

For Lease

Pecos Center



3421 E. Tropicana Ave.
Las Vegas, NV 89121

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Listing Snapshot



\$1.75 PSF/Mo.
Lease Rate



± 500 - 2,400 SF
Available Square Footage

Property Highlights

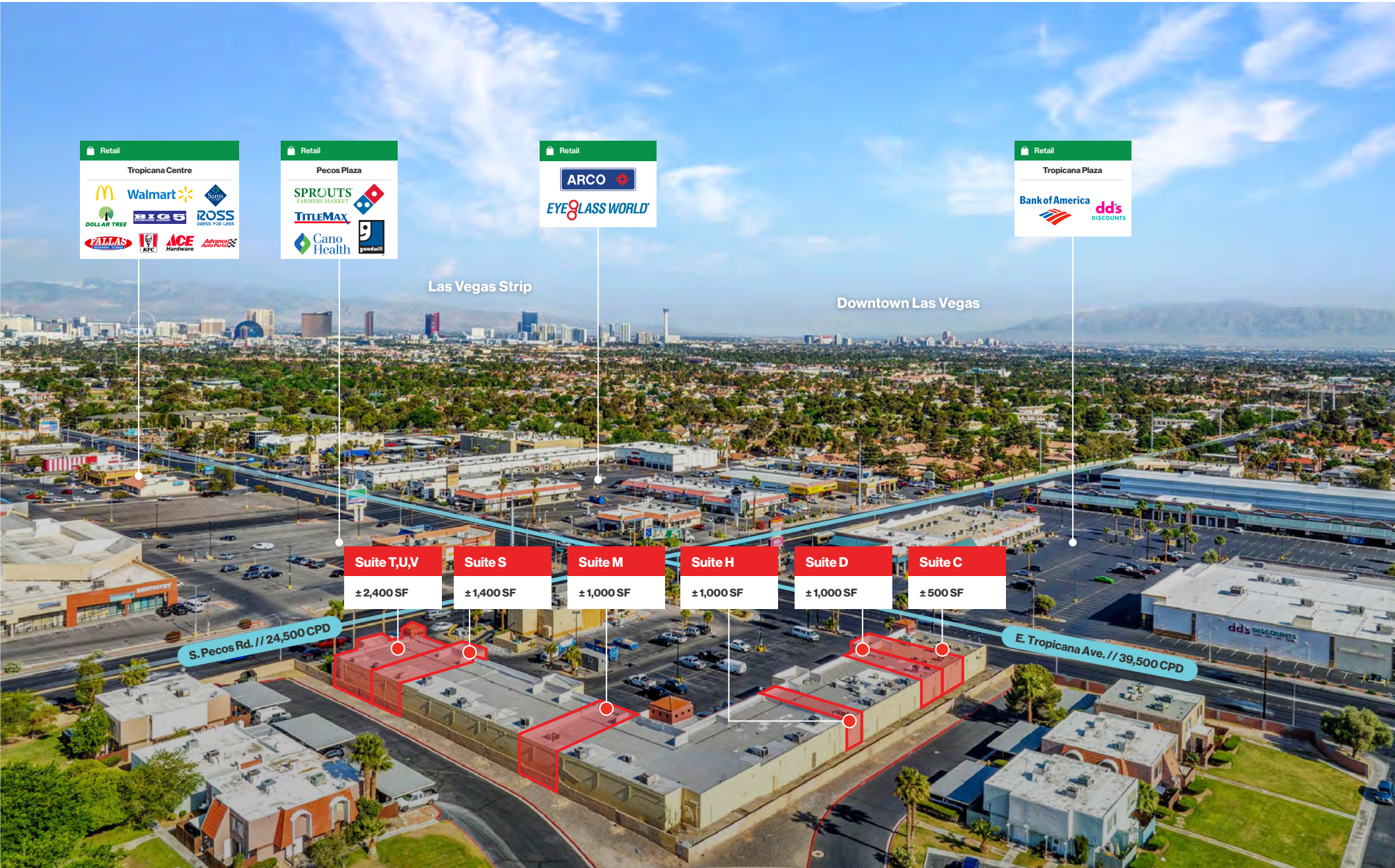
- Hard corner shopping center on Tropicana Ave. and Pecos Rd.
- Join credit tenants: 7-Eleven and Burger King
- Traffic counts exceed ± 77,000 CPD
- Pylon signage available
- In close proximity to Harry Reid International Airport, UNLV and the Las Vegas Strip
- Current budgeted operating expenses (NNNs) for 2024 are \$0.44 PSF/monthly (subject to change)

Demographics

	1-mile	3-mile	5-mile
2024 Population	20,813	169,769	442,416
2024 Average Household Income	\$90,202	\$72,885	\$80,173
2024 Total Households	8,501	69,269	177,352







Retail

Tropicana Centre

McDonald's, Walmart, Sunco, Dollar Tree, Big O, Ross Dress For Less, Sattas, KFC, ACE Hardware, Advance Auto Parts

Retail

Pecos Plaza

Sprouts Farmers Market, TitleMax, Cano Health, Goodwill

Retail

ARCO, EYEGLASS WORLD

Retail

Tropicana Plaza

Bank of America, dds DISCOUNTS

Las Vegas Strip

Downtown Las Vegas

Suite T,U,V
±2,400 SF

Suite S
±1,400 SF

Suite M
±1,000 SF

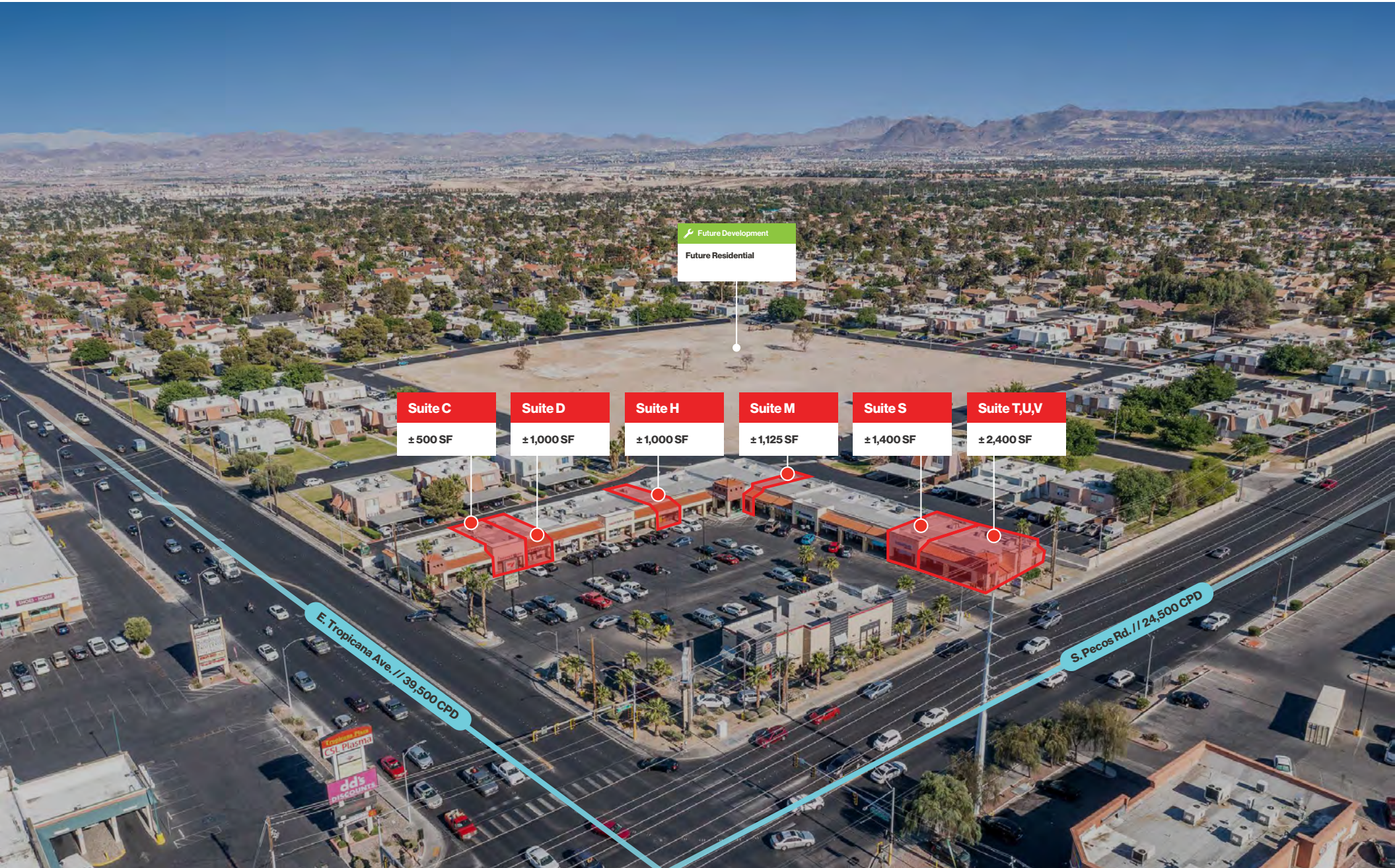
Suite H
±1,000 SF


Suite D
±1,000 SF

Suite C
±500 SF

S. Pecos Rd. // 24,500 CPD

E. Tropicana Ave. // 39,500 CPD



 Future Development
Future Residential

Suite C
± 500 SF

Suite D
± 1,000 SF

Suite H
± 1,000 SF

Suite M
± 1,125 SF

Suite S
± 1,400 SF

Suite T,U,V
± 2,400 SF

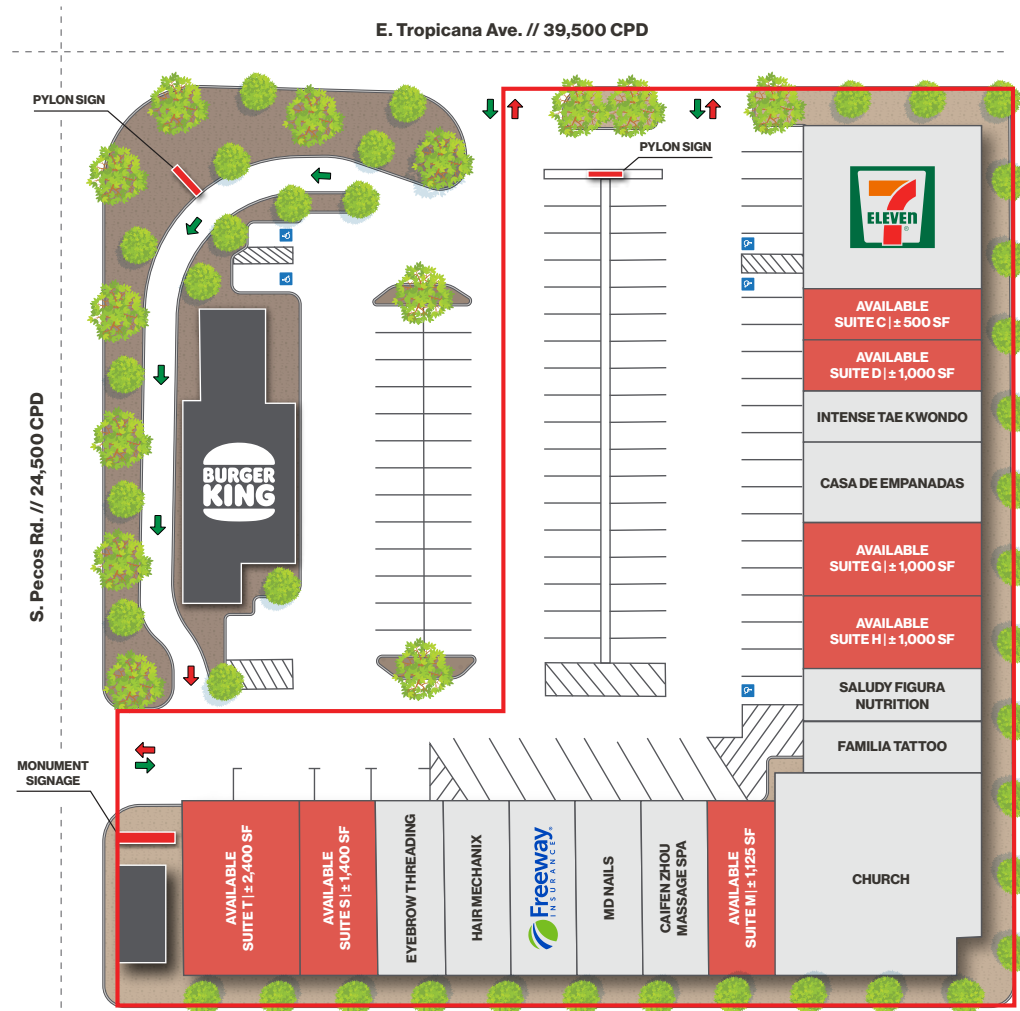
E. Tropicana Ave. // 39,500 CPD

S. Pecos Rd. // 24,500 CPD

Site Plan

Available Leased

Suite	Tenant	SF
A-B	7-Eleven	± 2,500 SF
C	AVAILABLE	± 500 SF
D	AVAILABLE	± 1,000 SF
E	Intense Tae Kwondo	± 1,020 SF
F	Casa De Empanadas	± 1,000 SF
G	Smoke King	± 1,000 SF
H	AVAILABLE	± 1,000 SF
I	Saluda Y Figura Nutrition	± 695 SF
J	Familia Tattoo	± 1,307 SF
K-L	Church	± 4,275 SF
M	AVAILABLE	± 1,125 SF
N	Caifen Zhou Massage Spa	± 1,000 SF
O	Md Nails	± 1,000 SF
P	Freeway Insurance	± 1,000 SF
Q	Hair Mechanix	± 1,000 SF
R	Eyebrow Threading	± 1,000 SF
S	AVAILABLE	± 1,400 SF
T,U,V	AVAILABLE	± 2,400 SF



Property Photos



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