

Available For Lease

PACIFIC BUSINESS PARK

6235 S. Pecos Road, Las Vegas, NV 89120

Listed By:



5% OUTSIDE BROKER BONUS AVAILABLE!



FLEX/RETAIL | CENTRALLY LOCATED

PACIFIC BUSINESS PARK

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LISTING SNAPSHOT

Lease Rate

\$1.25 PSF NNN

Space Available

±4,022 SF



PROPERTY HIGHLIGHTS

- Prime endcap space with high visibility and ability to be used as flex space, showroom, or office
- Incentives available for qualified tenants
- Conveniently located just north of the high traffic intersection of Sunset Rd. and Pecos Rd. in the heart of the Airport submarket
- Excellent frontage on Pecos Rd. which sees over ±27,100 vehicles per day
- Location provides easy access to Harry Reid International Airport, I-11, I-15, CC 215, and the Las Vegas Strip
- Pylon signage available for future tenant

Trade Area Demographics

	1-Mile	3-Mile	5-Mile
2025 Population	6,631	144,642	411,731
2025 Average Household Income	\$106,664	\$97,762	\$95,174
2025 Households	2,808	58,636	170,340

Leasing Experts

AREEBA MOTEN

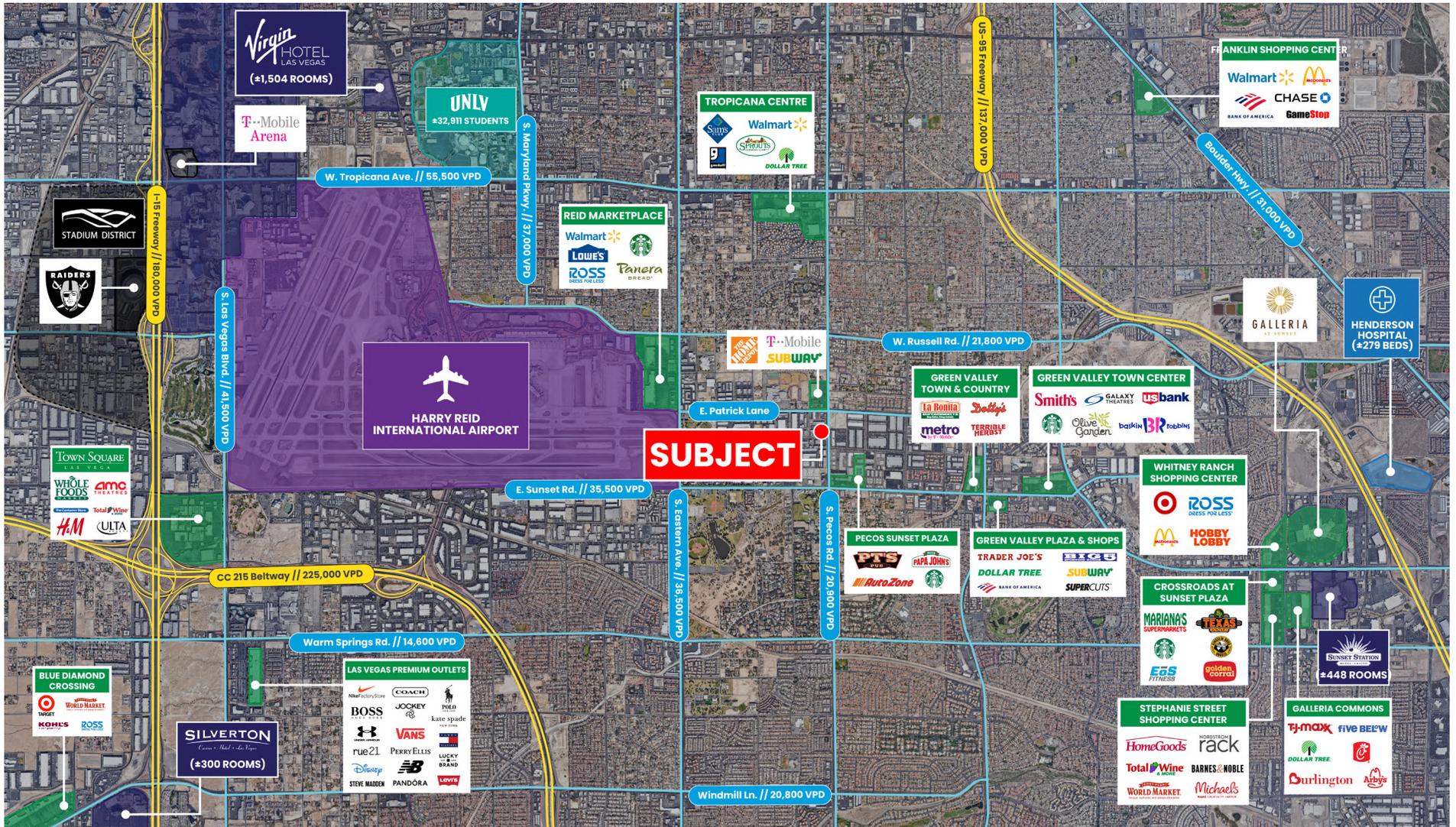
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TRADE AREA MAP



SITE PLAN

Suite	Tenant	Size
101-102	VG Patisserie	±3,780 SF
103	Luminous Coffee	±1,986 SF
104	Aged in Oak Tattoo	±2,000 SF
105	Slice Catering	±3,953 SF
107	Adrenaline Martial Arts	±1,953 SF
108	VACANT	±4,022 SF
110	Citistaff Solutions	±826 SF
111	The Point Ministries	±1,320 SF



PLANS & AERIALS

SPACE PLANS - SUITE 108



Suite 108 Details

Suite:	108
Total SF:	±4,022
Lease Rate:	\$1.25 PSF NNN
NNN:	\$0.48 PSF
Total Monthly Cost:	\$6,958.06

PLANS & AERIALS

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Malan + Marcello Investment Team

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