

FOR LEASE

5820 South Pecos Road, Las Vegas, NV 89120



PROPERTY SUMMARY



VIDEO

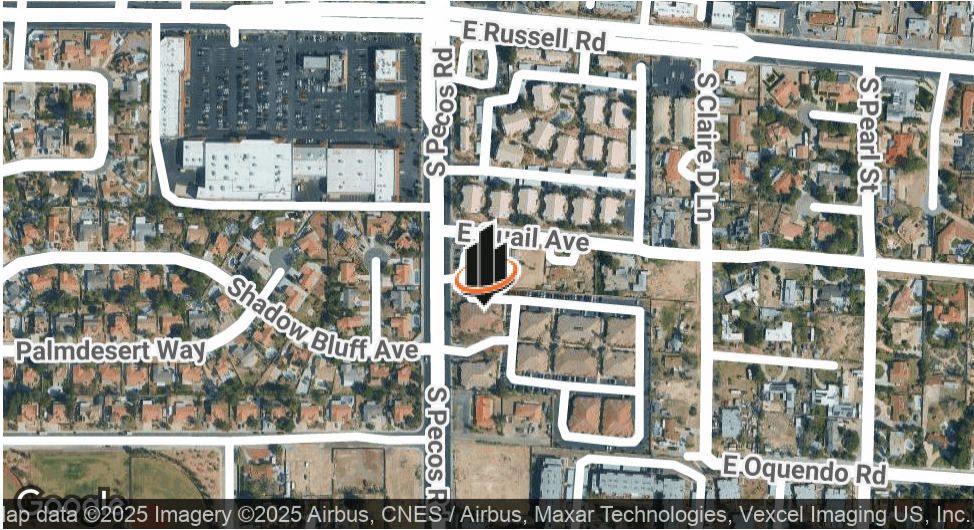
OFFERING SUMMARY

LEASE RATE:	\$1.75 SF/month (Full Service)
AVAILABLE SF:	3,984 SF
LOT SIZE:	0.84 Acres
BUILDING SIZE:	8,440 SF
YEAR BUILT:	2001
ZONING:	Commercial Professional (CP)

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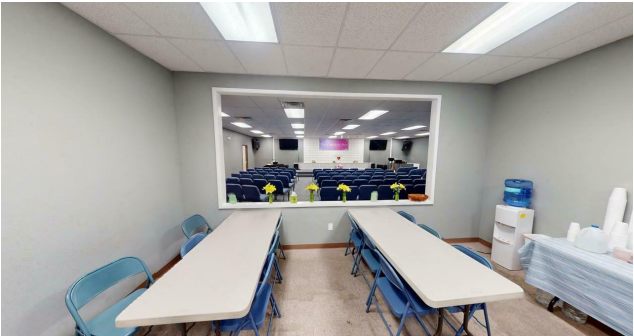
5820 S PECOS RD | Las Vegas, NV 89120



PROPERTY HIGHLIGHTS

- Pecos road frontage
- Open layout for versatile use
- Ample parking
- Convenient access to major transportation routes
- Two suite entry doors
- Six private office spaces
- Strategic location for visibility and connectivity
- Professional amenities
- Impressive architecture
- Practical features for diverse business requirements

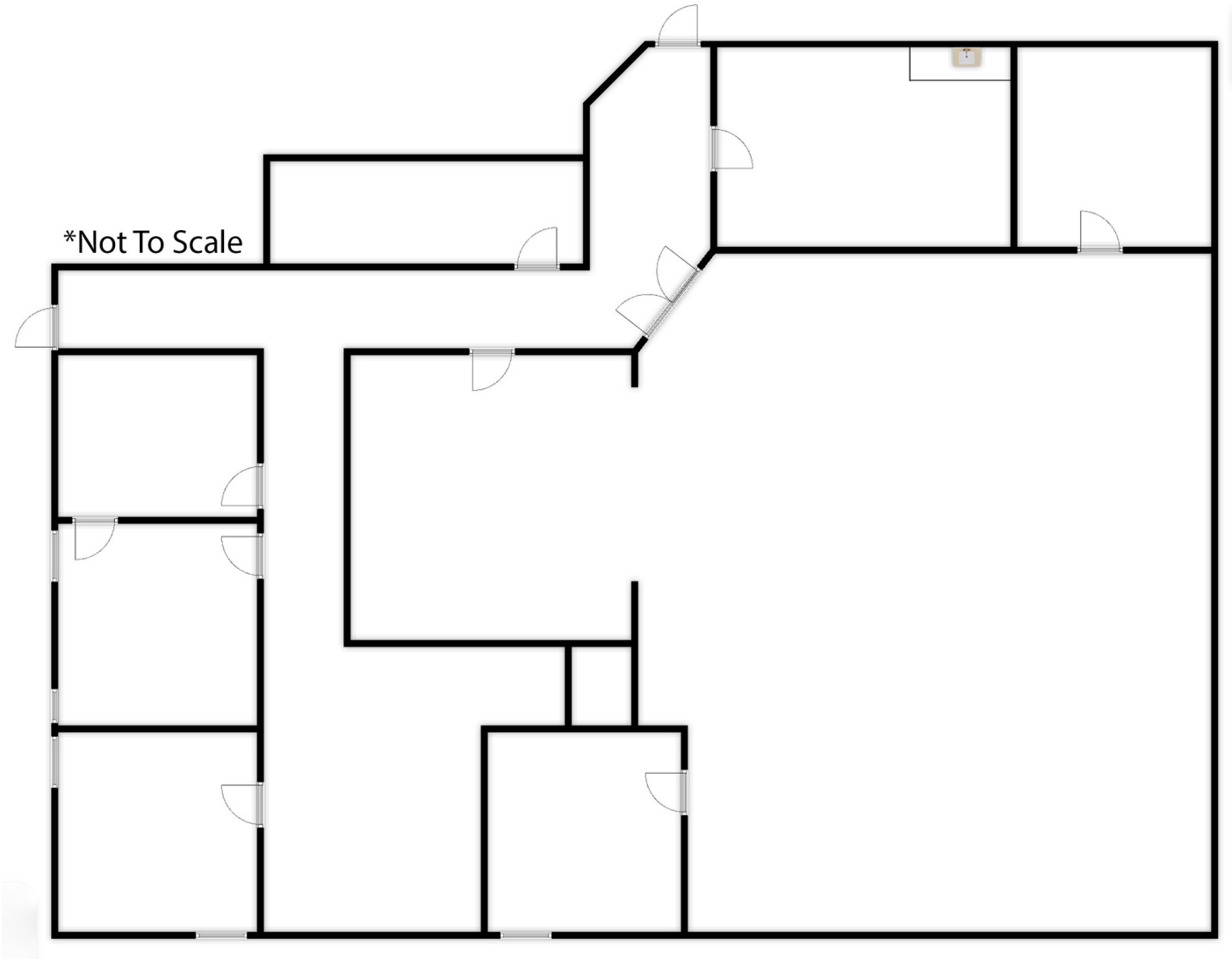
ADDITIONAL PHOTOS



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SUITE 400 - 3,984 SF



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LOCATION MAP



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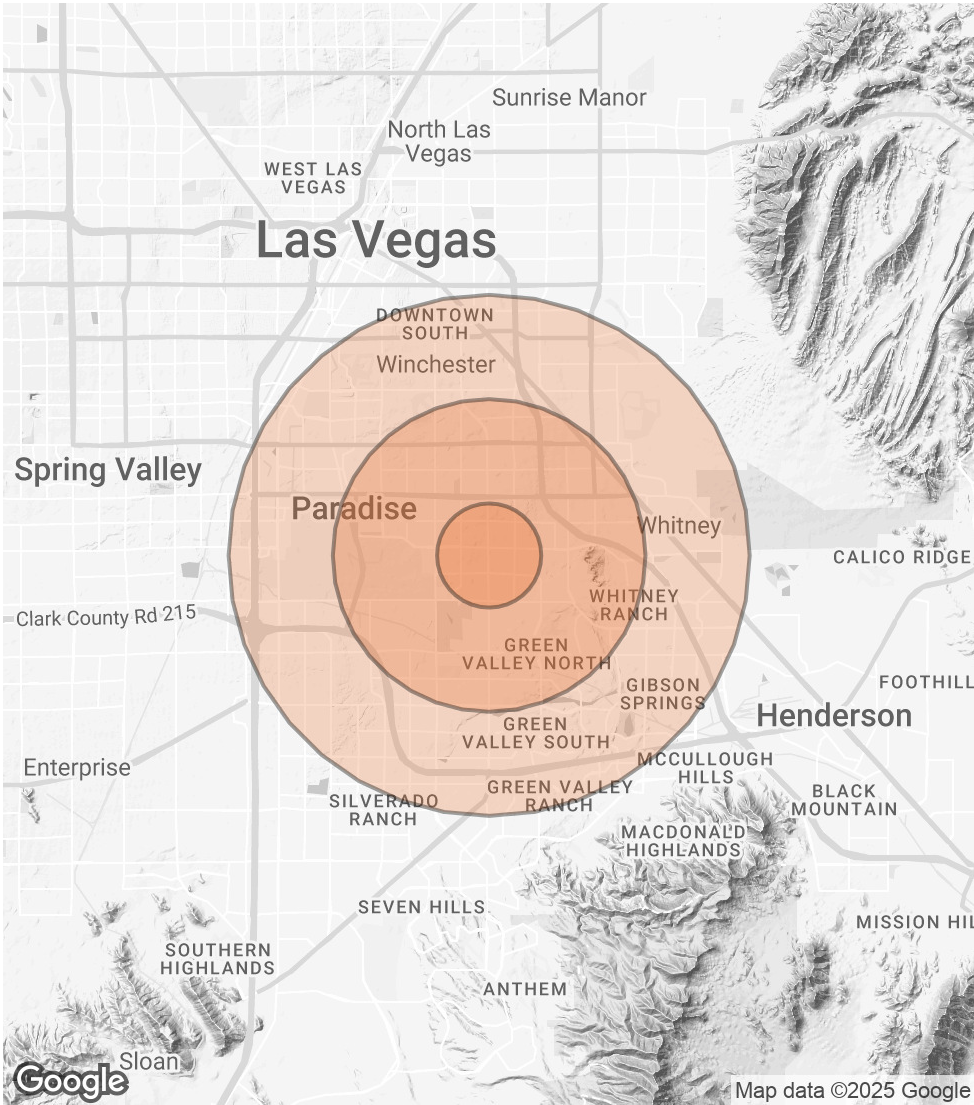
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,862	160,447	428,996
AVERAGE AGE	44	41	41
AVERAGE AGE (MALE)	43	40	40
AVERAGE AGE (FEMALE)	44	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,415	64,925	174,974
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$87,986	\$82,316	\$83,530
AVERAGE HOUSE VALUE	\$447,785	\$432,595	\$415,252

Demographics data derived from AlphaMap



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