

OFFICE FOR LEASE

PECOS SPRINGS BUSINESS PARK

LAS VEGAS, NV 89120



FIRST FEDERAL REALTY



±1,684 SF OFFICE SUITE FOR LEASE

FIRST FEDERAL REALTY
50 S Stephanie Street Suite 101
Henderson, NV 89012



FIRST FEDERAL REALTY

PRESENTED BY:

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PECOS SPRINGS BUSINESS PARK

OFFICE SUITE FOR LEASE

7395 South Pecos Road | Las Vegas, NV 89120

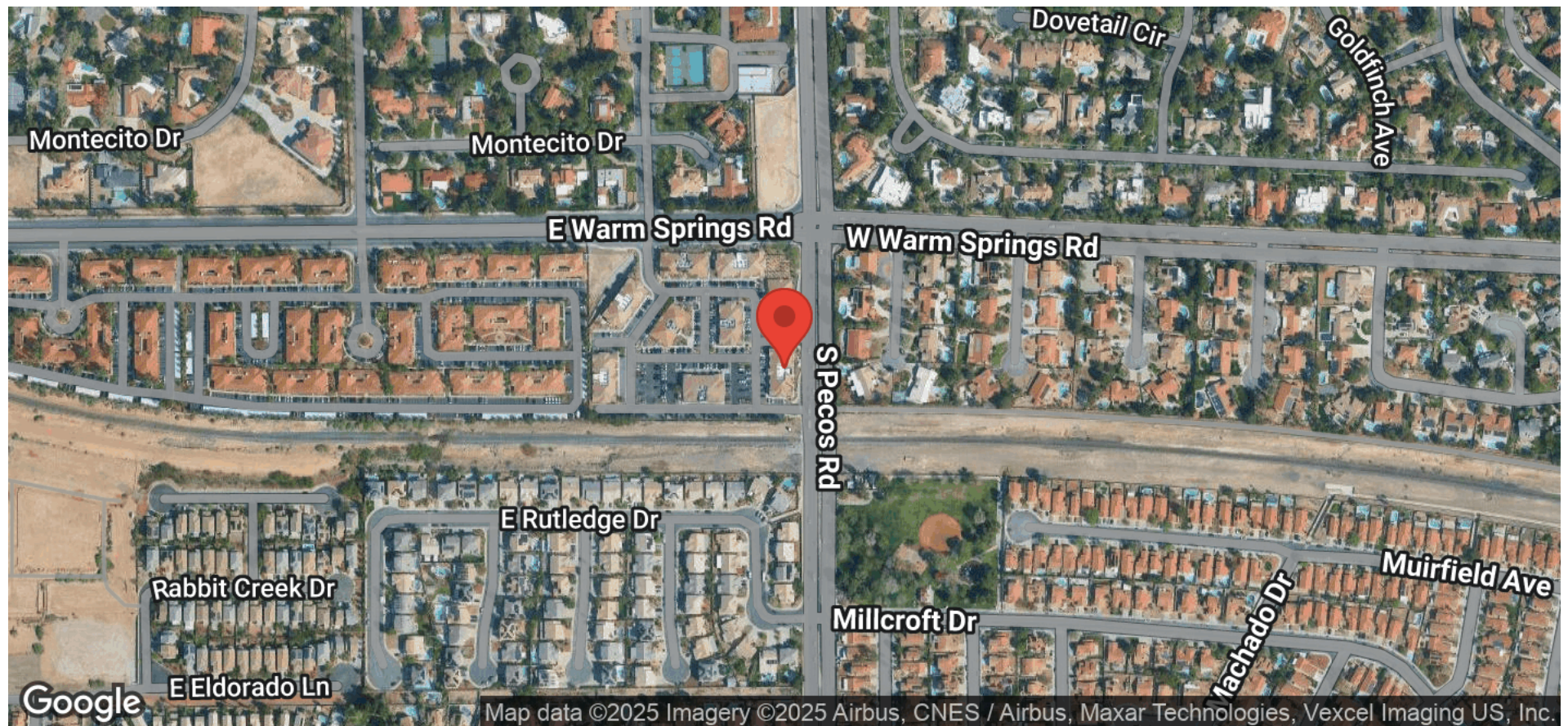


±1684 SF office suite consisting of 3 private offices, large open bullpen area, large break room, server room, and private bathroom. Building fronts Pecos Rd with high visibility and signage opportunities available. Located in Pecos Springs Business Park just south of Warm Springs Rd. Ample parking. CAMs are approximately \$0.50 PSF/mo. Newer, single-story building offers easy access from I-215 from the south and Warm Springs Road from the west.

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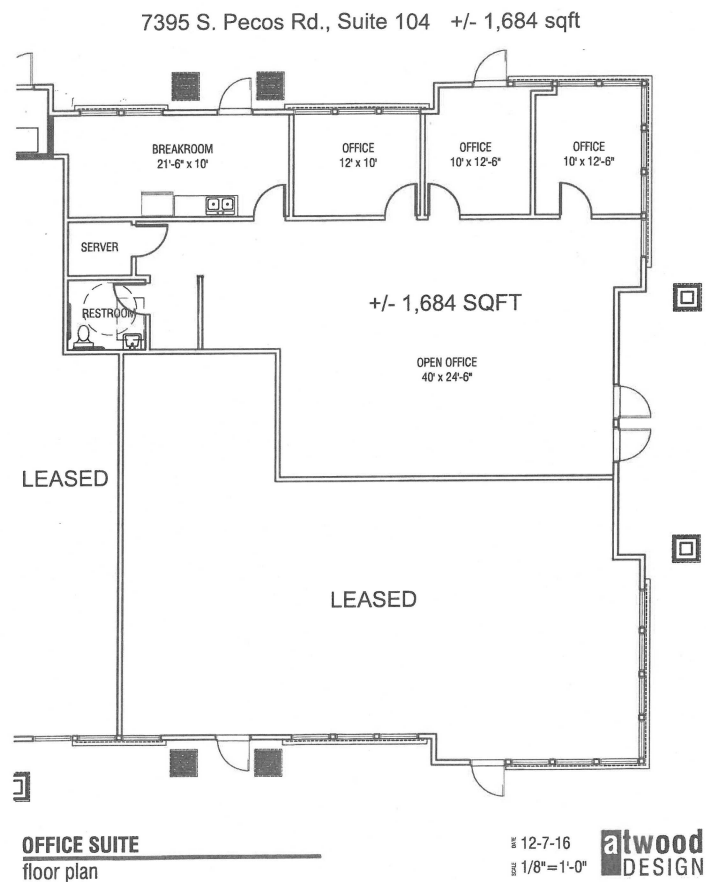
Location Overview

Conveniently located on the southwest corner of Warm Springs and Pecos Rd, this location provides easy access to the 215 beltway and approximately 10 minutes from Harry Reid International Airport. With its high traffic flow and excellent visibility, it's a prime spot for business.

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7395 South Pecos Road | Las Vegas, NV 89120



FOR LEASE

Suite	Size	Rate	Term	Use	Type	Condition	Available	Tenant
104	±1,684 SF	\$1.50 SF/MO	3-5	Office	NNN	Good	10/17/025	Vacant

PROPERTY PHOTOS

OFFICE SUITE FOR LEASE

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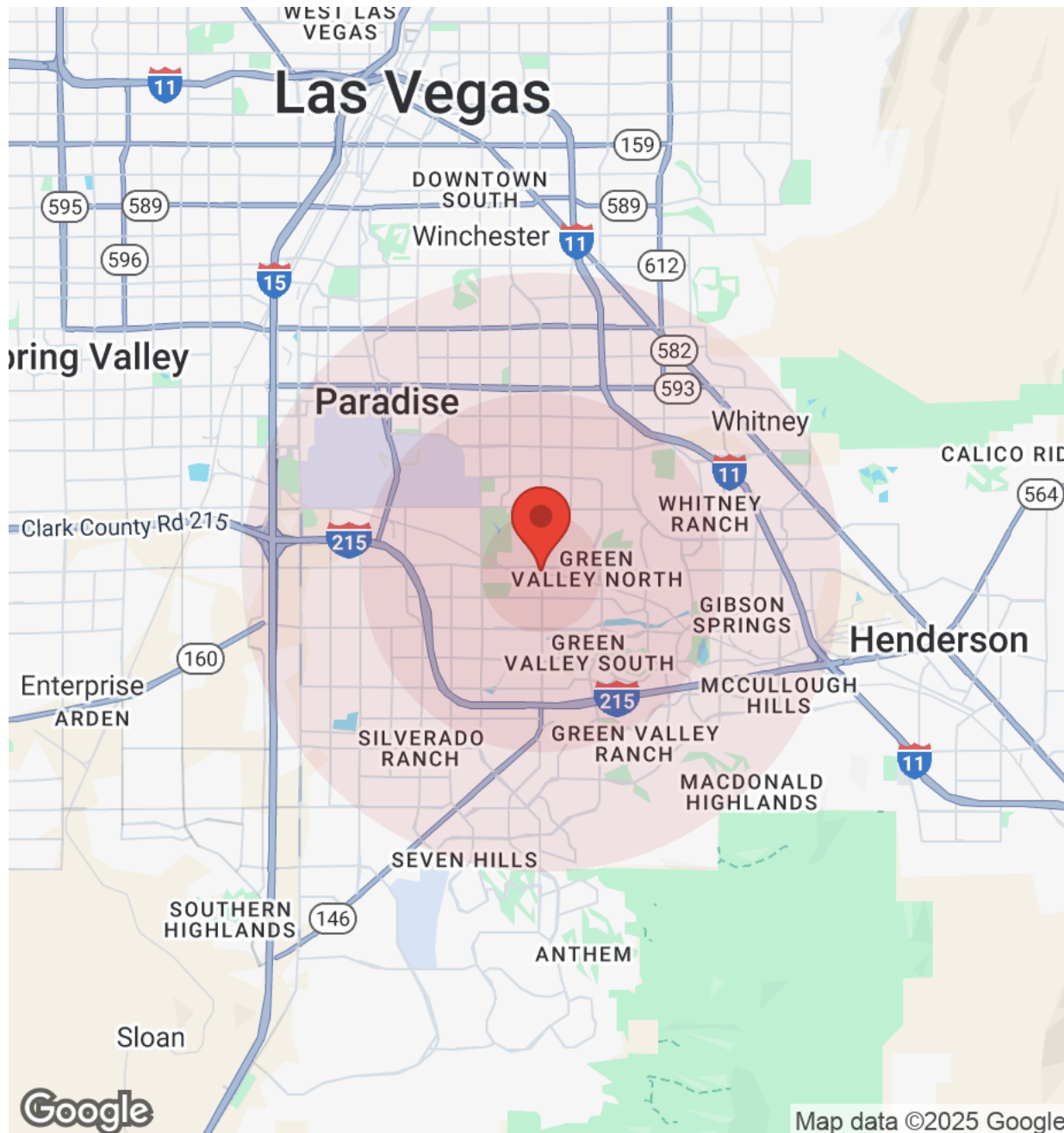
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DEMOGRAPHICS

OFFICE SUITE FOR LEASE

7395 SOUTH PECOS ROAD | LAS VEGAS, NV 89120



Population	1 Mile	3 Miles	5 Miles
Male	6,696	66,101	204,021
Female	6,742	67,351	204,827
Total Population	13,438	133,452	408,847

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,069	20,229	65,968
Ages 15-24	1,449	14,630	48,045
Ages 25-54	5,379	54,486	172,783
Ages 55-64	1,871	18,276	51,717
Ages 65+	2,672	25,828	70,334

Race	1 Mile	3 Miles	5 Miles
White	6,840	65,205	174,741
Black	1,211	12,157	46,118
Am In/AK Nat	48	387	1,186
Hawaiian	97	907	3,516
Hispanic	3,200	34,070	114,927
Asian	1,317	13,906	48,285
Multi-Racial	688	6,432	18,930
Other	36	414	1,145

Income	1 Mile	3 Miles	5 Miles
Median	\$91,142	\$85,003	\$74,928
< \$15,000	244	3,506	14,269
\$15,000-\$24,999	160	2,498	10,168
\$25,000-\$34,999	426	3,113	11,967
\$35,000-\$49,999	370	5,460	18,431
\$50,000-\$74,999	907	9,916	30,496
\$75,000-\$99,999	824	7,717	23,096
\$100,000-\$149,999	988	10,385	29,374
\$150,000-\$199,999	559	5,690	14,786
> \$200,000	800	6,877	17,903

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,599	58,635	181,993
Occupied	5,279	55,162	170,491
Owner Occupied	3,215	30,110	78,912
Renter Occupied	2,064	25,052	91,579
Vacant	320	3,473	11,502

DISCLAIMER

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