



Town & Country

550-570 W Pioneer Blvd, Mesquite, NV 89027



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Town & Country

\$12.00 - \$16.00 /SF/YR

Town and Country Village Plaza in Mesquite is a mixed-use center offering retail and office space. Prime location on West Pioneer Blvd with easy access to 1-15, close to casinos and hotels, and all 9 golf courses. Contemporary design with ample parking and covered parking for tenants located behind the shopping center. Flexible floor plans, customizable office layouts, some with outdoor spaces. Large storefront windows for maximum visibility...

- Frontage on W Pioneer Blvd Near Established Neighborhood, Casinos and Hotels
- I-15 Freeway Signage Visibility with Signage Opportunities Facing Highway
- 77 Miles South to Las Vegas and 36 Miles North to St. George
- Covered Parking for Tenants



Rental Rate:	\$12.00 - \$16.00 /SF/YR
Total Space Available:	28,010 SF
Min. Divisible:	660 SF
Max. Contiguous:	4,543 SF
Property Type:	Shopping Center
Center Type:	Neighborhood Center
Stores:	11
Center Properties:	2
Frontage:	252' on WEST PIONEER BLVD
Gross Leasable Area:	73,151 SF
Walk Score ©:	33 (Car-Dependent)
Taxes:	\$0.14 USD/SF/MO
Operating Expenses:	\$0.21 USD/SF/MO
Rental Rate Mo:	\$1.33 /SF/MO

Building Photo

1st Floor Ste 104

Space Available	3,004 SF
Rental Rate	\$16.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Retail
Lease Term	3 - 5 Years

Large open space ready for improvements. First floor, high traffic, easy access. Two opposite entrances, one with private outside patio area.

1

1st Floor Ste 130

Space Available	3,400 SF
Rental Rate	\$16.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Bright 3400 square foot retail space located in the heart of the center, full front windows that bring in natural light and highlight your business with maximum visibility. Positioned in the center of the walkable complex it offers a high profile exposure. Close to 1-15, restaurants and 7 golf courses.

2

1st Floor Ste 570-100

Space Available	4,543 SF
Rental Rate	\$16.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Retail
Lease Term	5 - 10 Years

570-100 is a 4,543-square-foot second-generation restaurant space (formerly Pizza Hut) with an open dining area and flexible layout options. Large commercial kitchen ideal for high-volume service. Equipped with a walk-in freezer, refrigerator, commercial-grade ventilation, and suppression systems for cooking. Outdoor patio with additional seating for outdoor dining and events. There is ample parking with valuable drive-thru access. Ideally suited for a full-service restaurant, bakery, fast-food, coffee, or specialty food concept.

3

1st Floor Ste 570-102

Space Available	2,600 SF
Rental Rate	\$16.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	5 - 10 Years

570 - 102 is part of a freestanding building with this former yogurt shop space at 2,600 sf and the adjacent former Pizza Hut space at 4,543 sf for a total of 7,143 sf. Single-story building located at the entrance to the center, excellent visibility to Pioneer Parkway, and ample parking. The space includes a seating area, a kitchen, and plenty of storage. There are several possibilities for this versatile space, which can be improved for a different retail or office venture.

4

2nd Floor Ste 200

Space Available	1,217 SF
Rental Rate	\$12.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Retail
Lease Term	3 - 5 Years

Suite 200 open space, ready for build out. Tenant Improvement allowance.

5

2nd Floor Ste 202

Space Available	660 SF
Rental Rate	\$12.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Retail
Lease Term	3 - 5 Years

Suite 202, great open space, abundant light, close to elevator and plenty of parking.

6

2nd Floor Ste 205

Space Available	1,679 SF
Rental Rate	\$15.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Retail
Lease Term	3 - 5 Years

Suite 205 open space, lots of windows with mountain views, ready for build out. Tenant Improvement allowance.

7

2nd Floor Ste 210

Space Available	850 SF
Rental Rate	\$12.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Relet
Space Use	Office/Retail
Lease Term	3 - 5 Years

Welcoming work area. Second floor, close to elevator, quiet, natural light, versatile open-concept office.

8

2nd Floor Ste 215

Space Available	1,377 SF
Rental Rate	\$12.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

Located on the Second Floor, East Wing, (Mountain View) South Side. Finished Space with built-out office. Plug and Play

9

2nd Floor Ste 218

Space Available	1,450 SF
Rental Rate	\$12.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Relet
Space Use	Office/Retail
Lease Term	3 - 5 Years

Suite 218 large open area with a conference/breakroom, private restroom, kitchen area and private balcony. Plenty of parking

10

2nd Floor Ste 236-248 WEST WING N.

Space Available	1,117 - 3,919 SF
Rental Rate	\$12.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Retail
Lease Term	3 - 5 Years

Grey Shell Space with exterior walls completed, roof completed, windows installed, Concrete Floors (unfinished), Electrical not distributed, HVAC installed yet not ducted. shells are ready for improvements; one-half (1/2) floor. North Side of West Wing (Neighborhood: side) is 3,919 sf of contiguous space, or divisible to 1,117 sf. Common Area Restrooms, hallways, lobby, and elevator are available and built out for Tenants, including covered parking. .

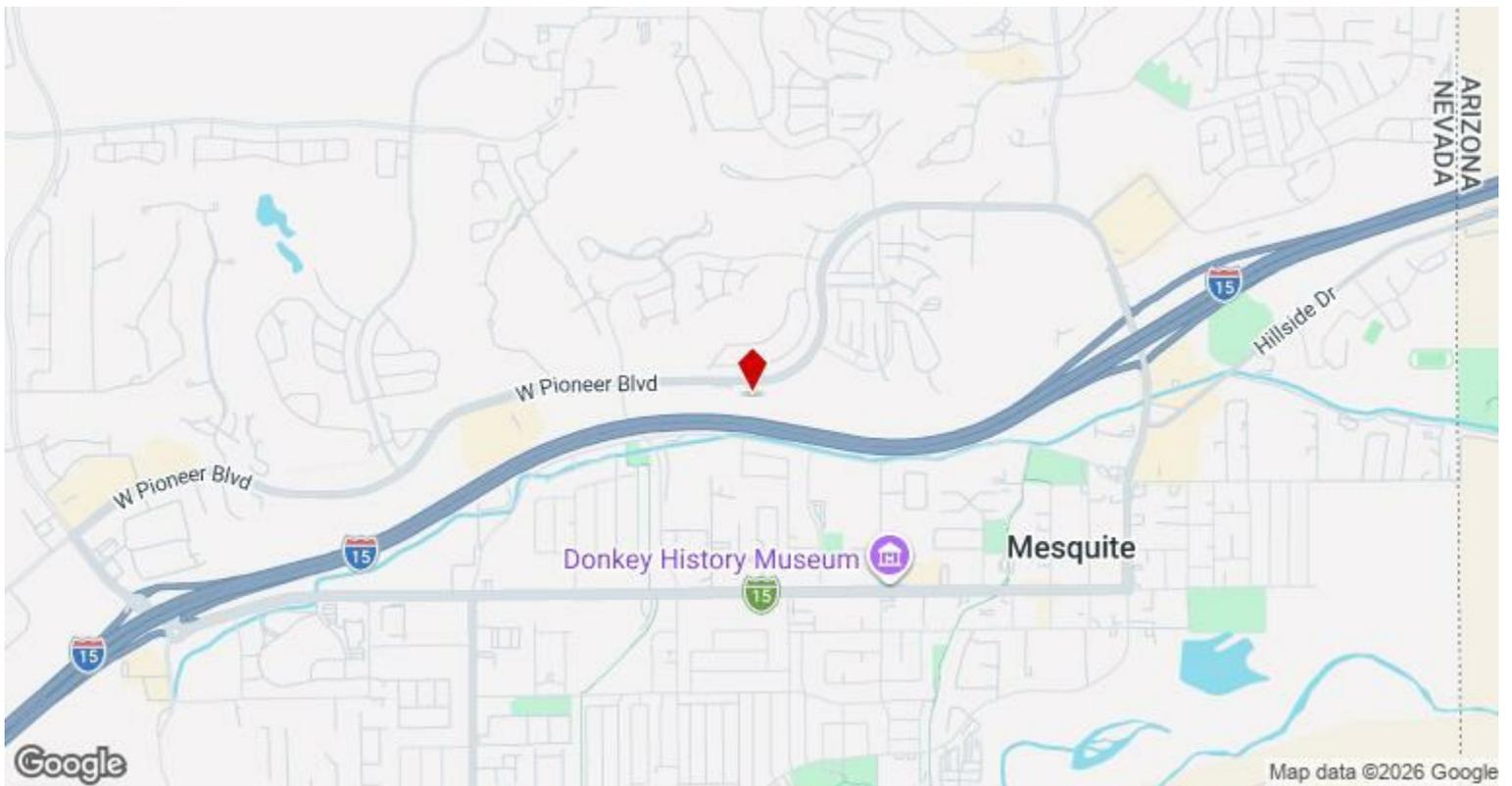
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2nd Floor Ste 239 - 243

Space Available	3,311 SF
Rental Rate	\$12.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	3 - 5 Years

Grey Shell Space with exterior walls completed, roof completed, windows installed, Concrete Floors (unfinished), Electrical not distributed, HVAC installed yet not ducted. shells are ready for improvements; one-half (1/2) floor. South Side of West Wing (Mountain side) is 3,311 sf of contiguous space, or divisible into 1,077 sf. Common Area Restrooms, hallways, lobby, and elevator are available and built out for Tenants, including covered parking. .

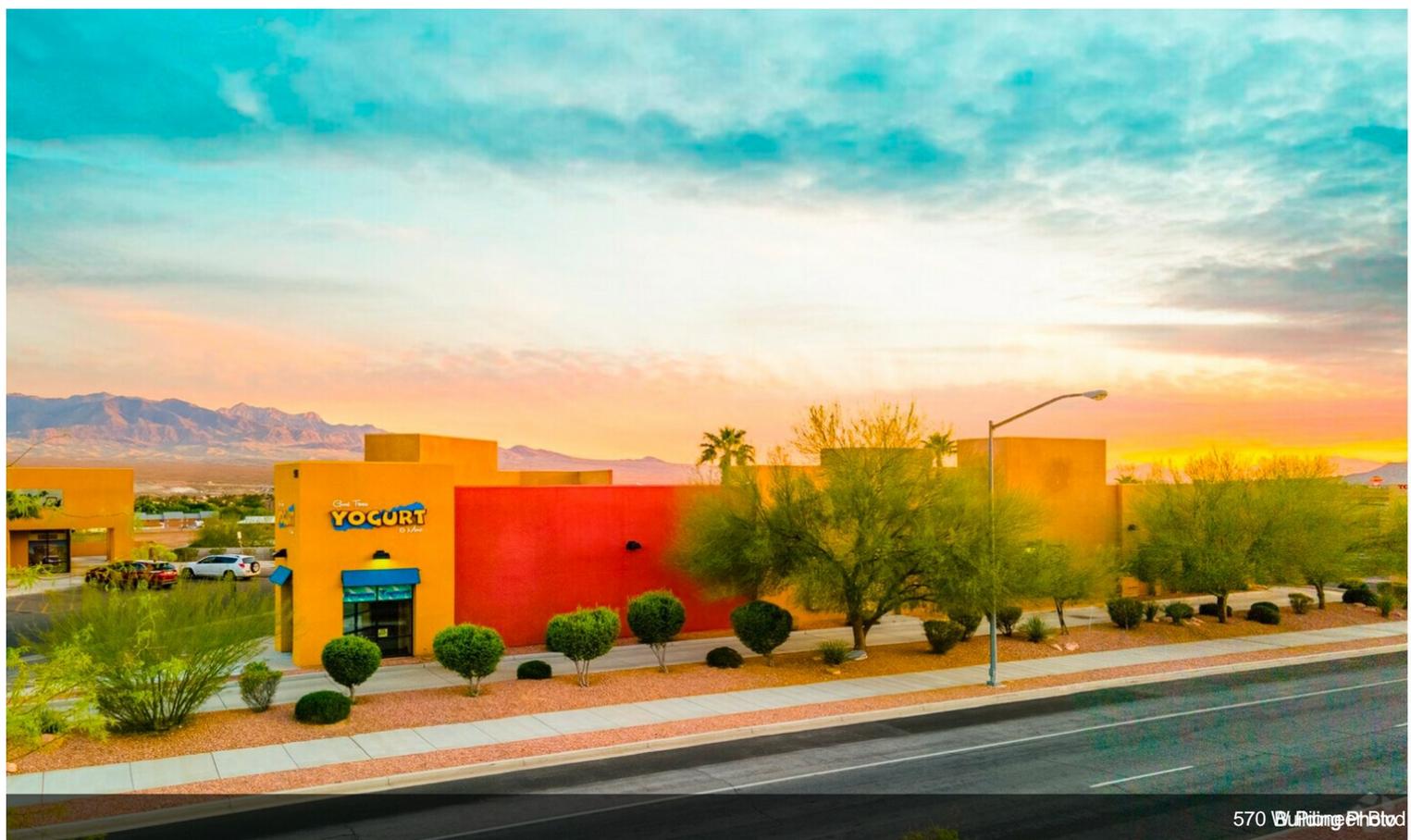
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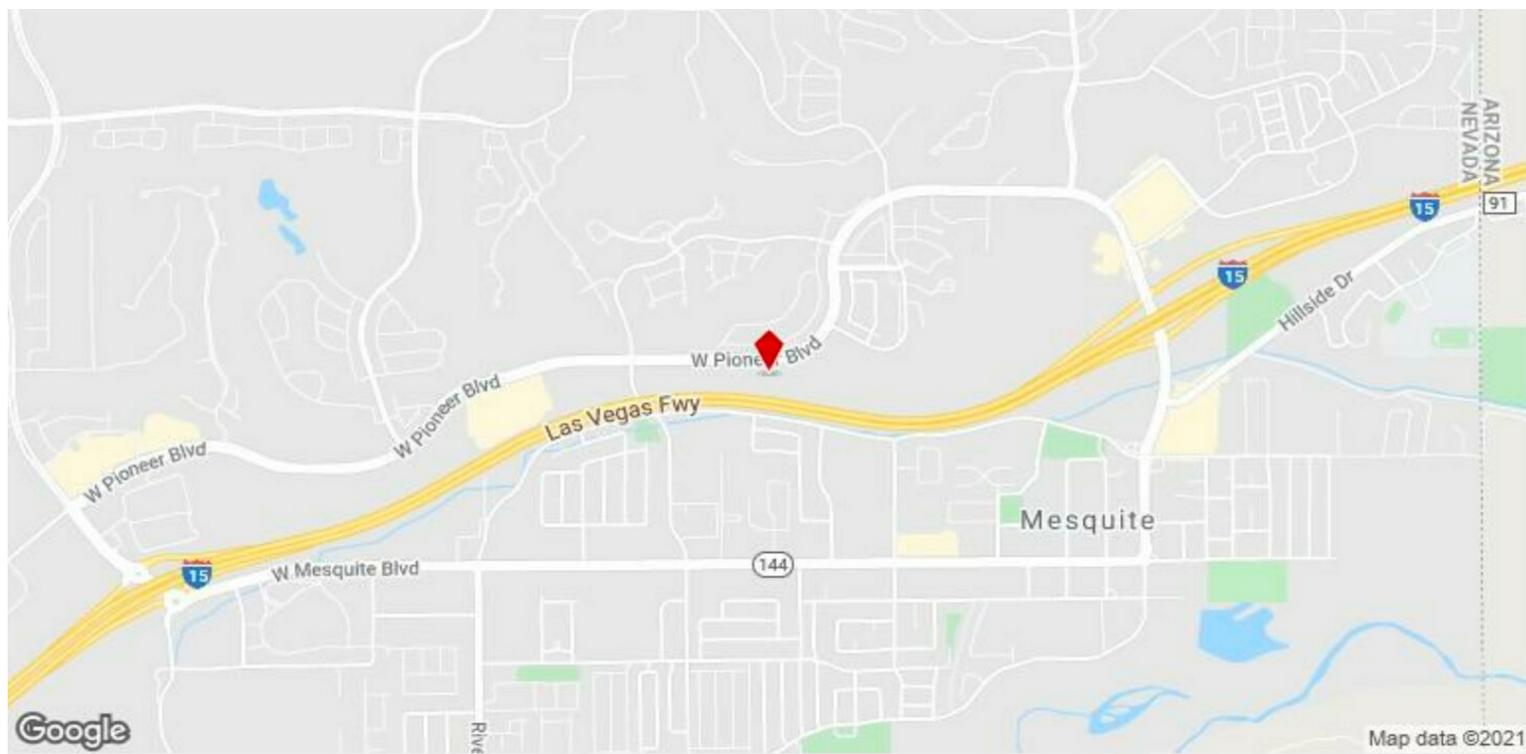
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Property Photos

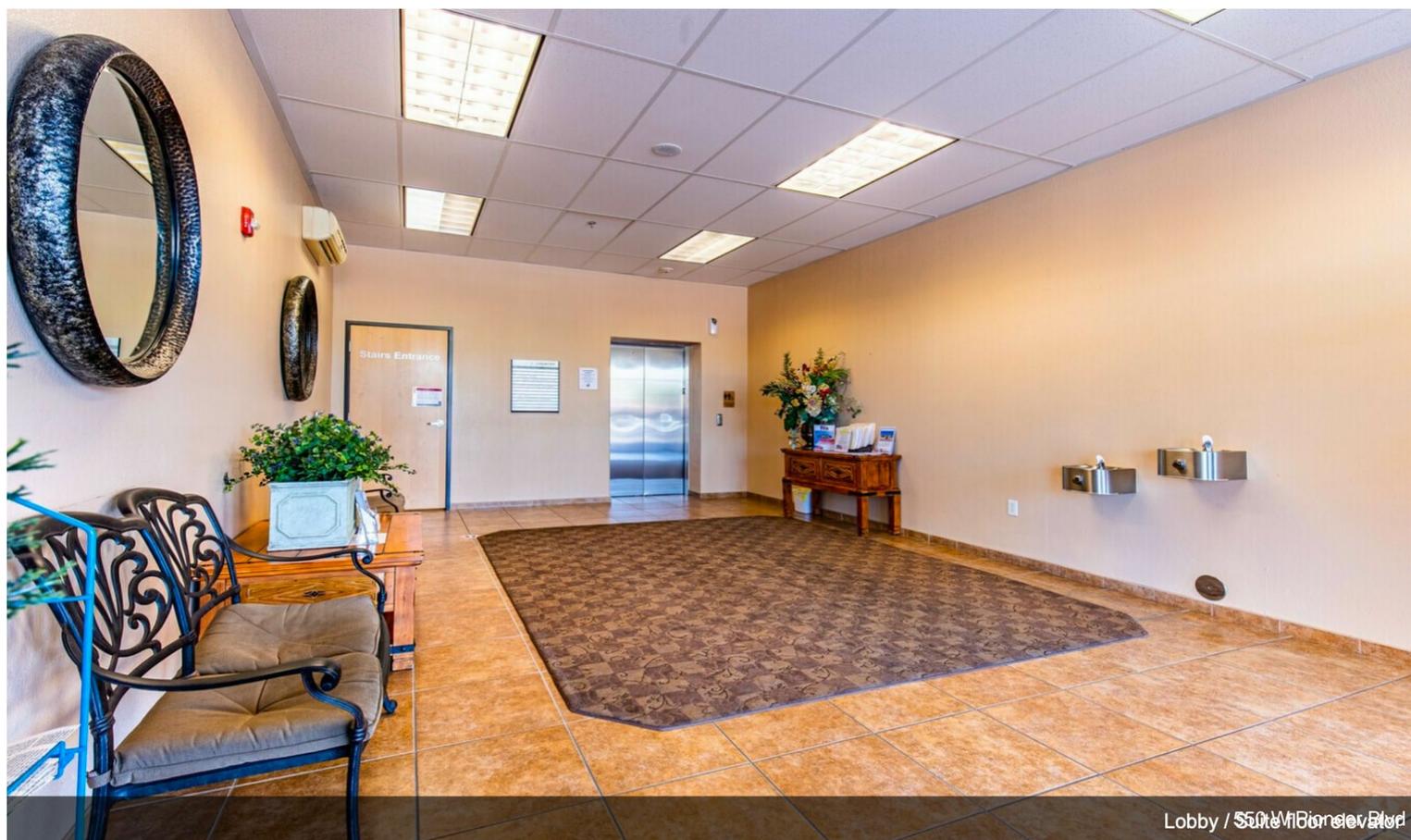


Property Photos



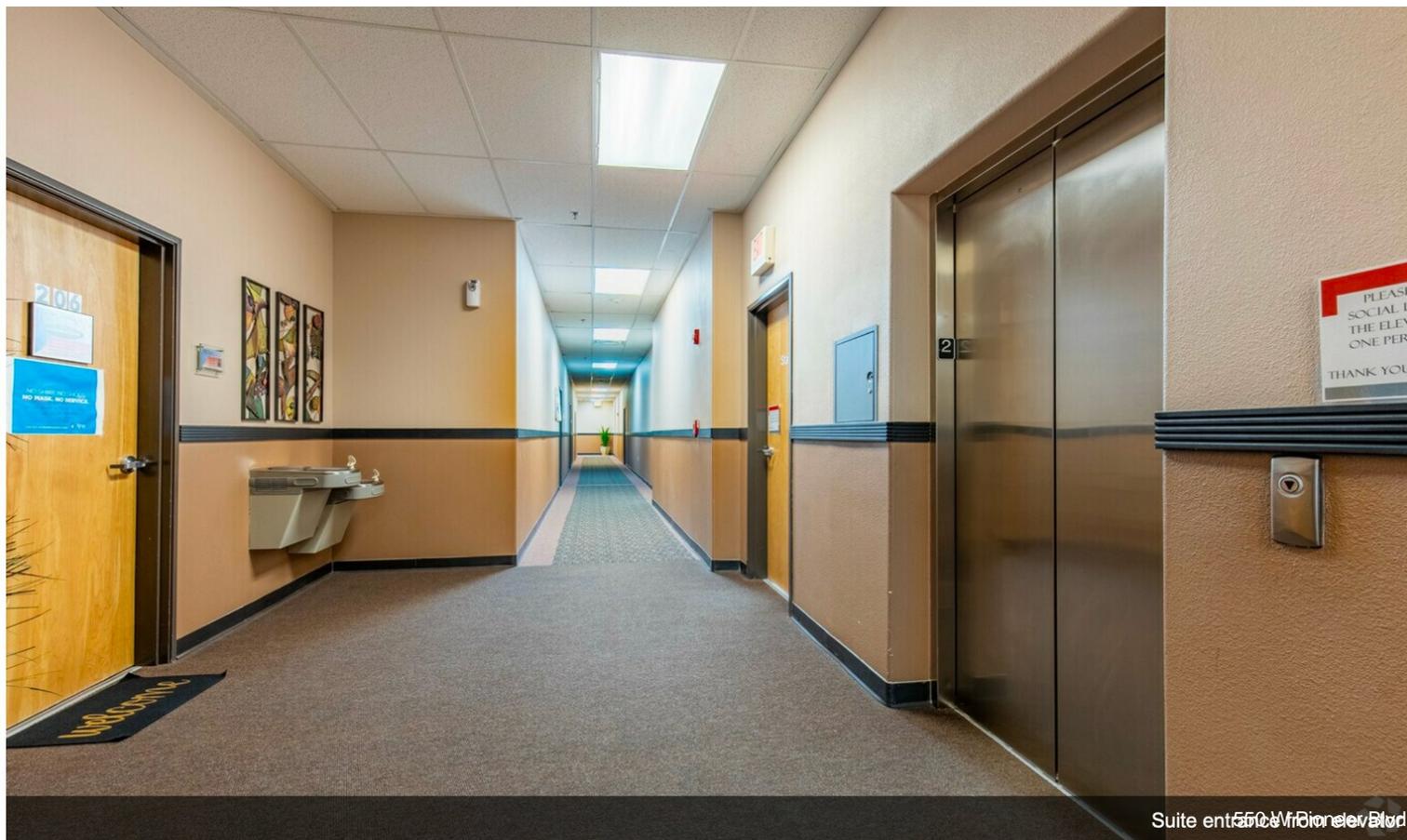
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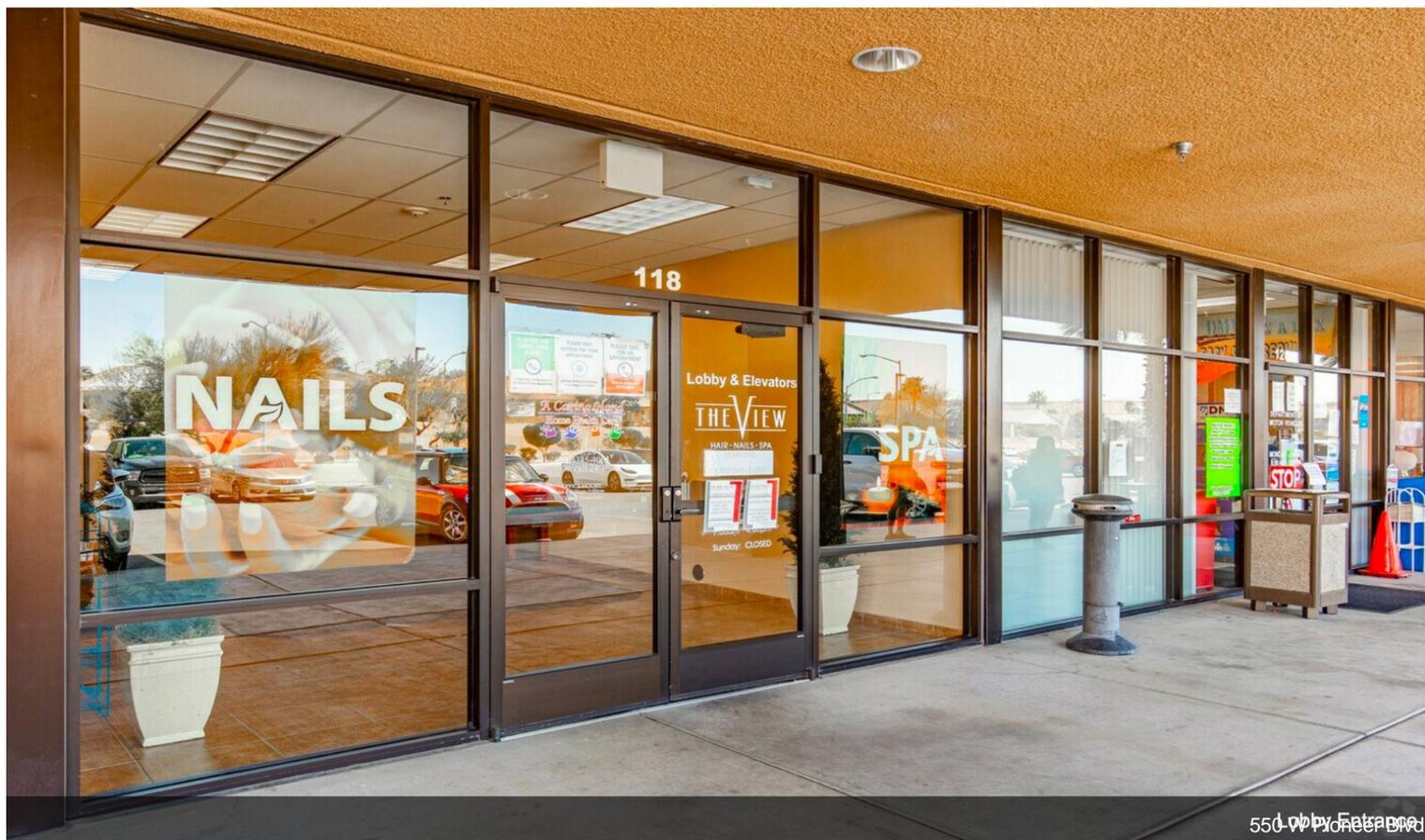


Lobby / 550-570 W Pioneer Blvd

Property Photos



Suite entrance from elevator



550 W. Pioneer Blvd