



The Las Vegas Strip

Downtown Las Vegas



FOR LEASE

PECOS PLAZA

3102-3130 N. Las Vegas Boulevard Las Vegas, NV 89115

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PROPERTY SUMMARY



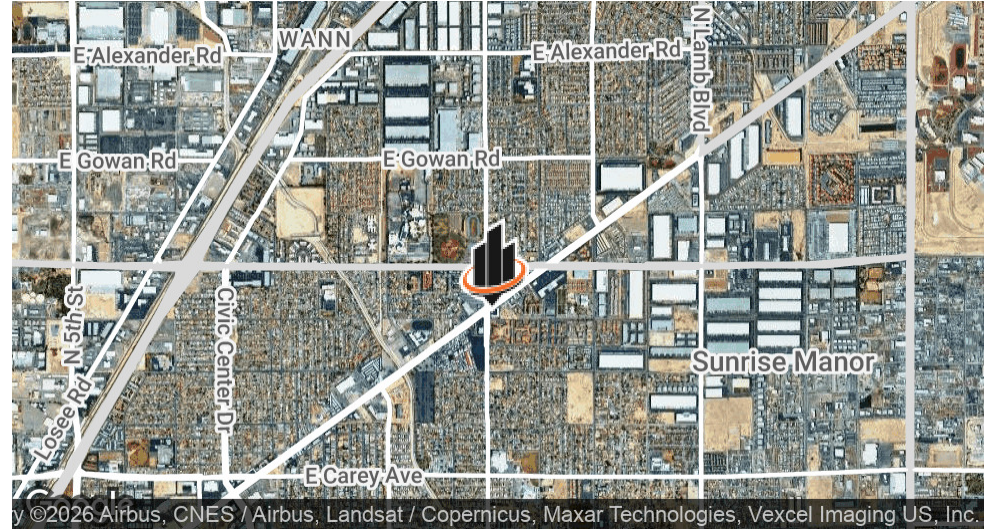
PROPERTY HIGHLIGHTS

- SPACES RECENTLY RENOVATED!
- 7-Eleven Anchored Center
- Co-Tenants include Robertos Taco Shop and Oasis Laundromat
- +/- 36,900 VPD at Las Vegas Boulevard and Pecos Road
- Convenient Ingress and Egress
- Seasoned retailers with repeat customers
- Close Proximity to CSN on Cheyenne
- Ample Parking Spaces

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OFFERING SUMMARY

LEASE RATE:	\$1.50 - 2.00 SF/month (NNN=\$0.64)
AVAILABLE SF:	± 807 - 815 SF
ZONING:	Commercial General (CG)
PARCEL #:	140-18-102-020

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	7,457	26,602	52,017
TOTAL POPULATION	25,467	92,551	171,886

SITE PLAN & LEASE SPACES



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SITE PLAN & LEASE SPACES

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
3102	Roberto's Taco Shop	1,800 SF	NNN	-	-
3104	Oasis Laundromat	3,265 SF	NNN	-	-
3108	Pet Groomer	1,118 SF	NNN	-	-
3112	Express Auto Insurance	815 SF	NNN	-	-
3114	Sukar & Sons	815 SF	NNN	-	-
3116	Lease Pending	800 SF	NNN	-	-
3118	Lease Pending	2,373 SF	NNN	-	-
3120	Available	807 SF	NNN=\$0.64	\$1.50 - 2.00 SF/month	-
3122	Available	808 SF	NNN=\$0.64	\$1.50 - 2.00 SF/month	-
3124	Neals Pizza	800 SF	NNN	-	-
3126	Available	815 SF	NNN=\$0.64	\$1.50 - 2.00 SF/month	-
3128	Victoria's Beauty Salon	815 SF	NNN	-	-
3130	7-Eleven	2,400 SF	NNN	-	-

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ADDITIONAL PHOTOS



7-Eleven Anchor



Roberto's Taco Shop Co-Anchor



Oasis Laundromat

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RETAILER MAP



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