



PECOS PLAZA

3375 E. RUSSELL RD & 5715 S. PECOS RD, LAS VEGAS, NV 89120

FOR LEASE

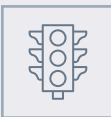
CBRE

PROPERTY HIGHLIGHTS

Property Details

Available	±975 - 12,675 SF
Retail Space	±88,371 SF
Lot Size	7.07 Acres
Rent	Inquire With Broker
Zoning	C-2

Opportunity Benefits



Signalized intersection opportunity in an established retail center in the Southeast trade area



Pecos Plaza is anchored by national fitness brand, EOS Fitness, as well as Goodwill, UPS, Smoke & Fire Restaurant, Jackpot Joanie's, and more



Highly visible retail plaza at the bustling southwest corner of Pecos and Russell. Located just minutes to Harry Reid International Airport and the Las Vegas Strip



PHOTOS



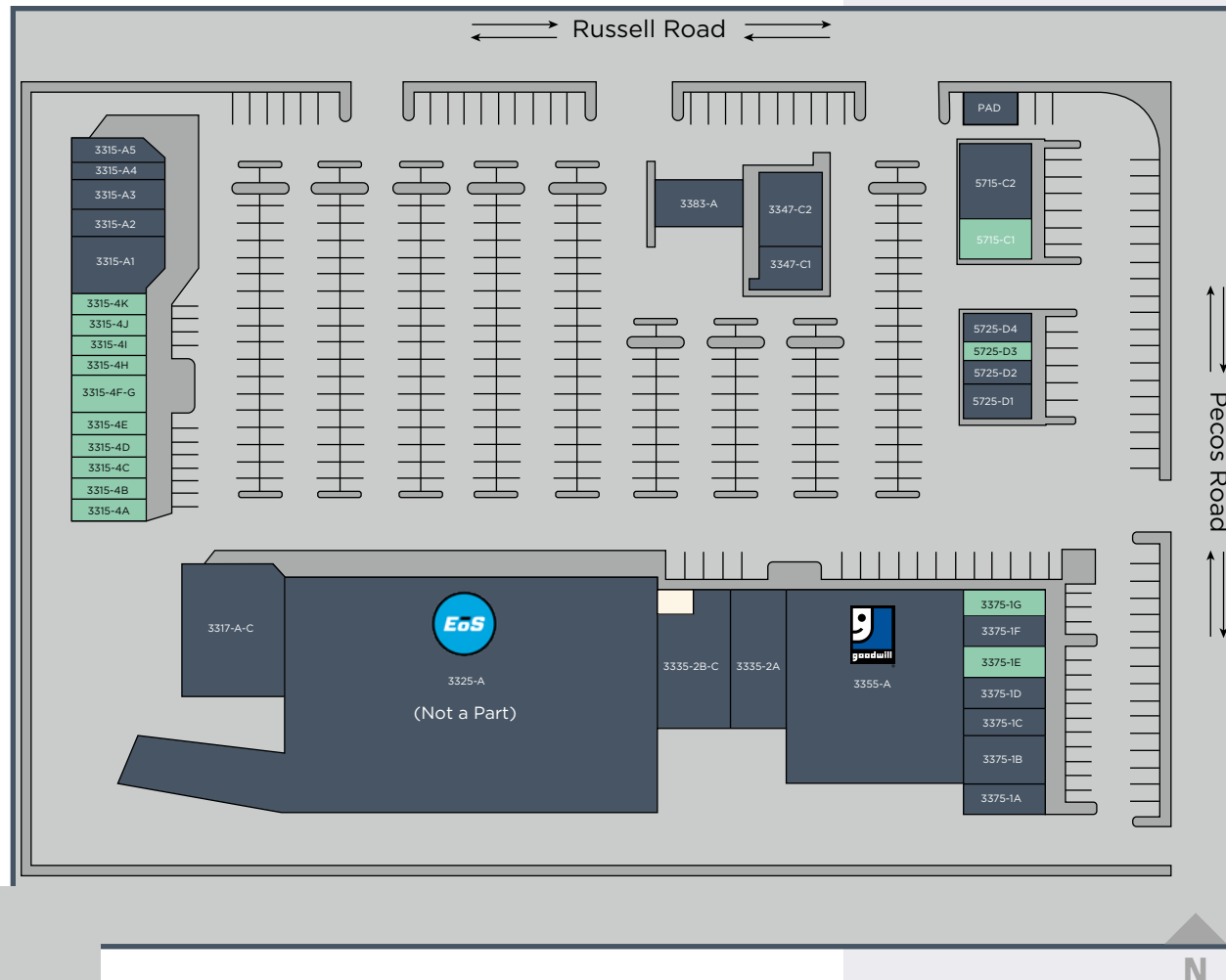
SITE PLAN

AVAILABLE

LEASED

VIRTUAL TOUR

CLICK FOR VIRTUAL TOUR

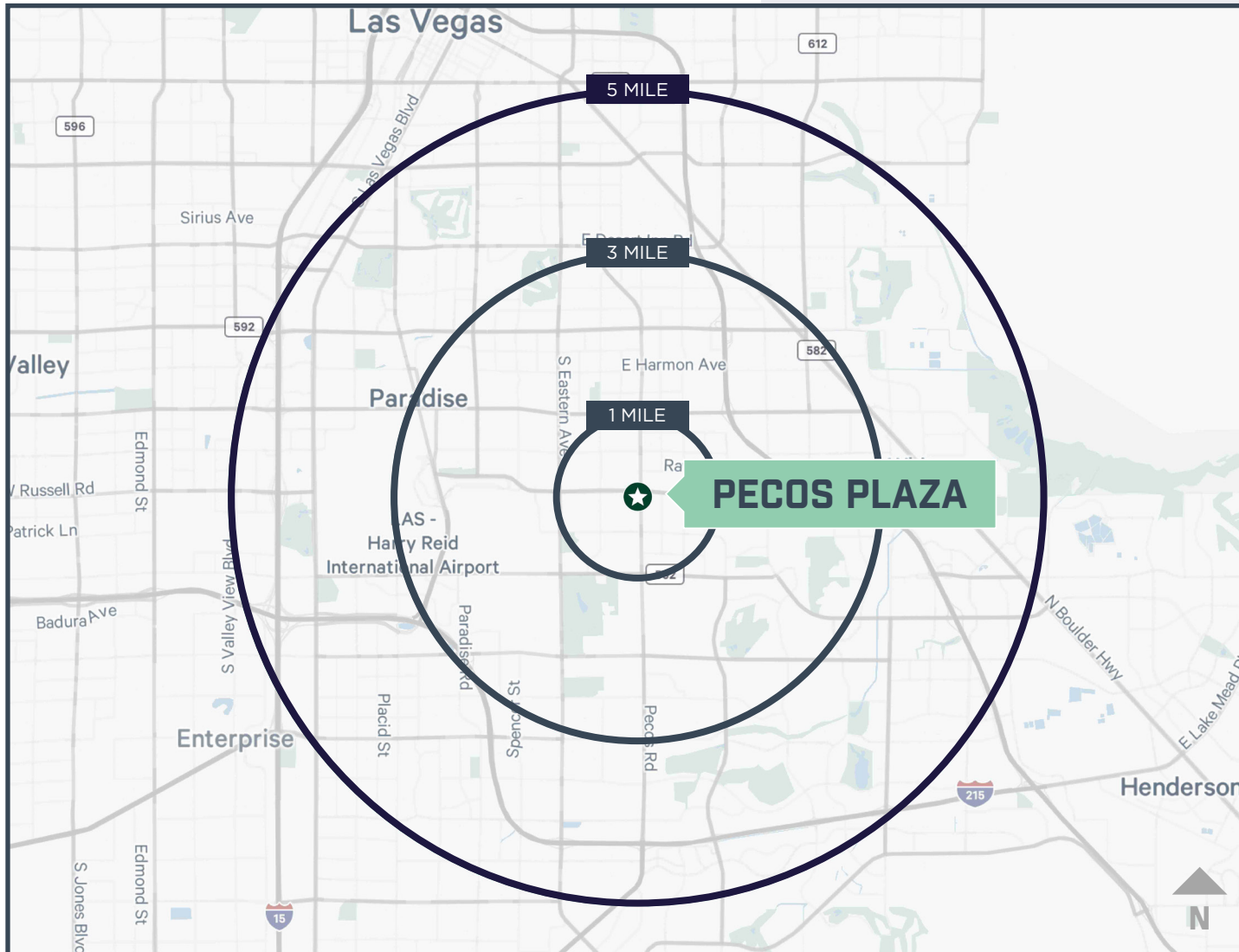


SUITE	TENANT	SF
3315-A5	Smoke & Fire BBQ	2,415
3315-A4	The UPS Store	1,600
3315-A3	Mr. Green Genes Nutrition Center	1,600
3315-A2	Golden Flower Restaurant	1,600
3315-A1	Multi-Services	2,048
3315-4K	AVAILABLE	1,300
3315-4J	AVAILABLE	1,300
3315-4I	AVAILABLE	1,300
3315-4H	AVAILABLE	1,300
3315-4F-G	AVAILABLE	1,950
3315-4E	AVAILABLE	975
3315-4D	AVAILABLE (2nd Gen Water Store)	1,300
3315-4C	AVAILABLE	1,300
3315-4B	AVAILABLE	975
3315-4A	AVAILABLE	975
3317-A-C	Bliss Banquet I	6,289
3325-A	EOS Fitness	33,000
3335-2B-C	Bliss Banquet II	6,289
3335-2A	Reverent Tattoo	2,880
3355-A	Goodwill	21,528
3375-1G	AVAILABLE SOON - 10/31/26	1,116
3375-1F	Nail Sense	1,117
3375-1E	AVAILABLE	1,178
3375-1D	Smoke Shop	1,302
3375-1C	Recycled Threads	1,240
3375-1B	Jackpot Joanies	2,790
3375-1A	Liquor Store	1,550
3383-A	Safe Auto	2,830
3347-C1	LA Papaya Deli & Sandwich Shop	1,399
3347-C2	El Pollo Mobile	2,799
5715-C2	EL Zarape	4,500
5715-C1	AVAILABLE (2nd Gen Restaurant)	1,563
5725-D4	Wireless World	1,980
5725-D3	AVAILABLE	832
5725-D2	Blueberry Jewelers	1,271
5725-D1	San Francisco Bay Restaurant	1,980
CARWASH	Diaz Detailing & Professional Car Wash	MOBILE
PAD	Watermill Express	100

SURROUNDING AMENITIES



DRIVE TIME AND DEMOGRAPHICS



POPULATION

1 MILE	11,553
3 MILES	153,473
5 MILES	414,793

AVG HH INCOME

1 MILE	\$95,324
3 MILES	\$84,836
5 MILES	\$85,791

OF HOUSEHOLDS

1 MILE	4,640
3 MILES	62,279
5 MILES	169,525



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PLEASE CONTACT US FOR MORE INFORMATION:

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CBRE

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