



THE EQUITY GROUP

ERIC ROGOSCH

Vice President

O: 702.527.5313

eric.rogosch@svn.com

NV #S.52003

FOR LEASE

N PECOS & GOWAN

3523 N. Pecos Road, North Las Vegas, NV 89030



All SVN® offices are independently owned and operated.



PROPERTY DESCRIPTION

Pecos & Gowan Commercial Center is a ±13,980 SF neighborhood retail shopping center located on N. Pecos Road and E. Gowan Rd. The subject property provides excellent visibility from Pecos Rd, on a signalized intersection with convenient ingress/egress, on the RTC bus route, and is located just blocks from College of Southern Nevada's North Las Vegas Campus. Nearby companies, such as Amazon Fulfillment Center, CDW, Derse, Global Industrial, Western Group Packaging, Sunset Transportation and more!

PROPERTY HIGHLIGHTS

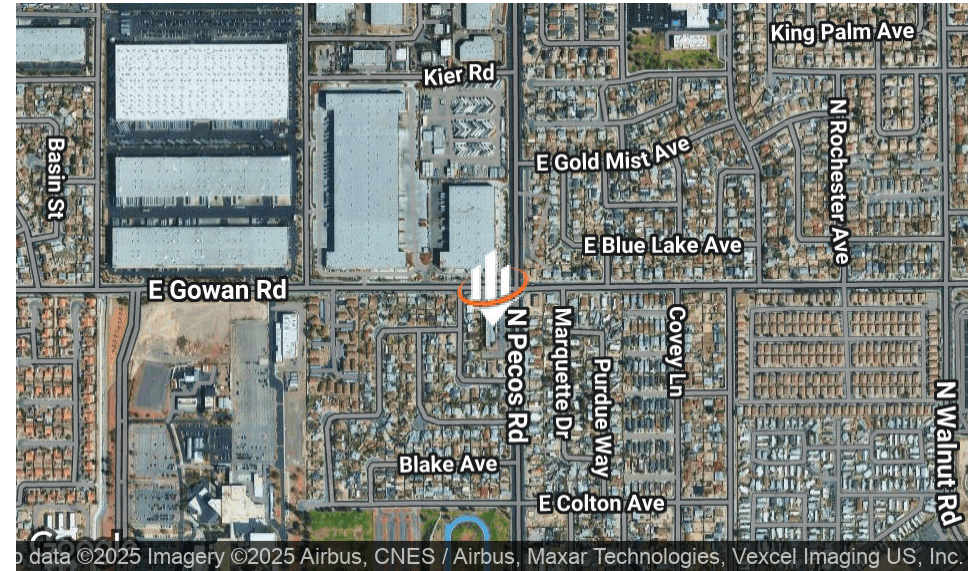
- Second Generation Salon Now Available!
- Vanilla shell one restroom [suite 170]
- Ample parking at 4.5 per 1,000 SF
- Near Nellis AFB and Sunrise Manor
- Easy access to I-15 (via Cheyenne or Craig)

ERIC ROGOSCH

O: 702.527.5313

eric.rogosch@svn.com

NV #S.0052003



OFFERING SUMMARY

LEASE RATE:	\$1.25 - 1.75 SF/month + NNN
AVAILABLE SF:	+/- 1,050 -1,537 SF
ESTIMATED NNN:	\$0.50/SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,072	42,482	112,918
TOTAL POPULATION	22,671	151,262	377,622
AVERAGE HH INCOME	\$48,124	\$50,268	\$51,423
DAYTIME POPULATION	7,425	59,226	140,433



ERIC ROGOSCH
 O: 702.527.5313
 eric.rogosch@svn.com
 NV #S.0052003

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
3523 N. Pecos Rd. #100-110	Be Beyond Great Gymnastics	3,650 SF	NNN	-	-
3523 N. Pecos Rd. #120	Available	1,050 SF	\$0.50/SF (NNN)	\$1.75 SF/month	Second generation salon w/sink
3523 N. Pecos Rd. #130-160	Mercado De Alegria	6,216 SF	NNN	-	-
3523 N. Pecos Rd. #170	Available	1,539 SF	\$0.50/SF (NNN)	\$1.25 - 1.50 SF/month	Vanilla Shell
3523 N. Pecos Rd. #180	Pizza World	1,617 SF	NNN	-	-

ERIC ROGOSCH
O: 702.527.5313
eric.rogosch@svn.com
NV #S.0052003



ERIC ROGOSCH
 O: 702.527.5313
 eric.rogosch@svn.com
 NV #S.0052003