

AVAILABLE FOR LEASE

Lease Rate: \$1.25/SF NNN

(2025 estimated CAMs are \$0.80 PSF)

PECOS RUSSELL PLAZA



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

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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

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Russell Road - 17,000 cars/day

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Site Plan is not to exact scale. It is intended for general information purposes only.

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SUITE 101 - 850 SF



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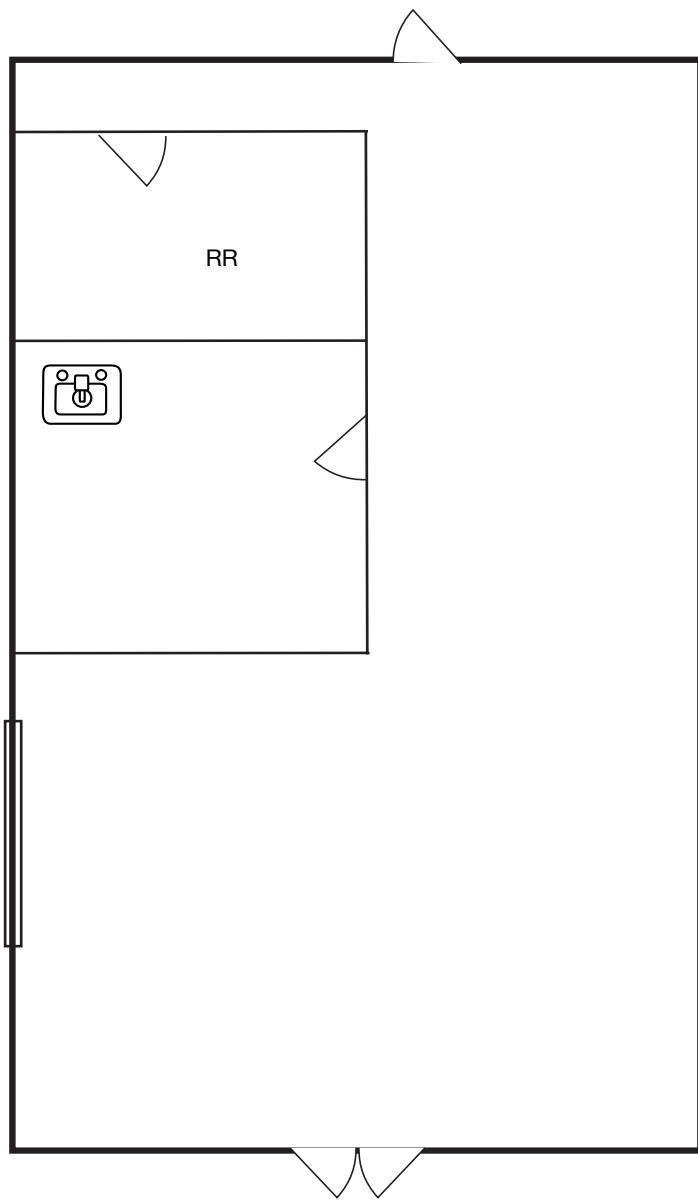
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FLOOR PLAN - SUITE 101 (850 SF)



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SUITE 104 - 1,000 SF



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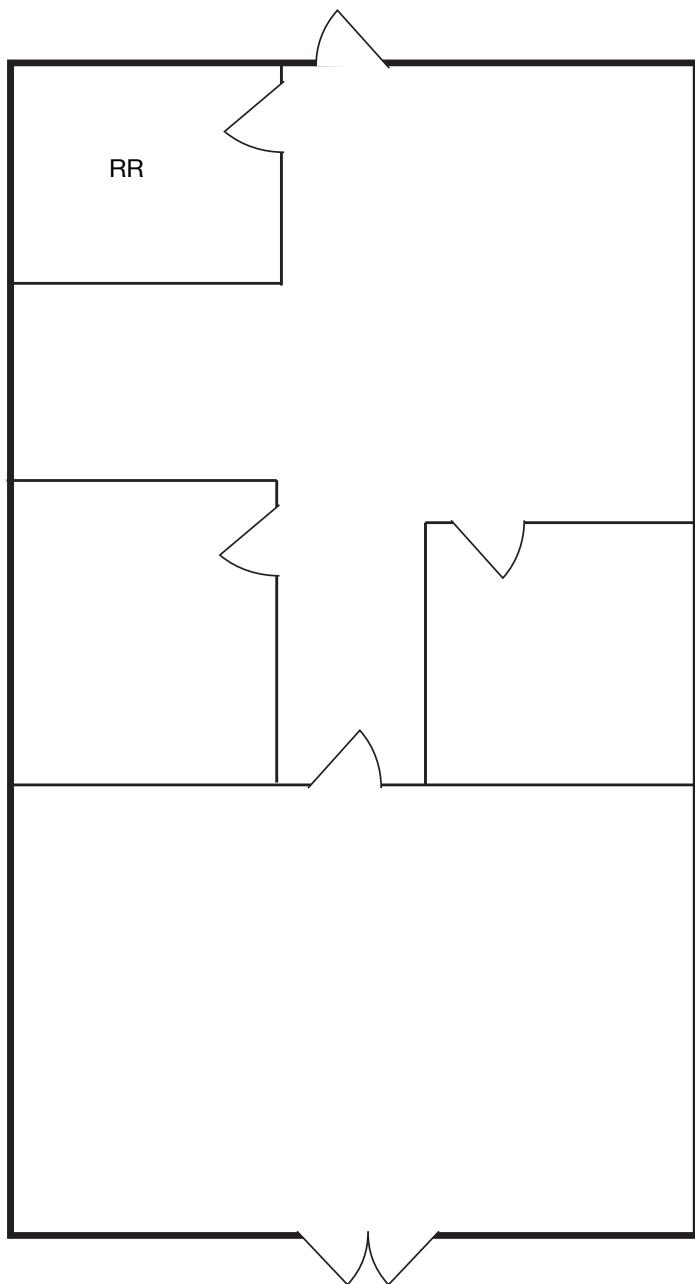
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FLOOR PLAN - SUITE 104 (1,000 SF)



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SUITE 105 - 1,000 SF



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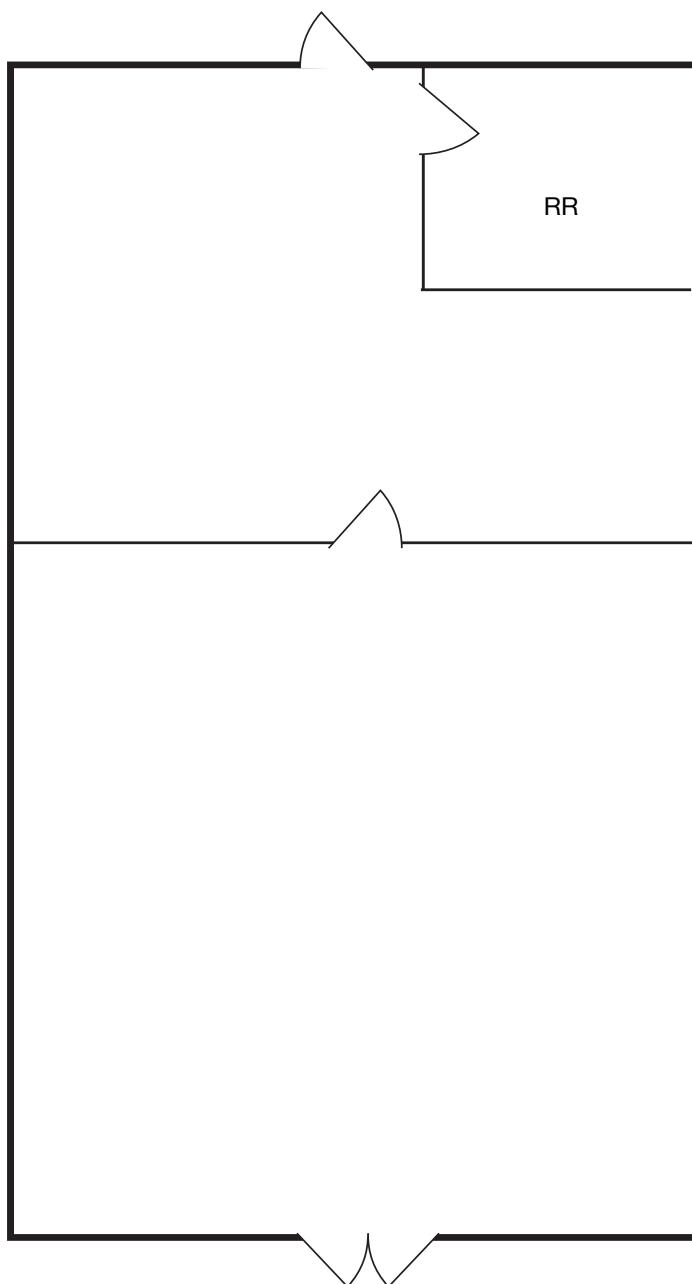
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FLOOR PLAN - SUITE 105 (1,000 SF)



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AERIAL OVERVIEW



FOR MORE INFORMATION CONTACT:

These maps are intended for general information purposes only. It is not to exact scale, and exact boundaries of areas may differ.

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