



550 W Pioneer Blvd, Mesquite, NV 89027

**\$12 - \$16/SF/YR**

**\$1 - \$1.33/SF/MO**

**Town and Country Village Plaza**

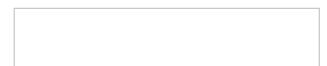
Retail | 11 spaces available | 660 SqFt - 8,000 SqFt



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Listing Added: 02/05/2025

Listing Updated: 12/15/2025



Building Details

Property Type	Retail, Office, Restaurant	Subtype	Traditional Office, Executive Office, Creative Office, Medical Office, retail
Tenancy	Multiple	Total Building SqFt	66,238
Minimum Divisible SqFt	660	Max Contiguous SqFt	8,000
Total Building Suites	37	Vacant SqFt	20,269
Land Acres	6.01	Year Built	2009
Buildings	2	Stories	2
Power	Overton Power	Elevators	Yes
Number Of Elevators	3	Cross Street	Grapevine
Zoning	CR-2	Submarket	Northeast Clark County Submarket within larger Las Vegas Metro
Submarket Cluster	Casinos, hotels, restaurants		

Building Description

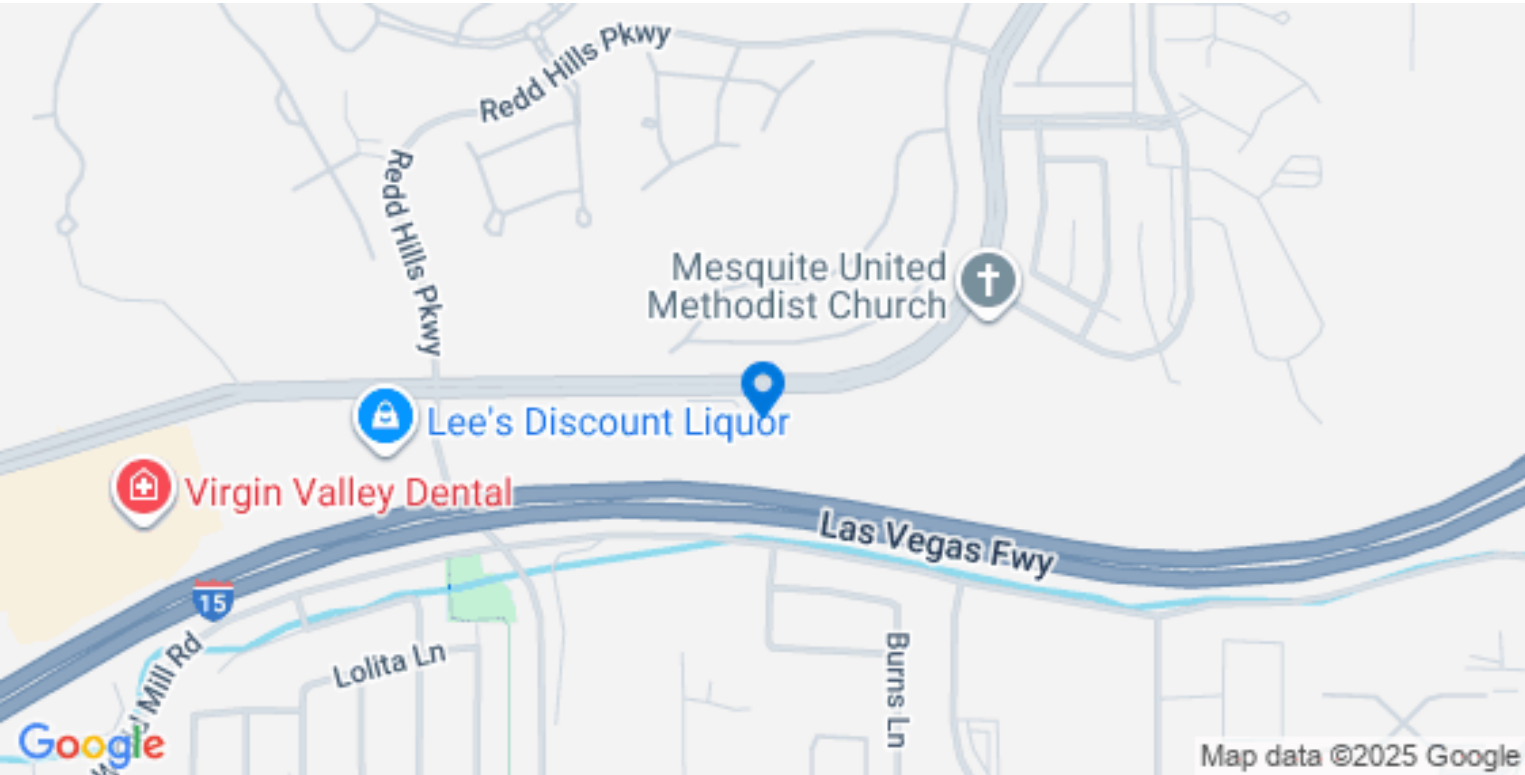
Town and Country Village Plaza is located at 550 West Pioneer Boulevard Mesquite, Nevada which has a population of approximately 23,475 Residents, Median Age of 46 and Household incomes of \$72,000 per Year, This Property is centrally located on Pioneer Blvd. between the Falcon Ridge Golf Course Community and both the Eureka Casino Resort and Virgin River Casino and Lodge, with I-15 Las Vegas Freeway visibility (ADT) Average Daily Traffic Counts of 35,000 Vehicles Per Day. Las Vegas is located approximately 77 miles south, and St Geroge, Utah, is located 35 miles north off Hwy I-15, with St George having a population of 108,847, making it the largest city in Southern Utah.

Town and Country has available retail, office, and second-generation restaurant space for lease.

Building Highlights

Town and Country Village Plaza in Mesquite, Nevada is a mixed use center offering retail and office space. Prime location on Pioneer Blvd with easy access to I-15, close to casinos, hotels and all 7 golf courses. Contemporary design with ample parking and covered parking for tenants. Flexible floor plans, customizable office layouts, some with outdoor spaces. Large storefront windows for maximum visibility.

Building Location (1 Location)



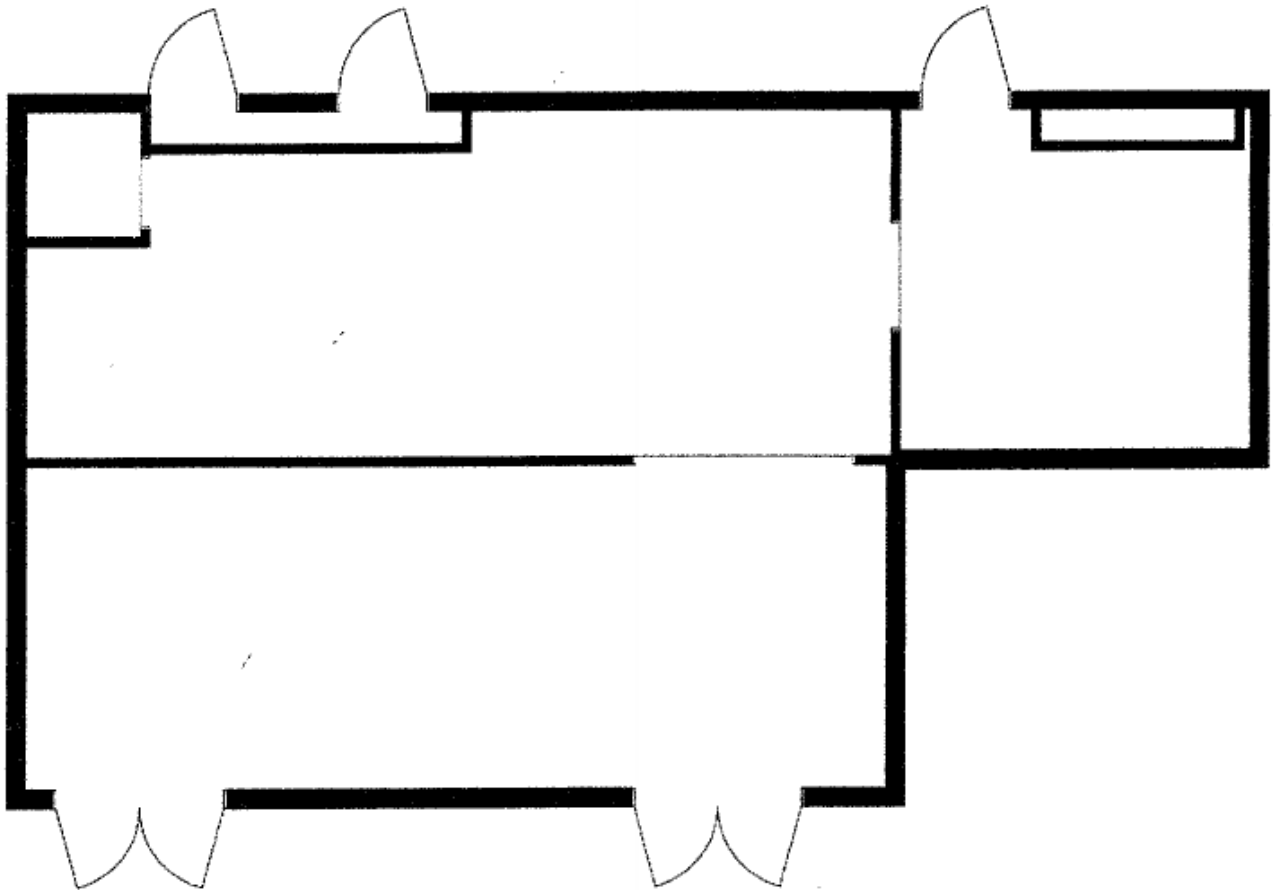
Suite 130 Details

Bright 3400 square foot retail space located in the heart of the center, with full front windows that bring in natural light and highlight your business with maximum visibility. Positioned in the middle of the complex, it offers a high profile location.

Listing Type	Direct	Space Subtype	Creative Office
RSF	3,400 SF	USF	3,400 SF
Min Contiguous SF	3,400 SF	Space Available	7/9/25
Parking	lots of parking	Rate (Per SF)	\$16 / SF / YR
Lease Type	NNN	Lease term	Negotiable
Days on Market	160 days		

Suite 130 Floorplan

130-132



Available Space 10, 570 Pioneer Details

This versatile 4543 square foot commercial space offers a flexible layout in a high visibility location. Its spacious interior, lots of parking and prominent frontage makes this property ideal for a variety of uses including: Restaurant or cafe, Retail store, Grocery or specialty market or showroom space. This freestanding building is shared with one other space and has a clean interior with infrastructure for food service and retail including a drive through.

Listing Type	Direct	Space Subtype	Traditional Office,Executive Office,Creative Office
USF	4,543 SF	Space Available	4/16/25
Rate (Per SF)	\$16 / SF / YR	Lease Type	NNN
Lease term	Negotiable	Days on Market	244 days

Available Space 1 Details

Suite # 102, first floor, easy access. Build out has waiting area, 3 divided open office spaces ad 3 glassed private offices. Lots of parking.

Listing Type	Direct	Space Subtype	Traditional Office,Executive Office,Creative Office
RSF	1,491 SF	USF	1,491 SF
Space Available	2/5/25	Rate (Per SF)	\$16 / SF / YR
Lease Type	NNN	Lease term	Negotiable
Days on Market	313 days		

Available Space 2 Details

Suite # 104 is a large open space ready for improvements with endless possibilities. First floor, heavy traffic, easy access and lots of parking. Two opposite entrances, one with private outside patio area.

Listing Type	Direct	Space Subtype	Traditional Office,Executive Office,Creative Office
RSF	3,004 SF	USF	2,874 SF
Space Available	2/5/25	Rate (Per SF)	\$16 / SF / YR
Lease Type	NNN	Lease term	Negotiable
Days on Market	313 days		

Available Space 3 Details

Suite 570-102 is in a separate building with one other space for two spaces total. Single story, directly at entrance to complex, great visibility, lots of parking, wrap around windows. Former location of Good Times Yogurt and still set up as restaurant space. Open plan with seating area, bar area, open center kitchen, lots of storage. Endless possibilities for this versatile space .

Listing Type	Direct	Space Subtype	Traditional Office,Executive Office,Creative Office
RSF	2,051 SF	USF	2,051 SF
Space Available	2/5/25	Rate (Per SF)	\$16 / SF / YR

Lease Type	NNN	Lease term	Negotiable
Days on Market	313 days		

Available Space 4 Details

Suite 200, open space, ready for build out, Tenant Improvement allowance

Listing Type	Direct	Space Subtype	Traditional Office,Executive Office,Creative Office
RSF	1,217 SF	USF	1,217 SF
Space Available	2/6/25	Rate (Per SF)	\$12 / SF / YR
Lease Type	NNN	Lease term	Negotiable
Days on Market	313 days		

Available Space 5 Details

Suite 202, great open office space abundant light and views, close to elevator and plenty of parking

Listing Type	Direct	Space Subtype	Traditional Office,Executive Office,Creative Office
RSF	660 SF	USF	660 SF
Space Available	2/6/25	Rate (Per SF)	\$12 / SF / YR
Lease Type	NNN	Lease term	Negotiable
Days on Market	313 days		

Available Space 6 Details

Suite 205is open space ready for improvements, lots of windows with mountain views, Tenant Improvement allowance.

Listing Type	Direct	Space Subtype	Traditional Office,Executive Office,Creative Office
RSF	1,679 SF	USF	1,679 SF
Space Available	2/6/25	Rate (Per SF)	\$12 / SF / YR
Lease Type	NNN	Lease term	Negotiable
Days on Market	313 days		

**Available Space 7 Details**

Suite 210 is a welcoming work area. Second floor, close to elevator, quiet, natural light, versatile open-concept office.

Listing Type	Direct	Space Subtype	Traditional Office,Executive Office,Creative Office
RSF	850 SF	USF	850 SF
Space Available	2/6/25	Rate (Per SF)	\$12 / SF / YR
Lease Type	NNN	Lease term	Negotiable
Days on Market	313 days		

**Available Space 8 Details**

Suite 218 is a large open area with a conference/break room, private restroom, kitchen area and private balcony with plenty of parking.

Listing Type	Direct	Space Subtype	Traditional Office,Executive Office,Creative Office
RSF	1,450 SF	USF	1,450 SF
Space Available	2/6/25	Rate (Per SF)	\$12 / SF / YR
Lease Type	NNN	Lease term	Negotiable
Days on Market	313 days		

**Available Space 9 Details**

Suites 237 to 248 are grey shells ready for improvements, lease a suite or the entire floor. Restrooms, hallway, lobby and elevator already in. Covered parking for tenants.

Listing Type	Direct	Space Subtype	Traditional Office,Executive Office,Creative Office
RSF	7,264 SF	USF	7,264 SF
Min Contiguous SF	1,077 SF	Max Contiguous SF	7,264 SF
Space Available	2/6/25	Rate (Per SF)	\$12 / SF / YR
Lease Type	NNN	Lease term	Negotiable
Days on Market	313 days		



Property Photos (11 photos)

