

FOR LEASE
4160-4180

S. PECOS RD., LAS VEGAS, NV 89121

5% CO-OP COMMISSION AVAILABLE FOR 4180 S. PECOS



LOGIC



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4160-4180 S. Pecos Rd.
Las Vegas, NV 89121



Property Highlights

- High-traffic counts exceeding +/- 68,300 CPD on Flamingo Rd. and Pecos Rd.
- Prominent pylon and monument signage
- Ample parking with reserved covered parking available
- Private entrances, bathrooms and kitchen available
- Highly competitive terms with TI allowances
- The property is Zoned C-1 (Local business) under Clark County jurisdiction

Listing Snapshot



Contact Broker
Lease Rate



+/- 1,000 - 31,104 SF
Available Square Footage



Contact Broker
CAM



161-19-101-002
APN

Demographics

Population	1-mile	3-mile	5-mile
2022 Population	17,293	201,990	463,931

Income	1-mile	3-mile	5-mile
2022 Average Household Income	\$86,352	\$64,863	\$71,617

Households	1-mile	3-mile	5-mile
2022 Total Households	7,214	80,858	180,670

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Site Plan

S. PECOS RD. // 23,300 CPD

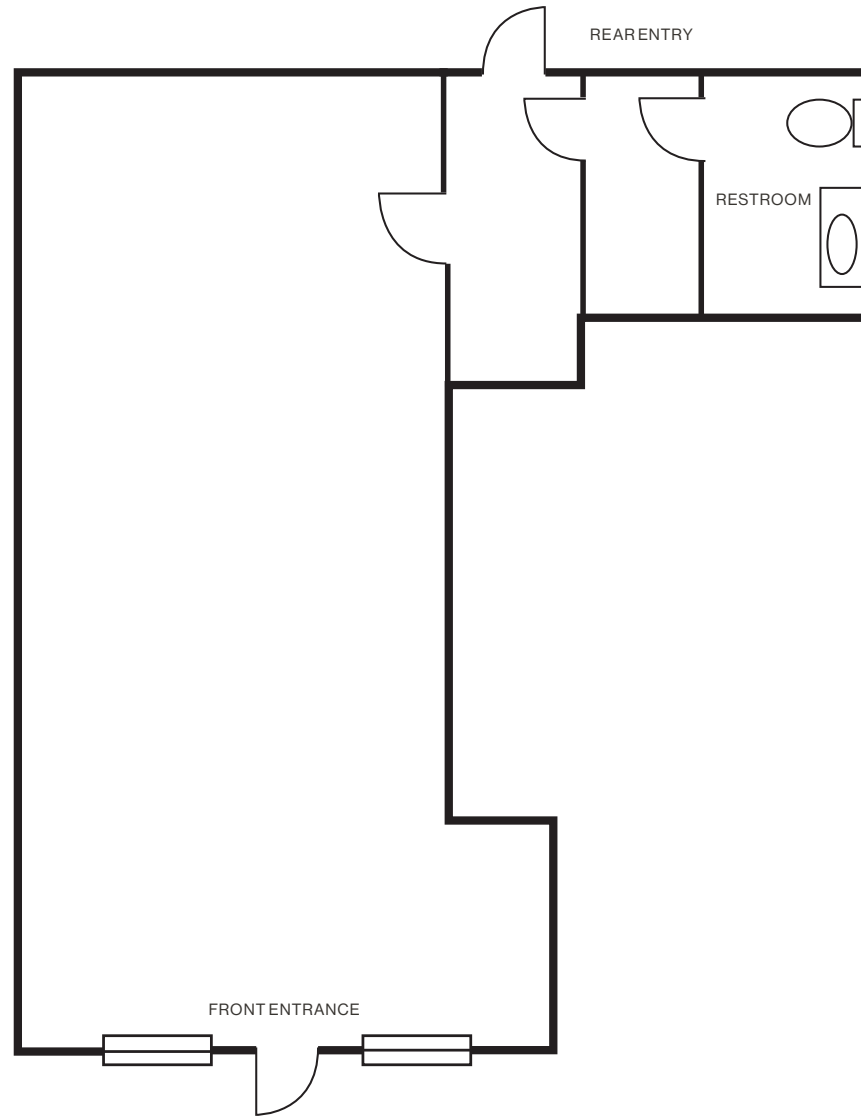


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Floor Plan | 4160 S. Pecos Rd.
Suite 8 | +/- 1000 SF

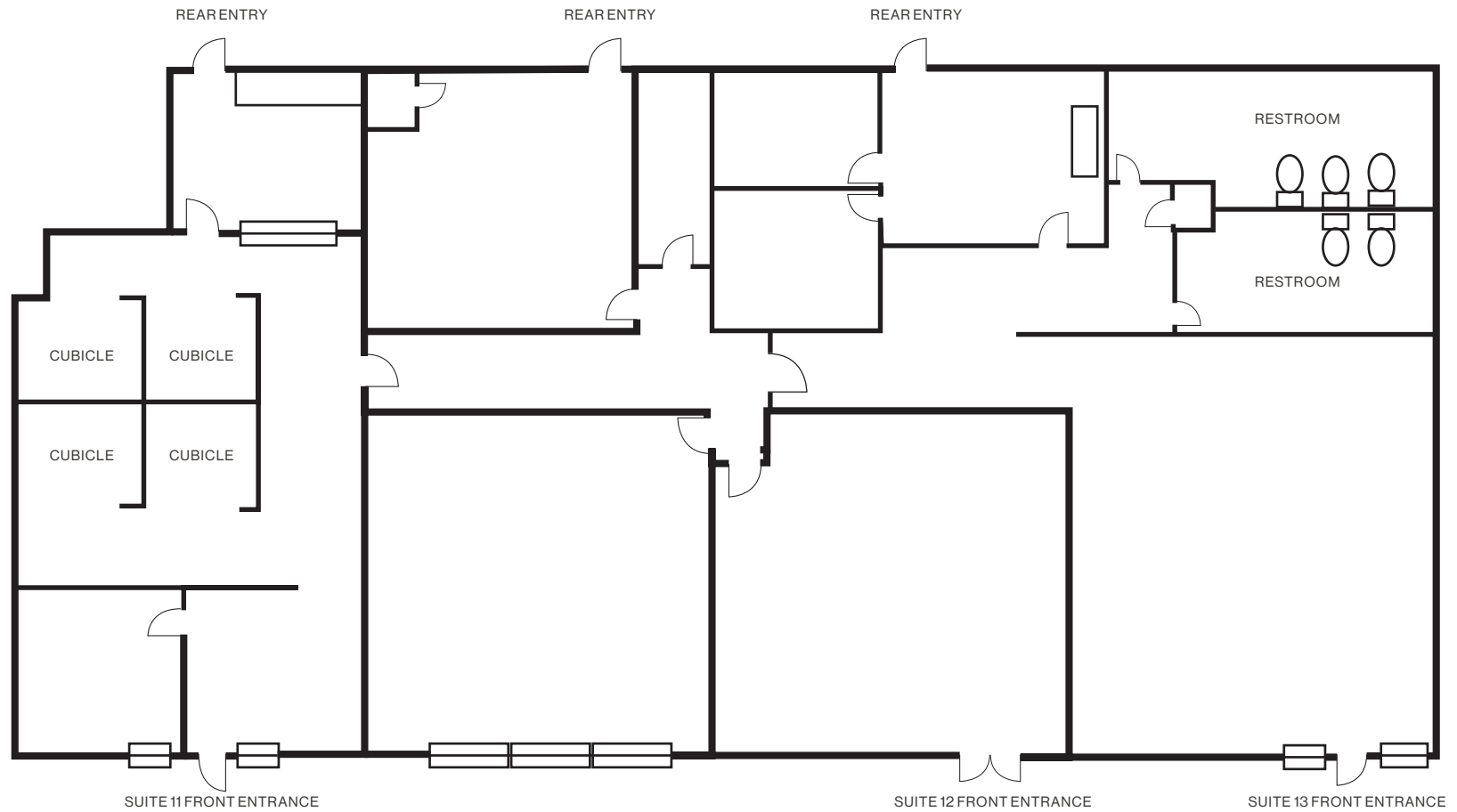


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Floor Plan | 4160 S. Pecos Rd.
Suites 11, 12, & 13 | +/- 4,000 SF

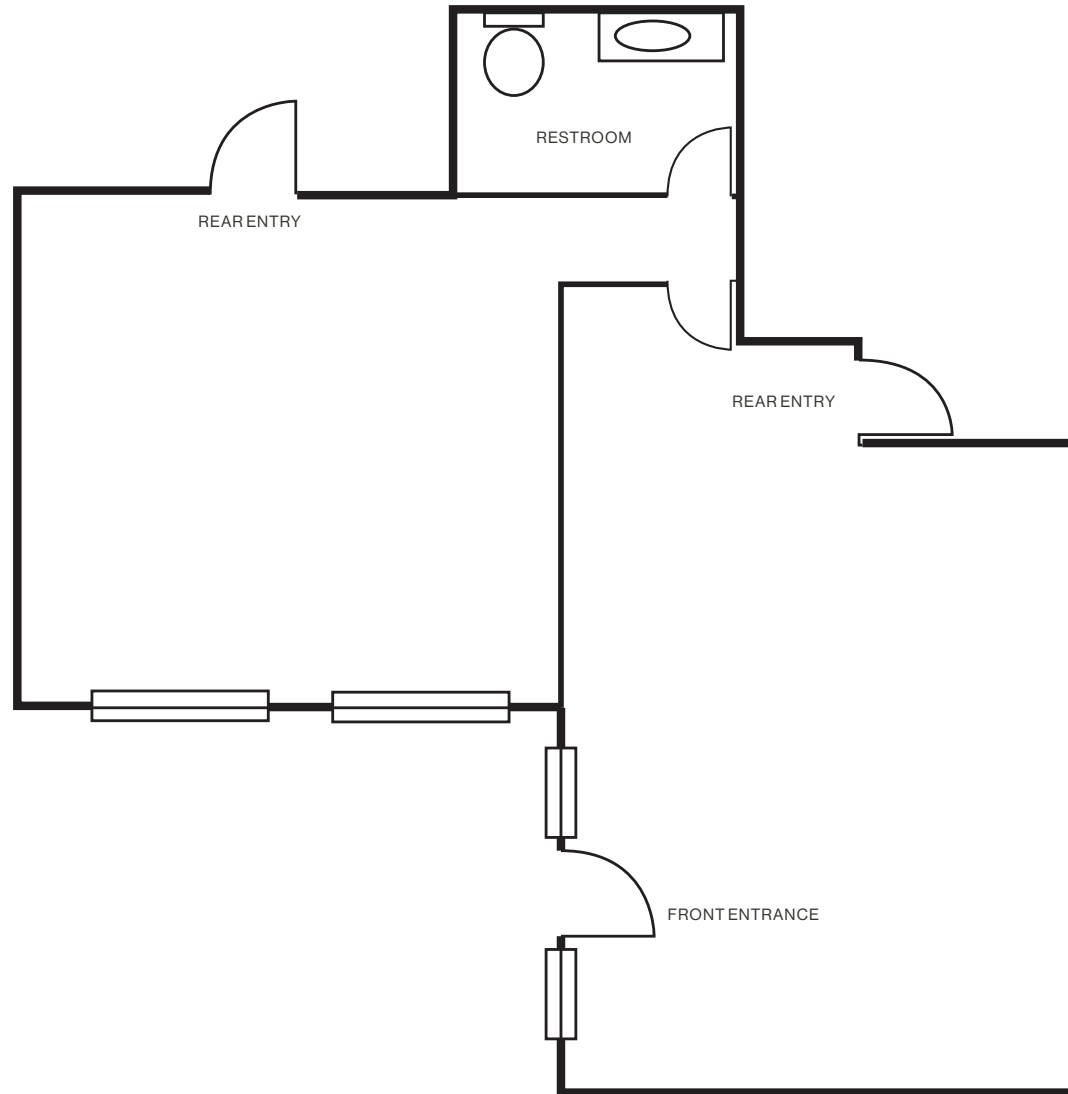


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Floor Plan | 4160 S. Pecos Rd.
Suites 14 & 15 | +/- 5,145 SF

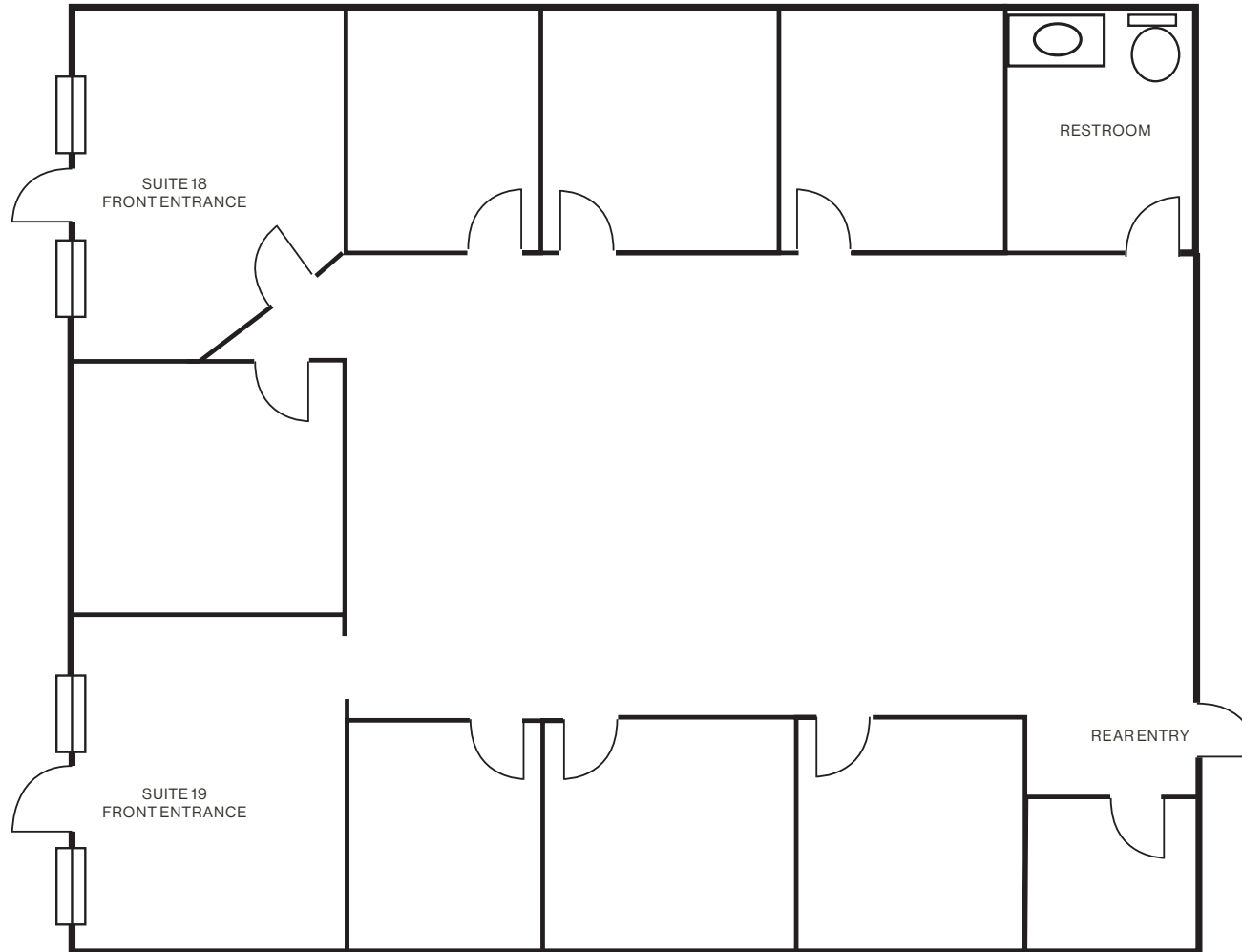


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Floor Plan | 4160 S. Pecos Rd.
Suites 18 & 19 | +/- 2,000 SF

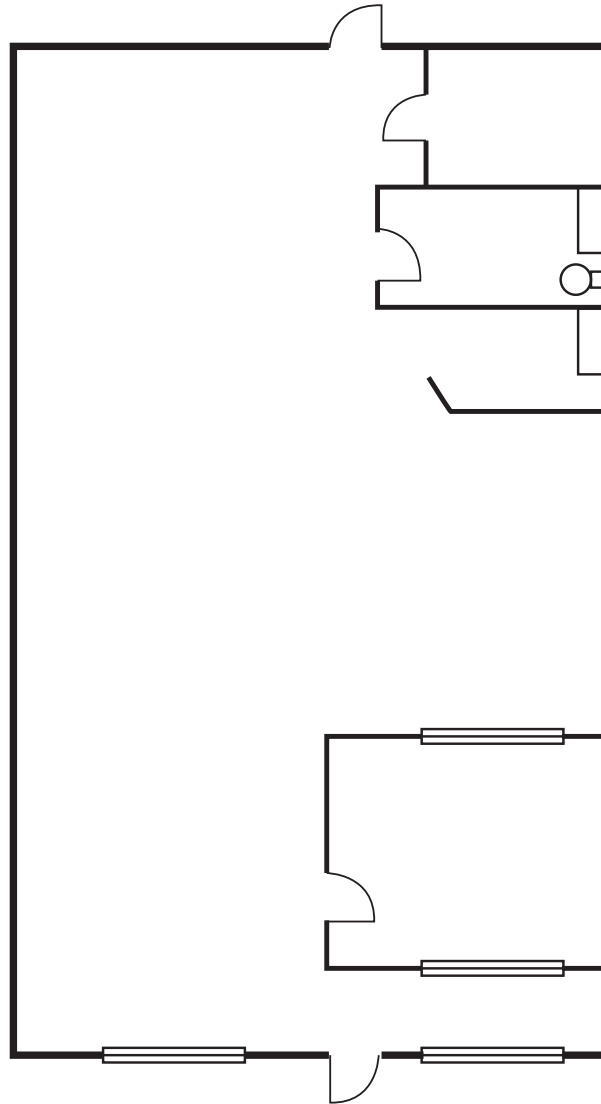


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Floor Plan | 4160 S. Pecos Rd.
Suite 20 | +/- 1,000 SF

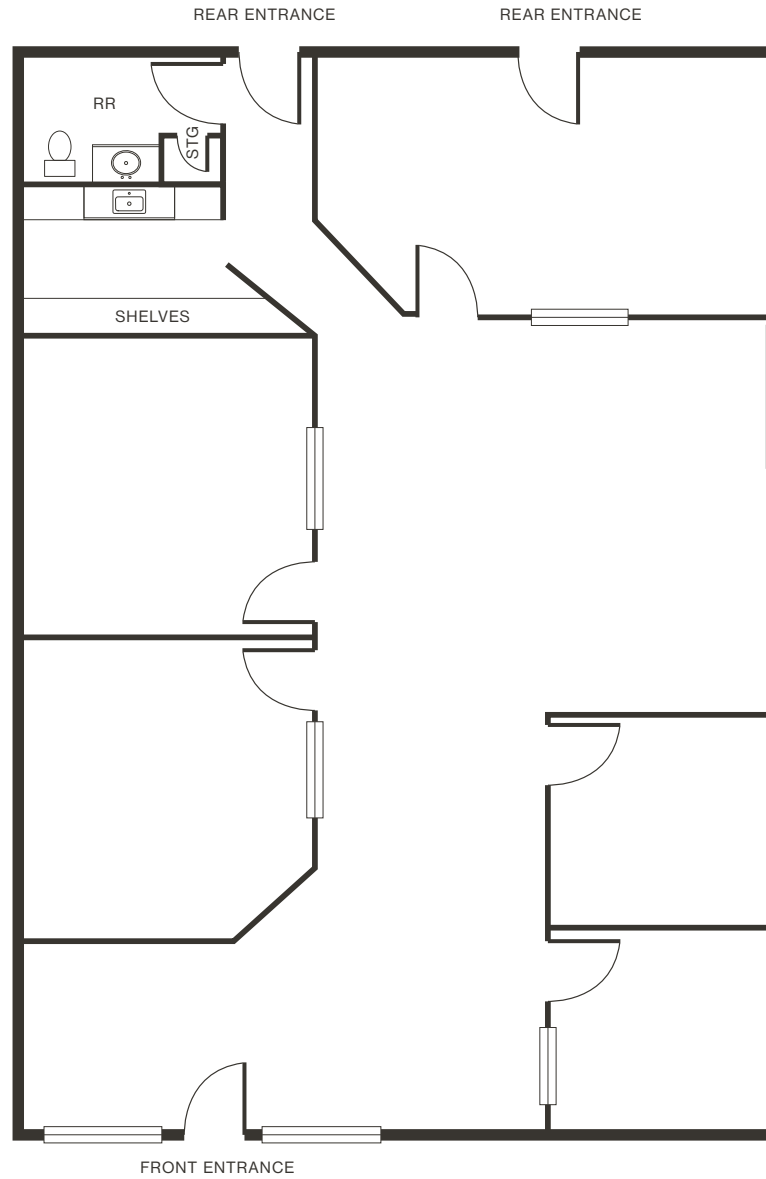


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Floor Plan | 4160 S. Pecos Rd.
Suite 21 | +/- 1,500 SF

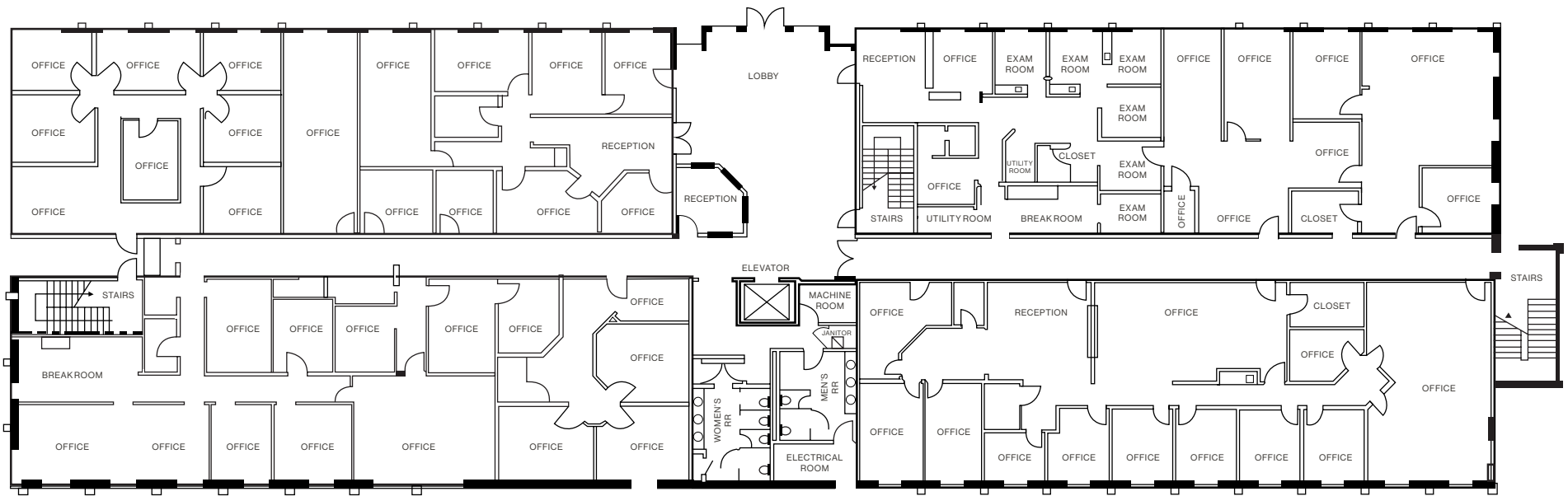


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Floor Plan | 4180 S. Pecos Rd.
1st Floor | +/- 3,000 - 15,552 SF

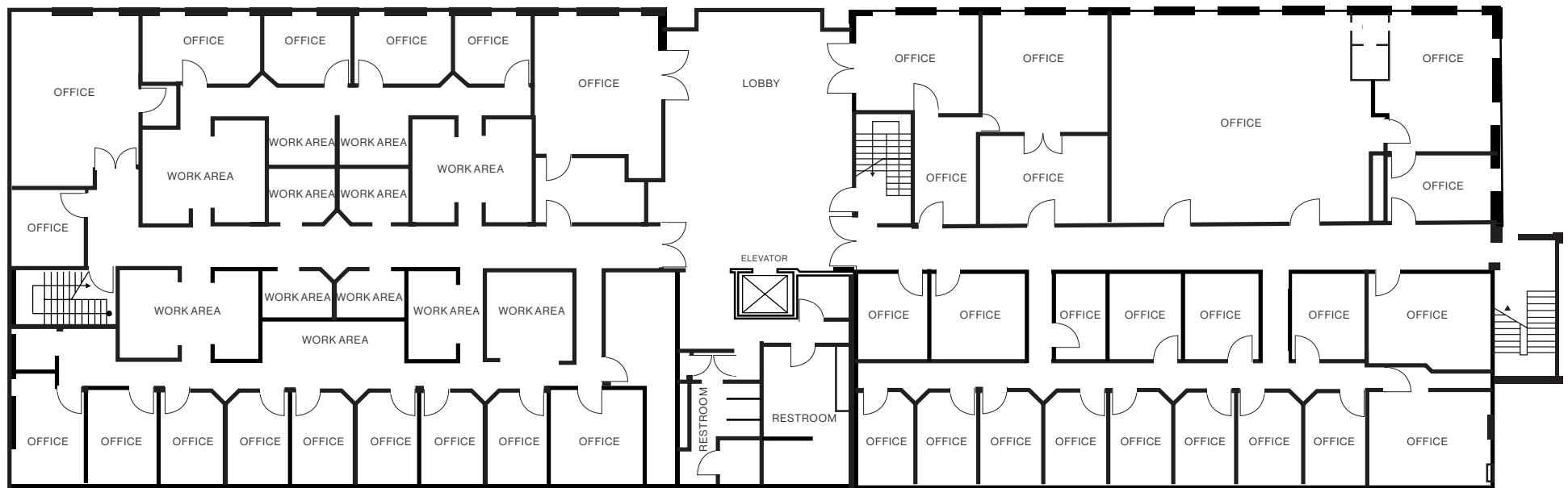


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Floor Plan | 4180 S. Pecos Rd.
2nd Floor | +/- 7,776 - 15,552 SF



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Property Photos



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