

**AVAILABLE FOR LEASE**  
Lease Rate: \$1.25-\$1.65/SF NNN  
(2025 estimated CAMs are \$0.80 PSF)

# PECOS RUSSELL PLAZA



**CAN PROVIDE T.I. ALLOWANCE AND GENEROUS LEASE INCENTIVES\***

## Property Description

High profile Retail Plaza on the SW corner of Pecos and Russell! Just minutes to McCarran Airport, The Las Vegas Strip and everything Las Vegas has to offer. Heavy Traffic counts! Heavy Foot traffic!

## Property Features

- **FREE RENT FOR TERMS OF THREE (3) YEARS OR LONGER\***
- Aggressive Ownership, Bring All Offers
- Recently Renovated Center - New Pylon, Paint, Parking Lot and Landscape
- 46,000 Average Daytime Traffic Counts
- Adjacent to Top Producing ARCO Gas Station

\* Conditions apply

**FOR MORE INFORMATION CONTACT:**

**GERI JAMESON** | NV Lic # S.0190514

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

2490 Paseo Verde Pkwy, Ste 115, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

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HIGH PROFILE RETAIL PLAZA • 3380 EAST RUSSELL ROAD | LAS VEGAS, NV 89120



Pecos Road - 23,500 cars/day

Russell Road - 17,000 cars/day

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# PECOS RUSSELL PLAZA

**HIGH PROFILE RETAIL PLAZA • 3380 EAST RUSSELL ROAD | LAS VEGAS, NV 89120**

**SUITE 101 - 850 SF - \$1.25/SF**



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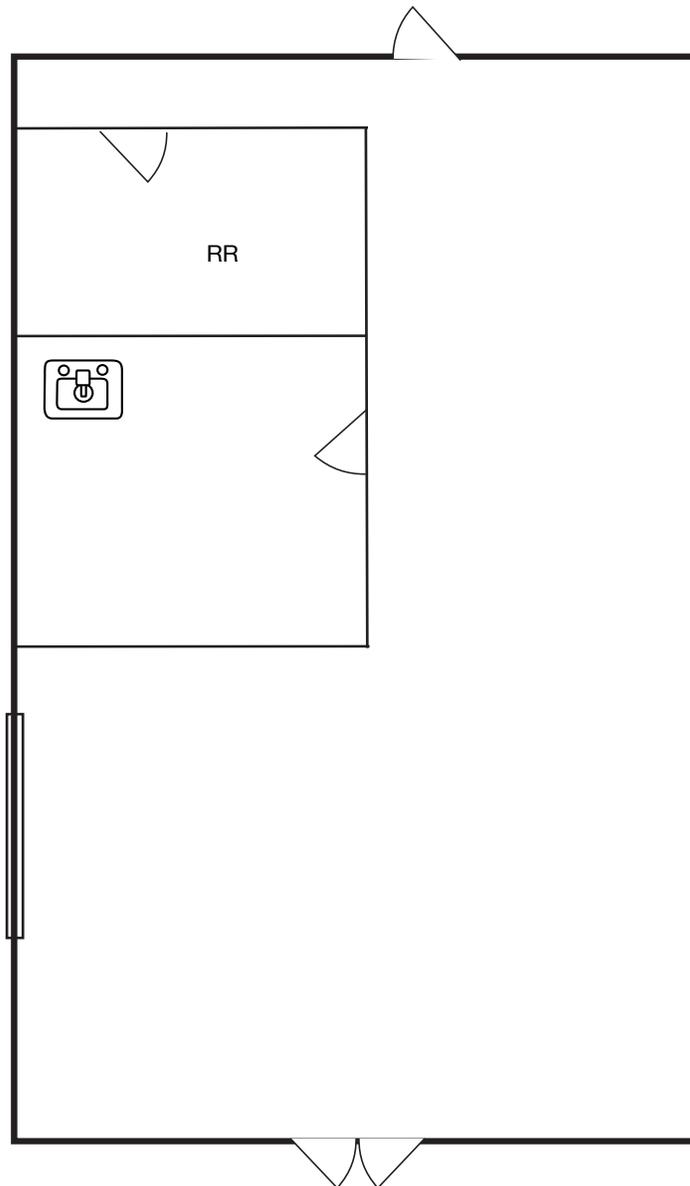
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## FLOOR PLAN - SUITE 101 (850 SF) - \$1.25/SF



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# PECOS RUSSELL PLAZA

**HIGH PROFILE RETAIL PLAZA • 3380 EAST RUSSELL ROAD | LAS VEGAS, NV 89120**

**SUITE 103 - 1,000 SF - \$1.25/SF**



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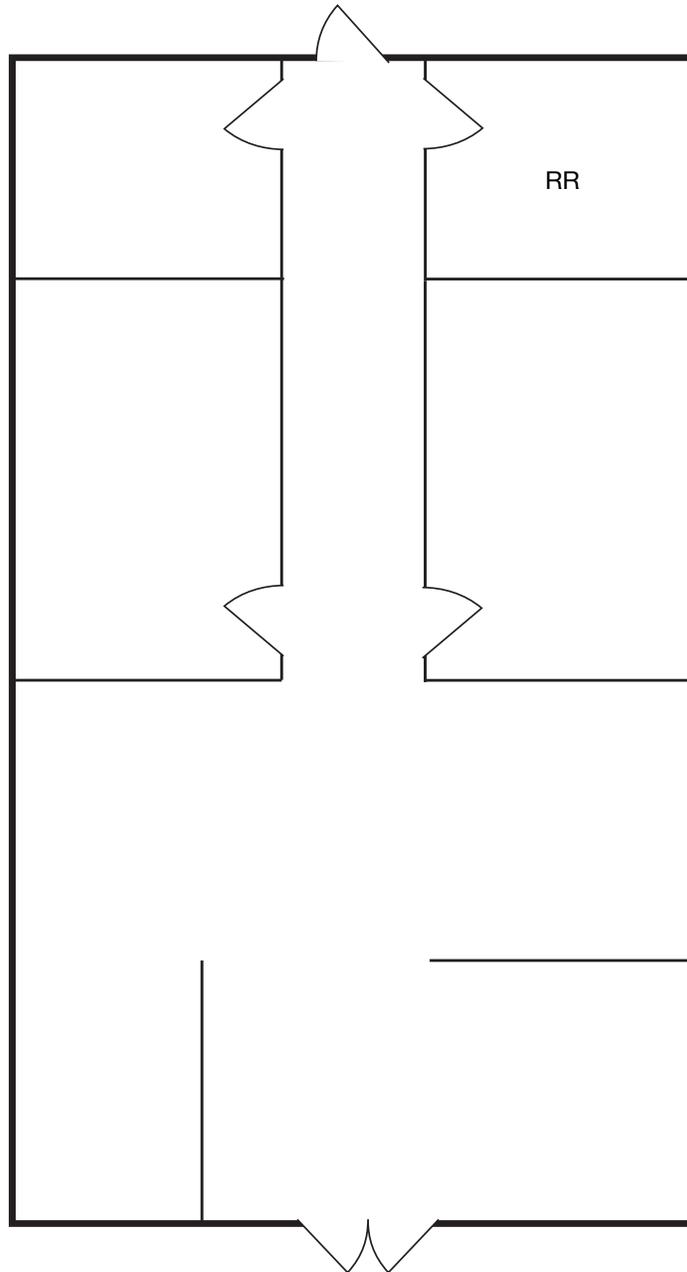
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# PECOS RUSSELL PLAZA

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## FLOOR PLAN - SUITE 103 (1,000 SF) - \$1.25/SF



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# PECOS RUSSELL PLAZA

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**SUITE 104 - 1,000 SF - \$1.25/SF**



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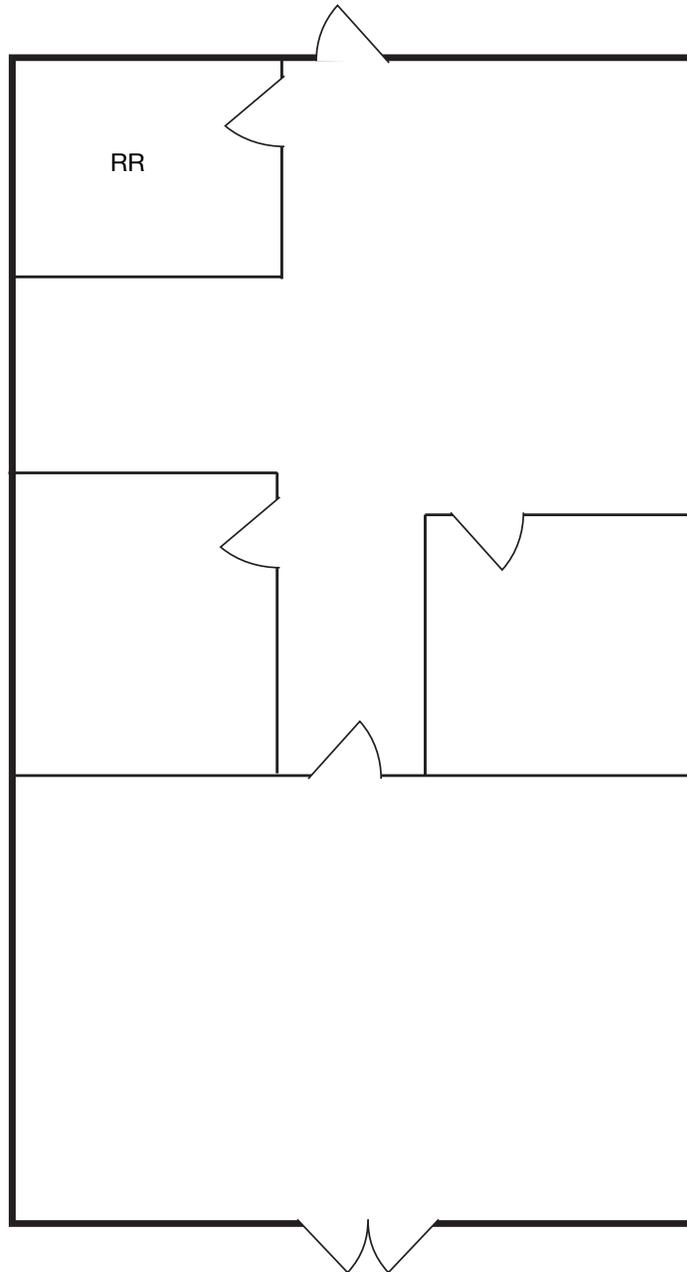
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## FLOOR PLAN - SUITE 104 (1,000 SF) - \$1.25/SF



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**SUITE 105 - 1,000 SF - \$1.25/SF**



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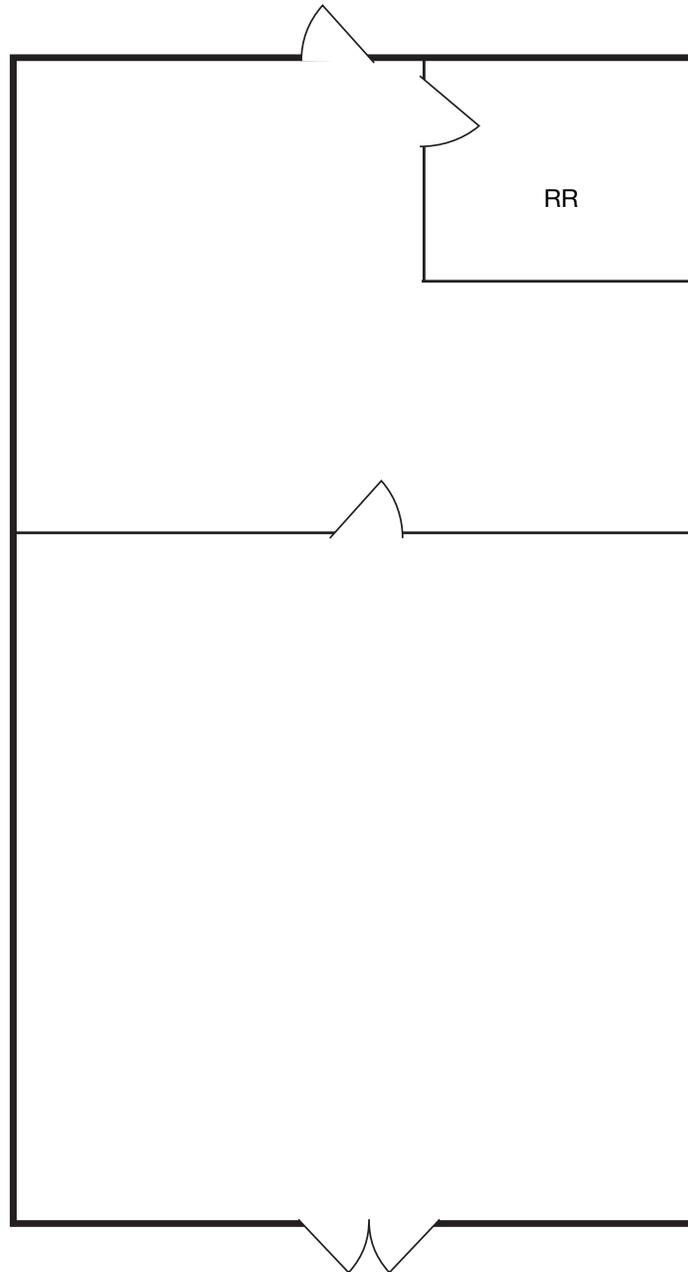
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## FLOOR PLAN - SUITE 105 (1,000 SF) - \$1.25/SF



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# PECOS RUSSELL PLAZA

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**SUITE 107 - 1,000 SF - \$1.65/SF**



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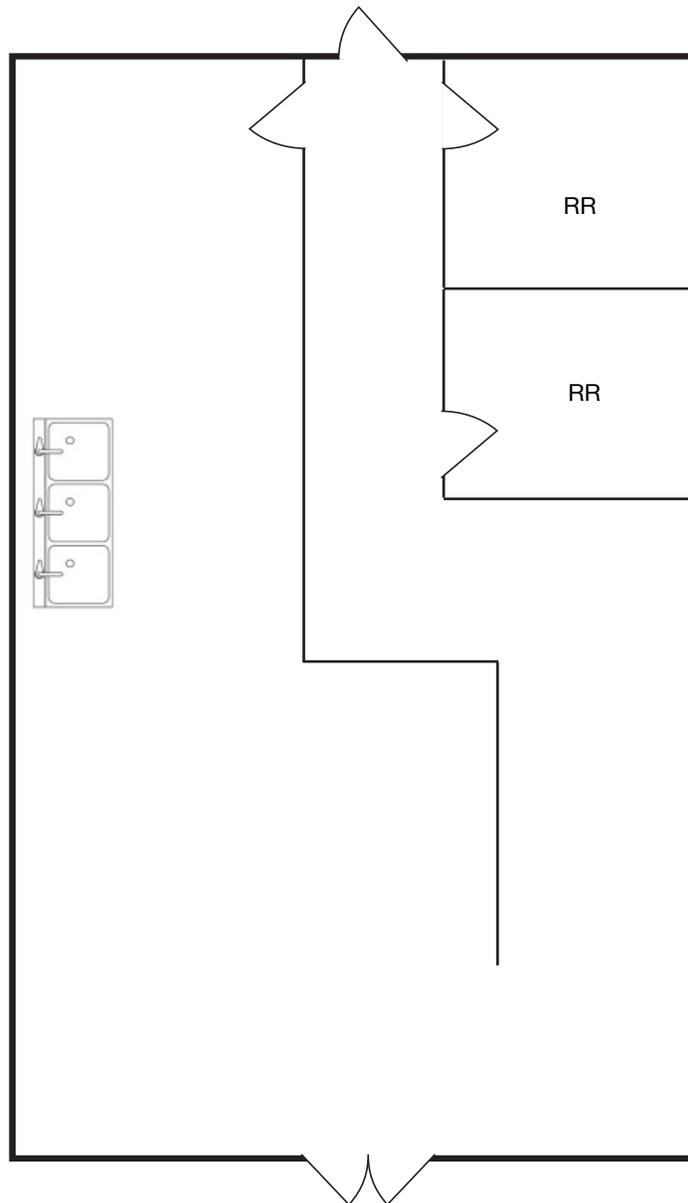
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**FLOOR PLAN - SUITE 107 (1,000 SF) - \$1.65/SF**



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**SUITE 109 - 1,000 SF - \$1.25/SF**



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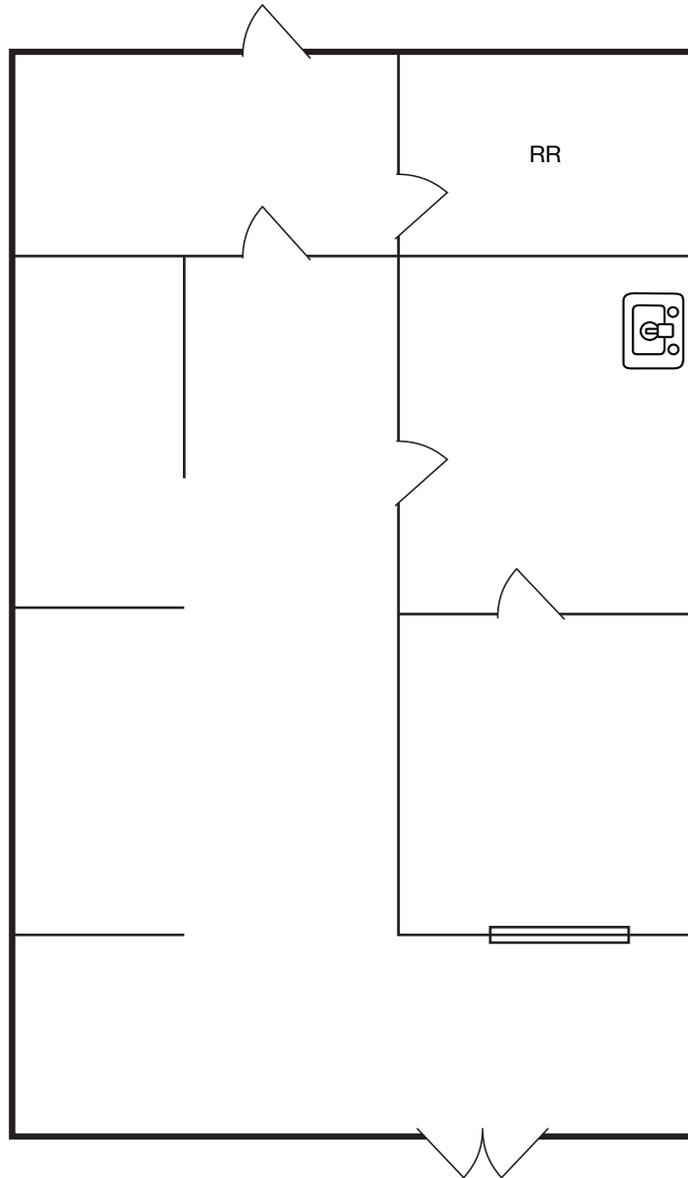
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## FLOOR PLAN - SUITE 109 (1,000 SF) - \$1.25/SF



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## AERIAL OVERVIEW



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