROWING STATE

Source: Census Bureau (2020)

#5

BUSINESS COSTS

Source: Forbes (2020)

#5

MOST TAX-FRIENDLY STATES

Source: Kiplinger (2021)

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8420 Las Vegas Blvd North, NV 89165

Scot Marker

Director

+1 702 688 6890

scot.marker@cushwake.com

Nadia Mumtaz

Associate

+1 702 605 1823

nadia.mumtaz@cushwake.com



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