

FOR LEASE

PACIFIC BUSINESS PARK

NWC Pecos & Pepper
6235 S. Pecos Rd.,
Las Vegas, NV 89120



PRESENTED BY:

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All SVN© offices are independently owned and operated.

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	Contact Advisors
AVAILABLE SF:	±1,320 - ±2,131 SF
LOT SIZE:	±1.51 Acres
ZONING:	Clark County IP
SUBMARKET:	Airport

PROPERTY OVERVIEW

This prime location provides endless opportunities for retail flex space, showroom, or office use, just north of Sunset Rd. and Pecos Rd., accommodating over ±27,100 vehicles daily. Enjoy easy access to key transport arteries including Harry Reid International Airport, I-11, I-15, CC 215, and the Las Vegas Strip.

PROPERTY HIGHLIGHTS

- Prime endcap flex space, showroom, or office use
- Spaces will be divisible — contact broker for details
- Pylon signage available
- Easy access to Harry Reid International Airport, I-11, I-15, CC 215, and the Las Vegas Strip

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SITE PLAN



AVAILABLE

SUITE	SIZE	TENANT
Suite 101-102	3,780	VG Patisserie
Suite 103	1,986	Luminous Coffee
Suite 104	2,000	Aged in Oak Tattoo
Suite 105-106	3,953	Slice Shared Kitchen
Suite 107	1,953	Adrenaline Martial Arts
Suite 108	2,131	AVAILABLE*
Suite 109	1,891	AVAILABLE*
Suite 110	826	Citistaff Solutions
Suite 111	1,320	AVAILABLE

*Space will be Demised to ±2,000 SF and Delivery date TBD.

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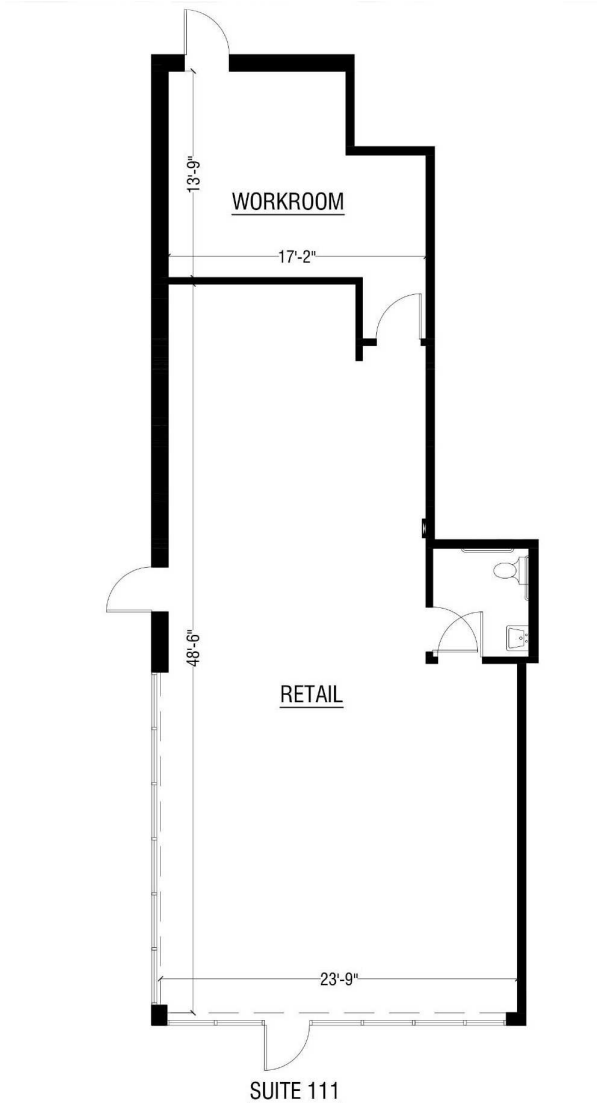
SUITE 108-109 DEMISABLE OPTION



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SUITE 111: ±1,320 SF



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RETAILER MAP



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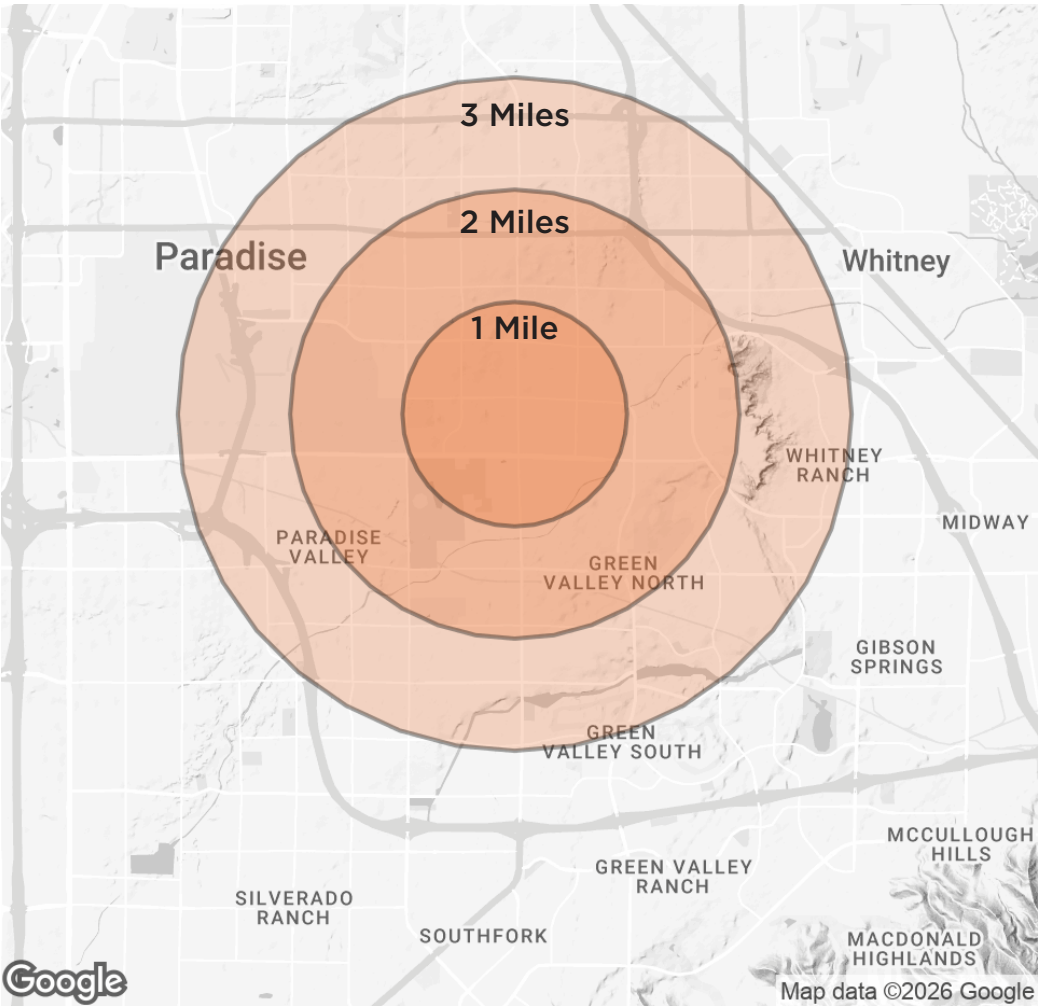
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILE	3 MILES
TOTAL POPULATION	6,364	54,196	145,667
AVERAGE AGE	44.8	40.7	40.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLD	2,720	22,717	59,114
AVERAGE HOUSEHOLD SIZE	2.31	238	2.45
AVERAGE HH INCOME	\$107,237	\$98,919	\$97,798
MEDIAN AGE	46.3	42.0	41.4

Esri forecast for 2025 & NDOT



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