

FOR LEASE



PROPERTY DETAILS

3910 Pecos McLeod, Las Vegas, NV 89121

- **±3,300 SF Office Suite:** Nestled in a low-density, professional office park ideal for medical, legal, or back-office users seeking privacy without sacrificing accessibility
- **High-visibility Signage Opportunity:** Pylon signage available fronting Pecos Rd (24,000+ ADT), with Flamingo Rd (46,000+ ADT) and Sandhill Rd (14,000+ ADT) both within a quarter mile
- **Established Trade Area:** Featuring Smith's, Smart & Final, and multiple national banks, daily consumer traffic already built into the surrounding corridor
- **Complementary Professional Cluster:** Neighboring medical, education, and institutional users (Nevada Surgery Center, PIMA Medical Institute) support co-tenancy synergy for healthcare or education tenants
- **Ample On-site Parking:** Mature landscaped grounds provide a tenant-facing curb appeal advantage over the flat-lot competition nearby
- **Central Las Vegas Location:** At the Pecos/Flamingo/Sandhill intersection, quick access to three major arterials

2026 DEMOS



EST. POPULATION

1 MILE » 18,126
3 MILE » 207,879
5 MILE » 473,192



EST. HOUSEHOLDS

1 MILE » 7,841
3 MILE » 86,610
5 MILE » 191,679



EST. AVERAGE HH INCOME

1 MILE » \$101,517
3 MILE » \$77,718
5 MILE » \$86,452

NEWMARK



MOUNTAIN WEST

JAKKE FARLEY, CCIM

jfarley@newmarkmw.com

direct 702.340.0907

BS.2802

[View Profile](#)

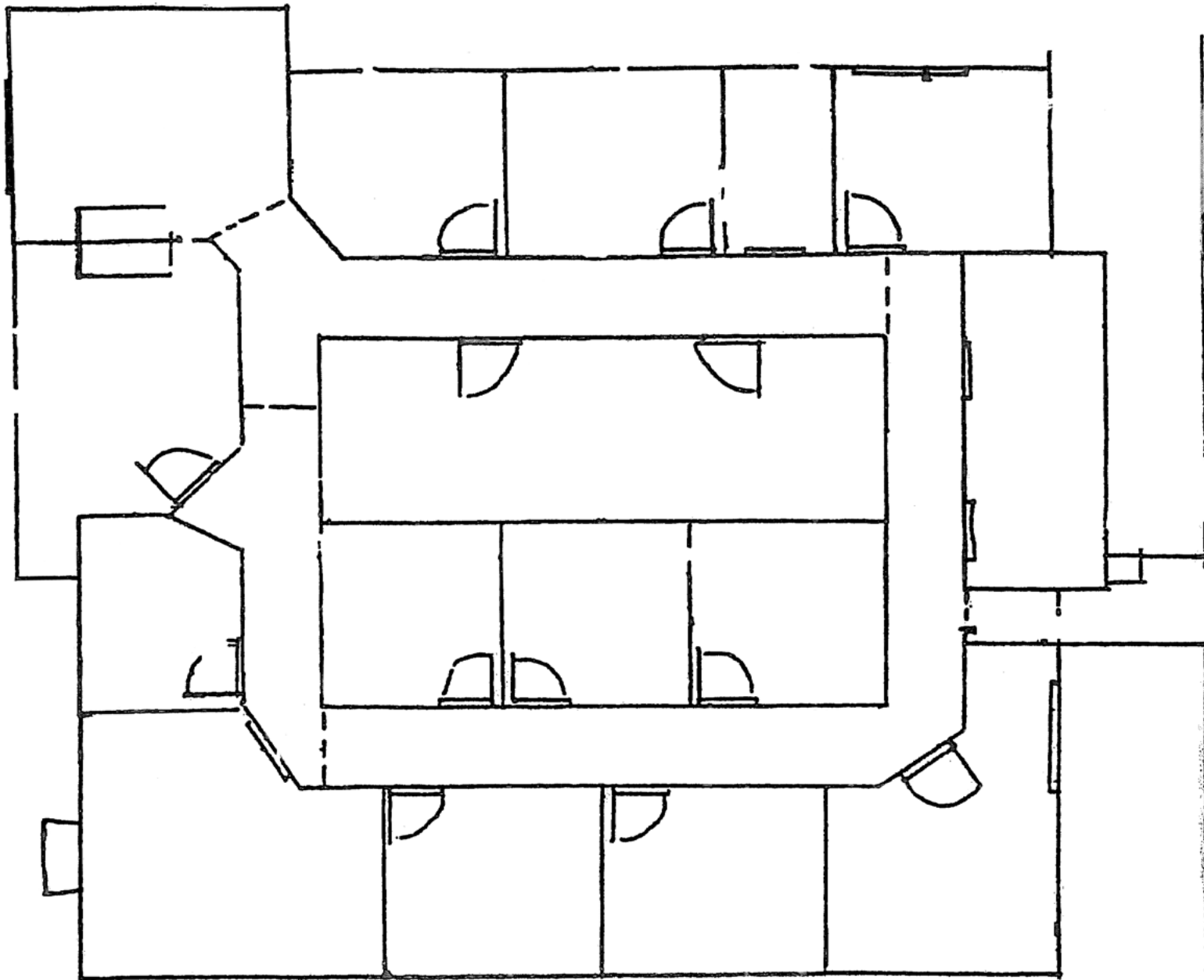
**FULL SERVICE
COMMERCIAL REAL ESTATE**

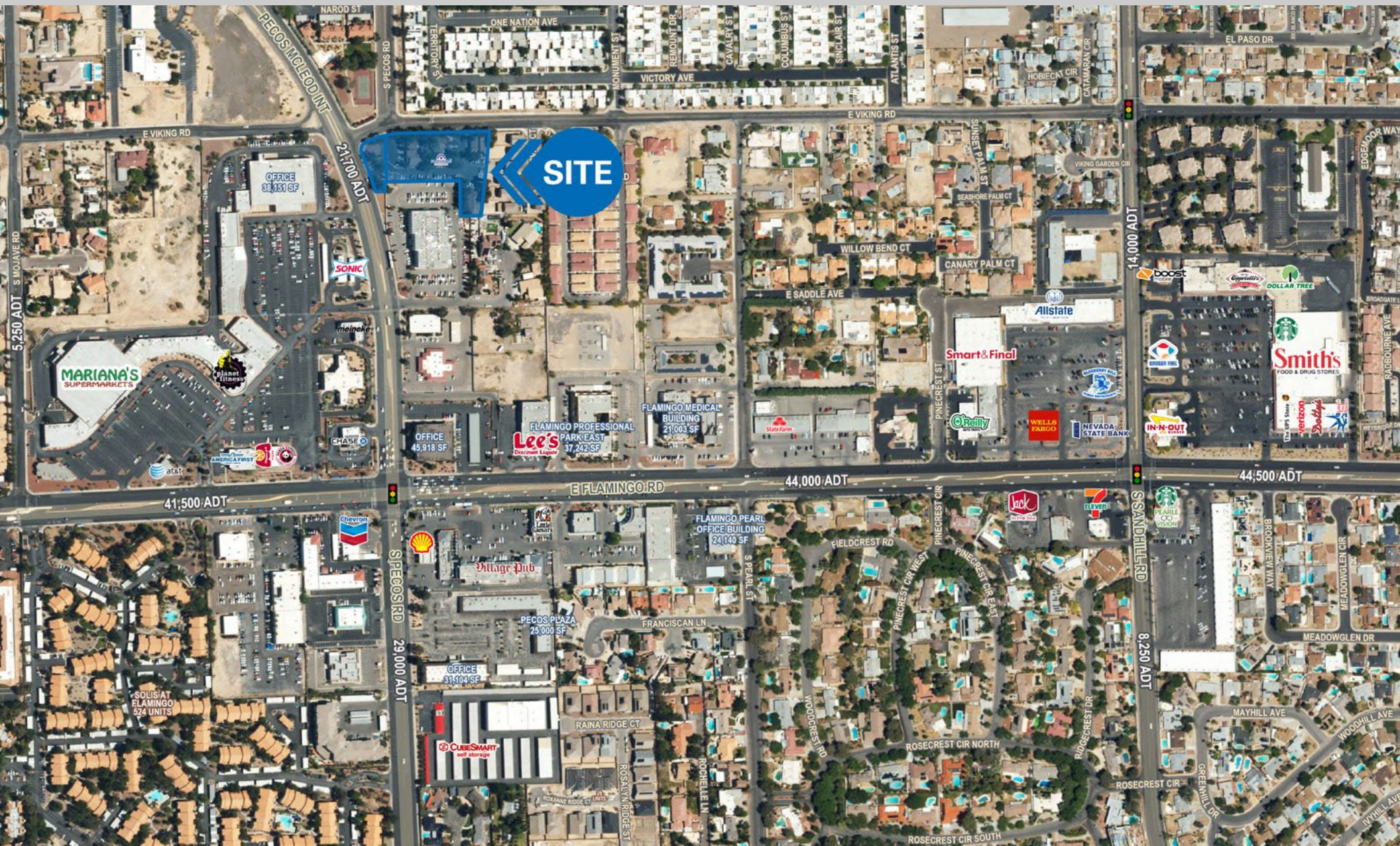
8488 Rozita Lee Ave, Ste 125

Las Vegas, NV 89113

Office 702.374.0211

www.newmarkmw.com





JAKKE FARLEY, CCIM
 jfarley@newmarkmw.com
 direct 702.340.0907
 BS.2802
[View Profile](#)

**FULL SERVICE
 COMMERCIAL REAL ESTATE**
 8488 Rozita Lee Ave, Ste 125
 Las Vegas, NV 89113
 Office 702.374.0211
www.newmarkmw.com