

SALE / LEASE

PARC PLACE PROFESSIONAL CENTER

5868 South Pecos. Las Vegas, NV 89120



PROPERTY DESCRIPTION

Perfect for an owner/ user with 3 other tenants paying rent.
5700 Sf of Leased Office Space one suite vacant 1495 sf.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$1,199,000
Lease Rate:	\$1.25 SF/month (NNN)
Number of Units:	4
Available SF:	1,495 SF
Lot Size:	0.46 Acres
Building Size:	5,750 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	4,032	20,800	58,486
Total Population	9.934	51.037	143.393

Lance Hamrick
(702) 279-9666

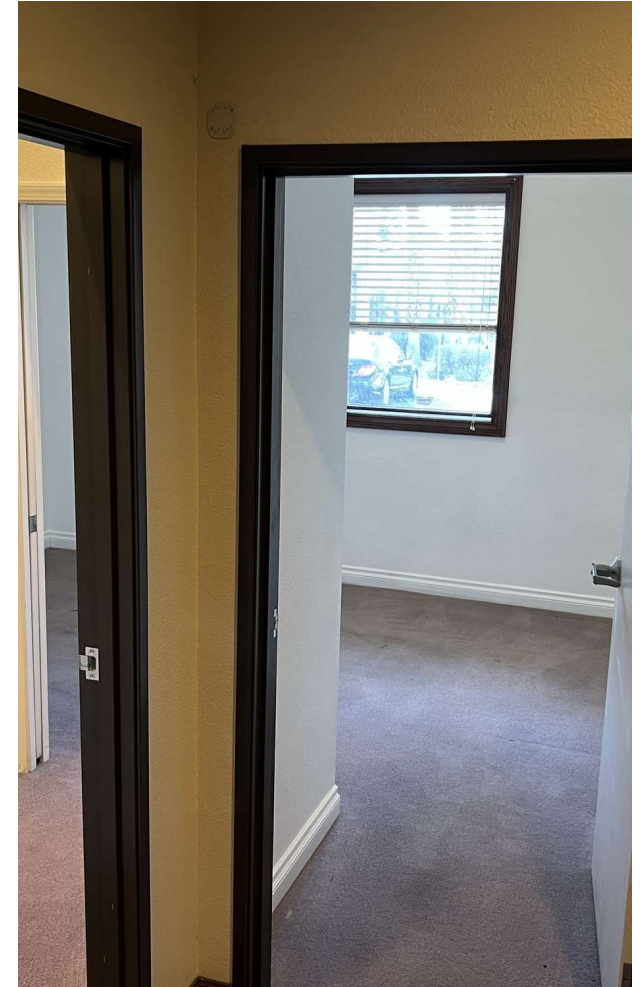
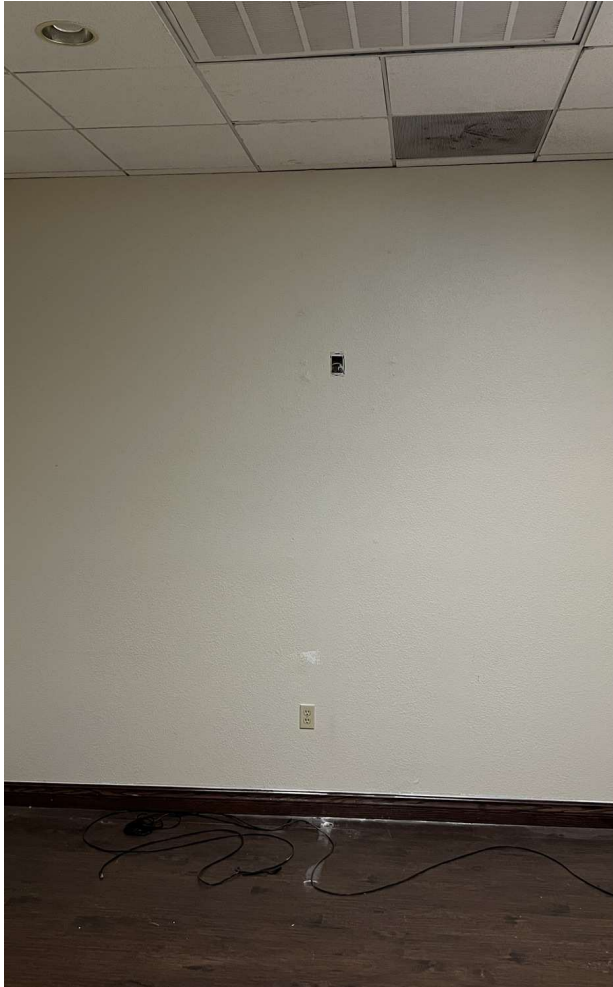


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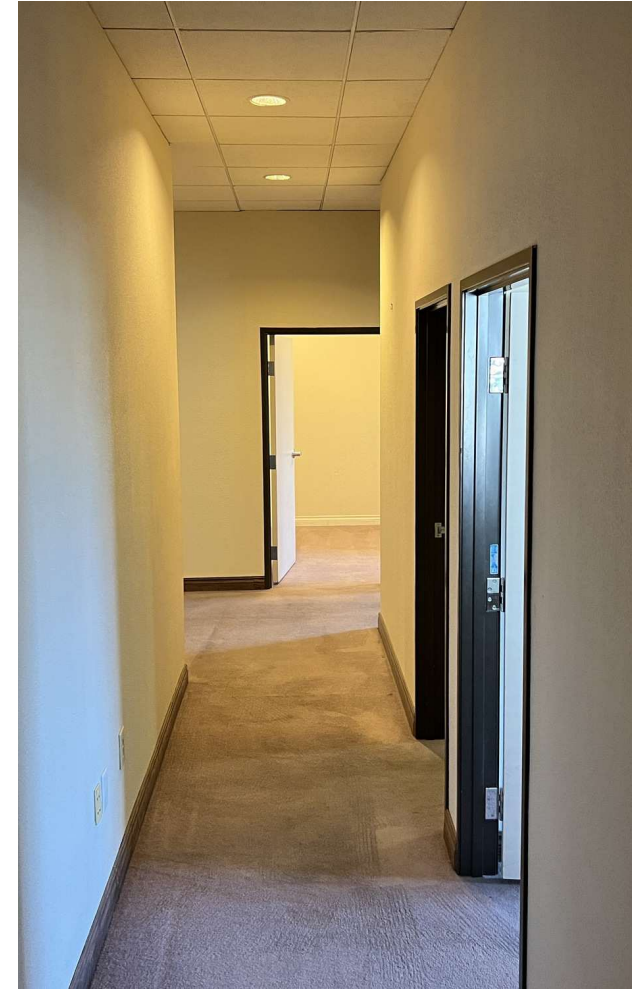
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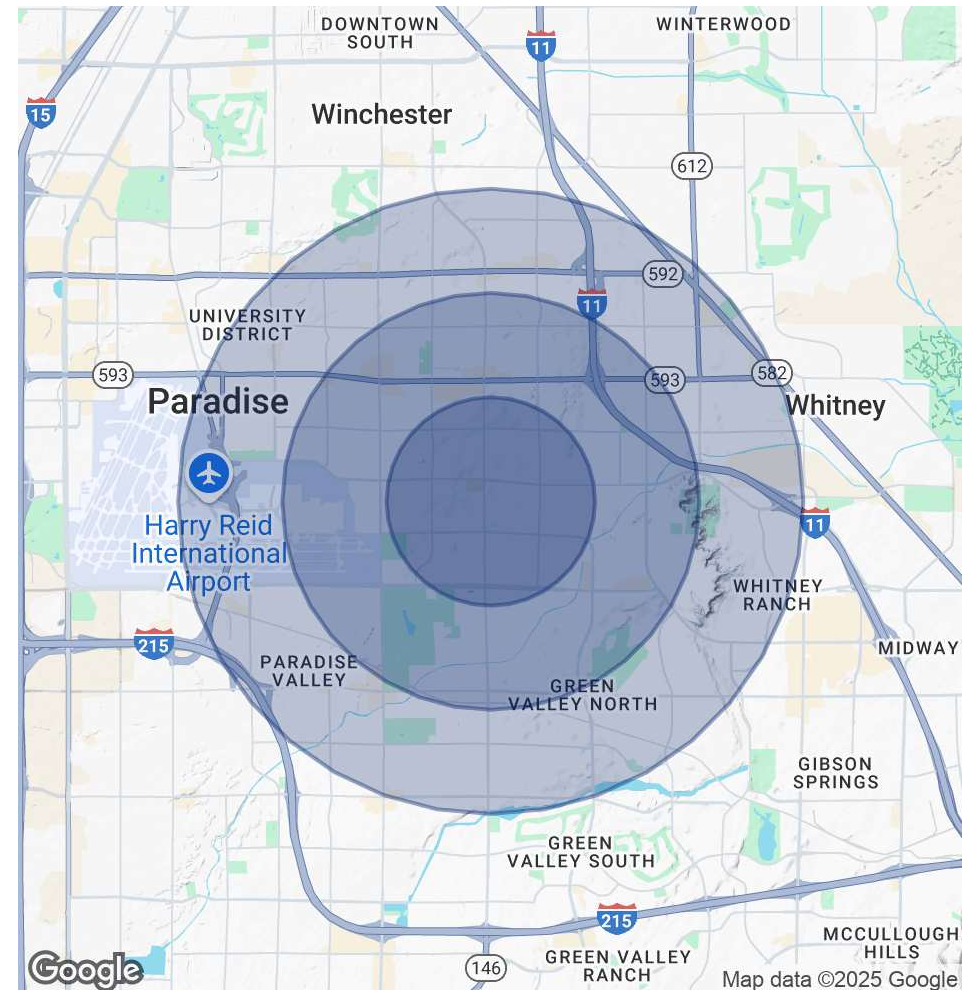
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	9,934	51,037	143,393
Average Age	44	42	41
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,032	20,800	58,486
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$87,546	\$82,517	\$82,844
Average House Value	\$453,250	\$473,578	\$433,288

* Demographic data derived from 2020 ACS - US Census



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