

PECOS RUSSELL PLAZA

FOR LEASE



PROPERTY DETAILS

3380 East Russell Road | Las Vegas, NV 89120

- High-profile Retail Plaza Located on the Southwest Corner of Pecos Road and Russell Road
- Excellent Exposure with Approximately 46,000 Combined Daily Traffic Counts
- Positioned Near Major Las Vegas Demand Drivers, Including Harry Reid International Airport and the Las Vegas Strip
- Dense Surrounding Residential and Commercial Population Creates Consistent Local Traffic
- Adjacent to a Top-producing ARCO Gas Station, Helping Drive Consistent Customer Traffic
- Multiple 1,000 SF Suites Available

2025 DEMOS



EST. POPULATION

1 MILE » 11,142
3 MILE » 156,261
5 MILE » 423,869



EST. HOUSEHOLDS

1 MILE » 4,507
3 MILE » 64,523
5 MILE » 176,958



EST. AVERAGE HH INCOME

1 MILE » \$110,992
3 MILE » \$92,127
5 MILE » \$94,614

NEWMARK



MOUNTAIN WEST

JEFFREY MITCHELL, CCIM

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direct 702.374.0211

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SITE PLAN



SUITE	TENANT	SQUARE FOOTAGE
103	Available	1,000
104	Available	1,000
105	Available	1,000
107	Available	1,000
109	Available	1,000

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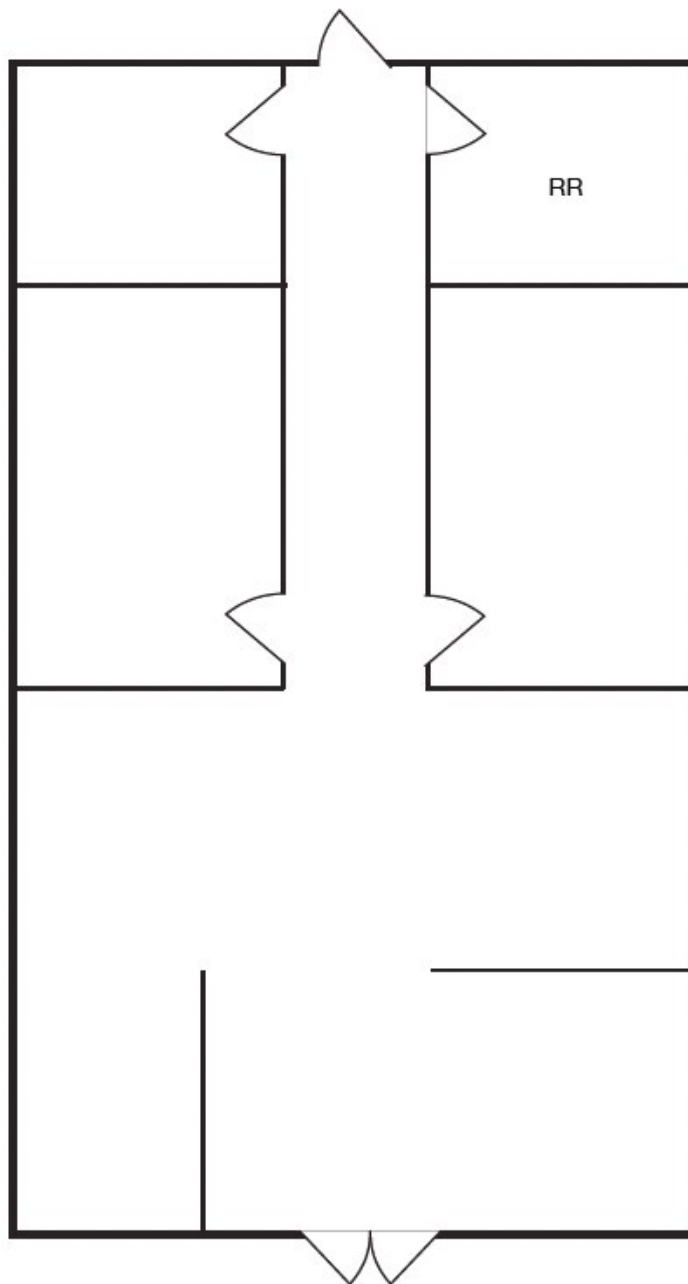
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FLOOR PLAN

Suite 103
1,000 SF



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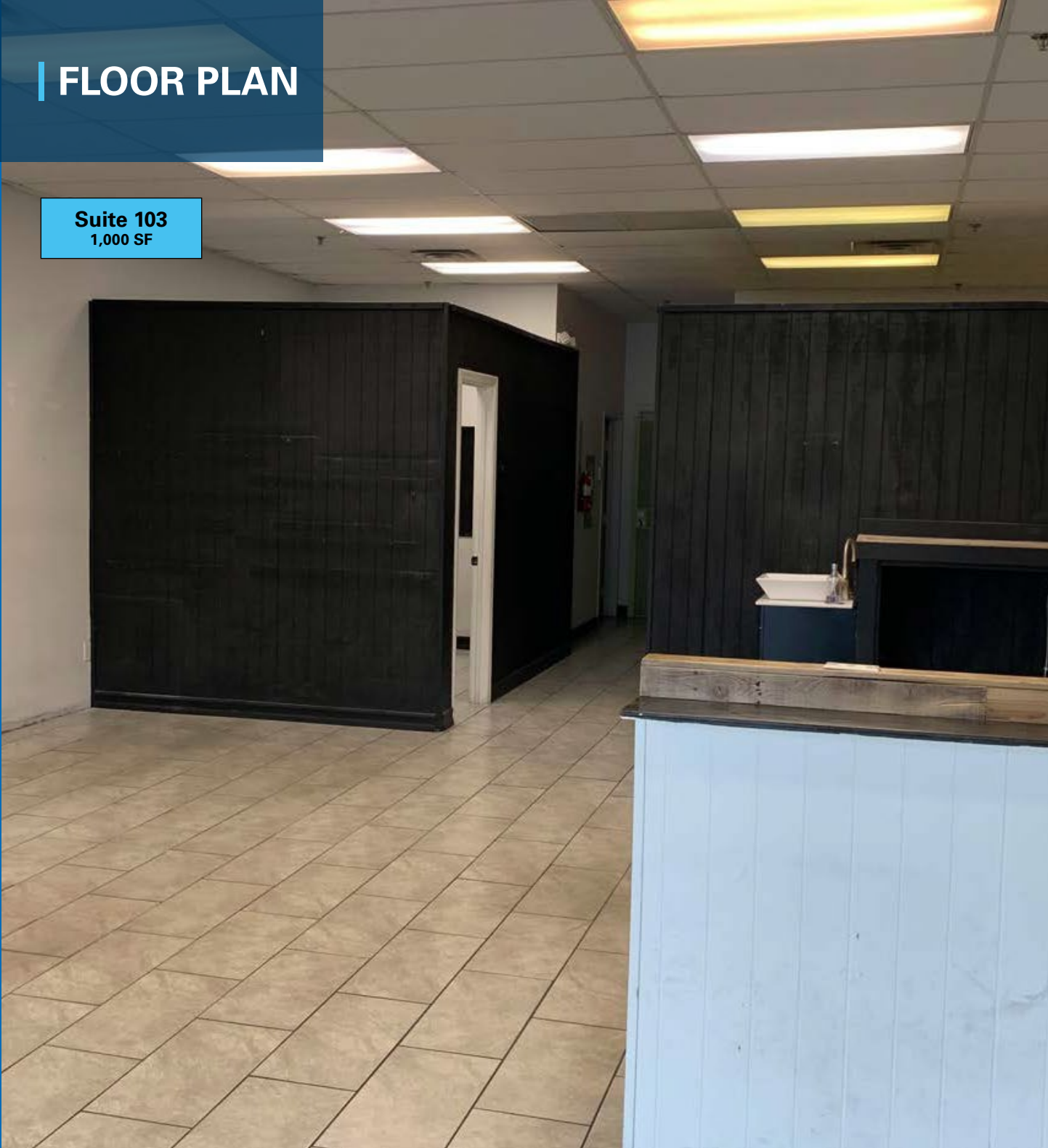
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FLOOR PLAN

Suite 103
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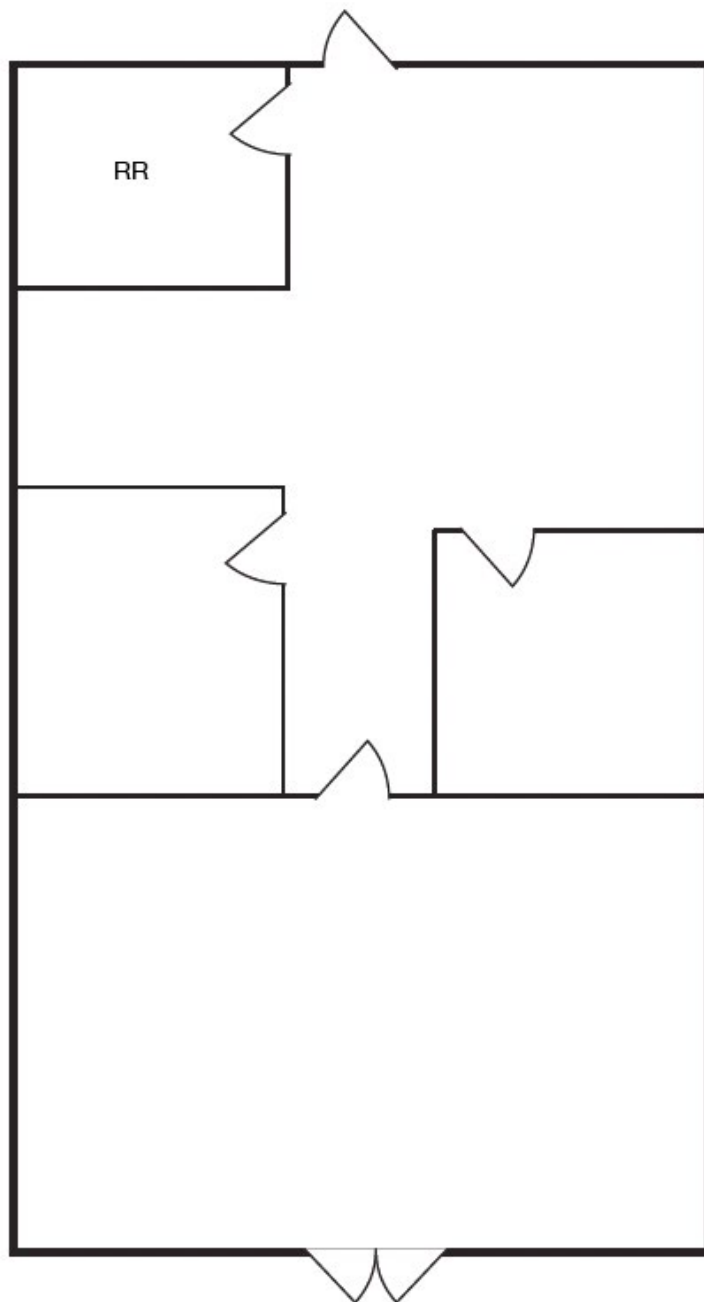
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FLOOR PLAN

Suite 104
1,000 SF



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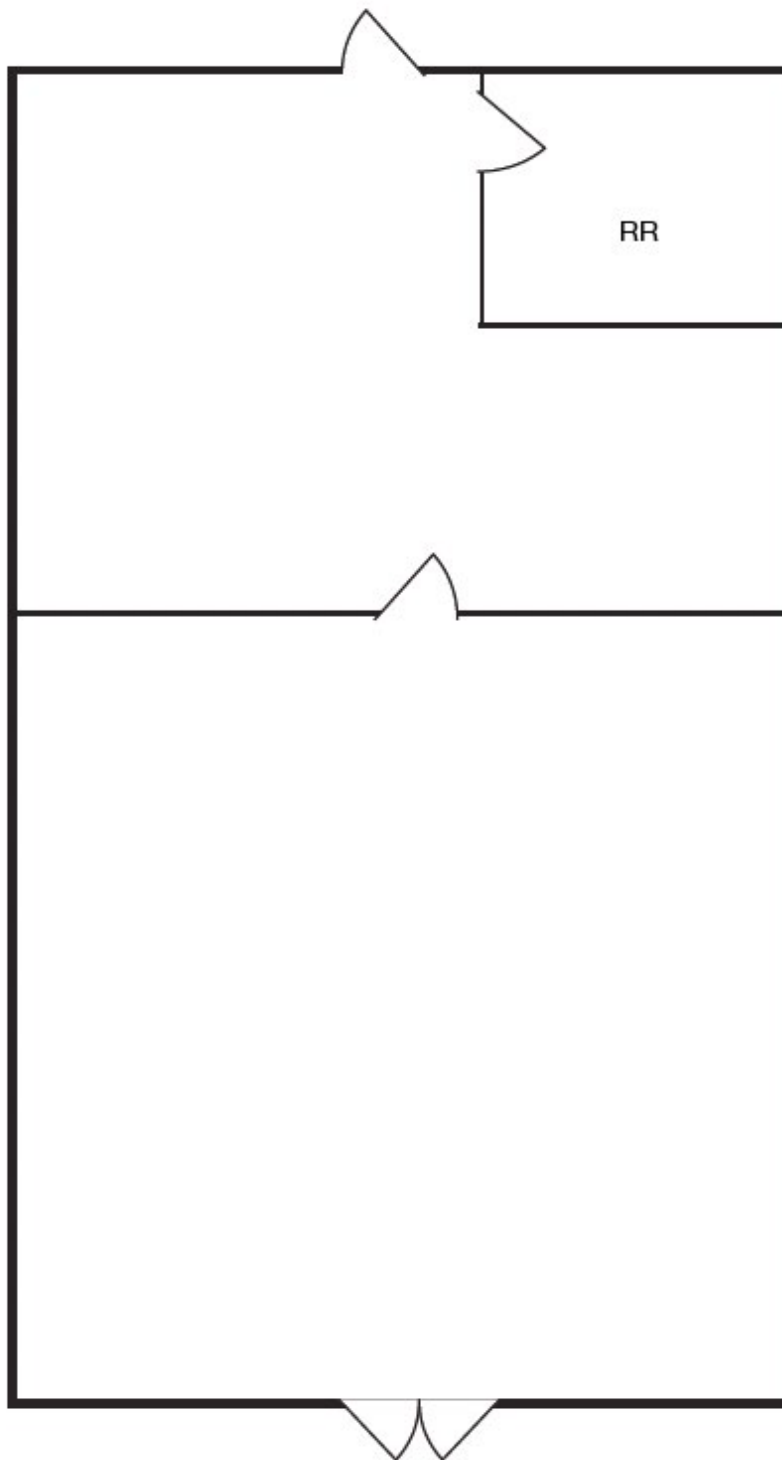
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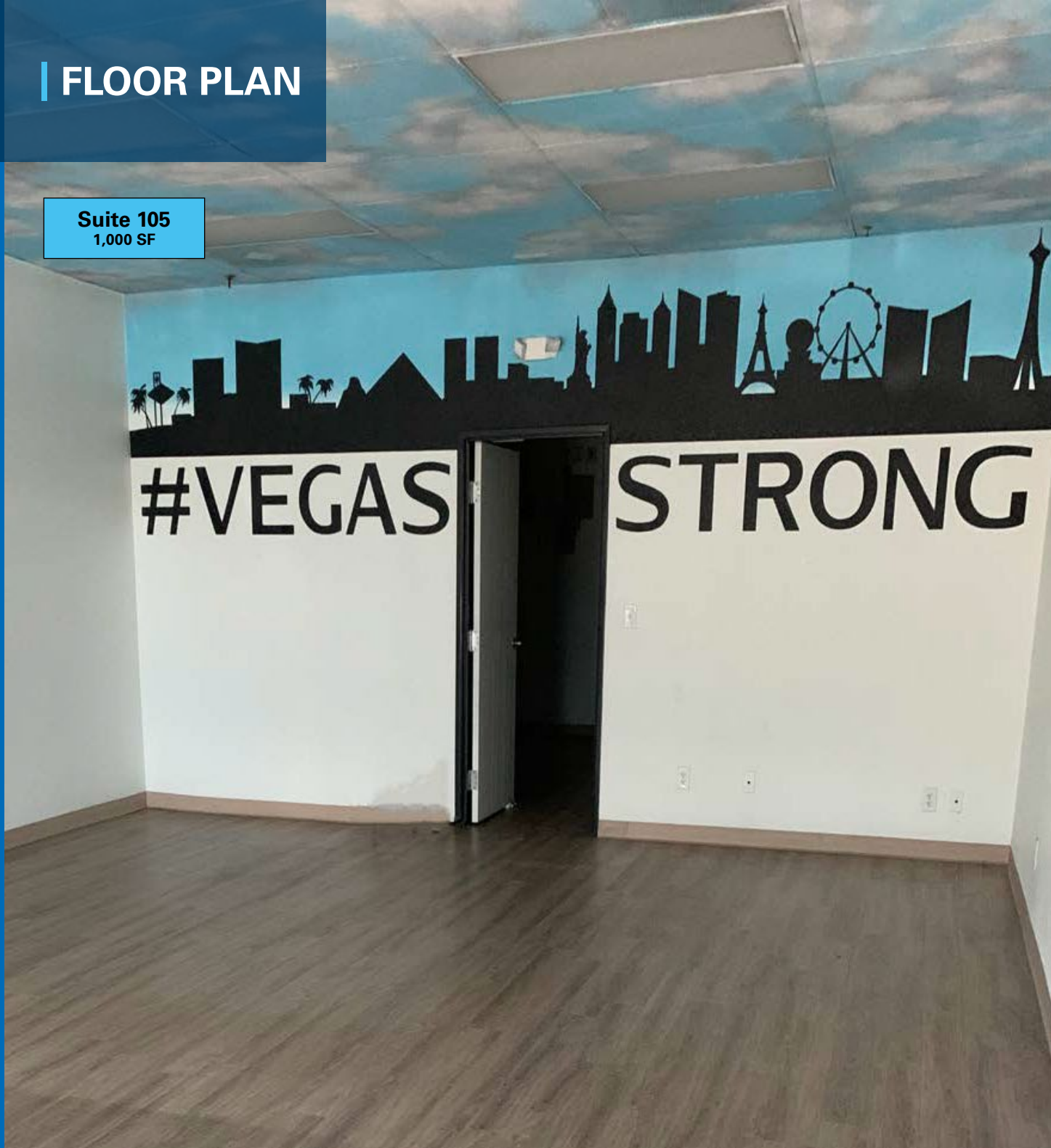
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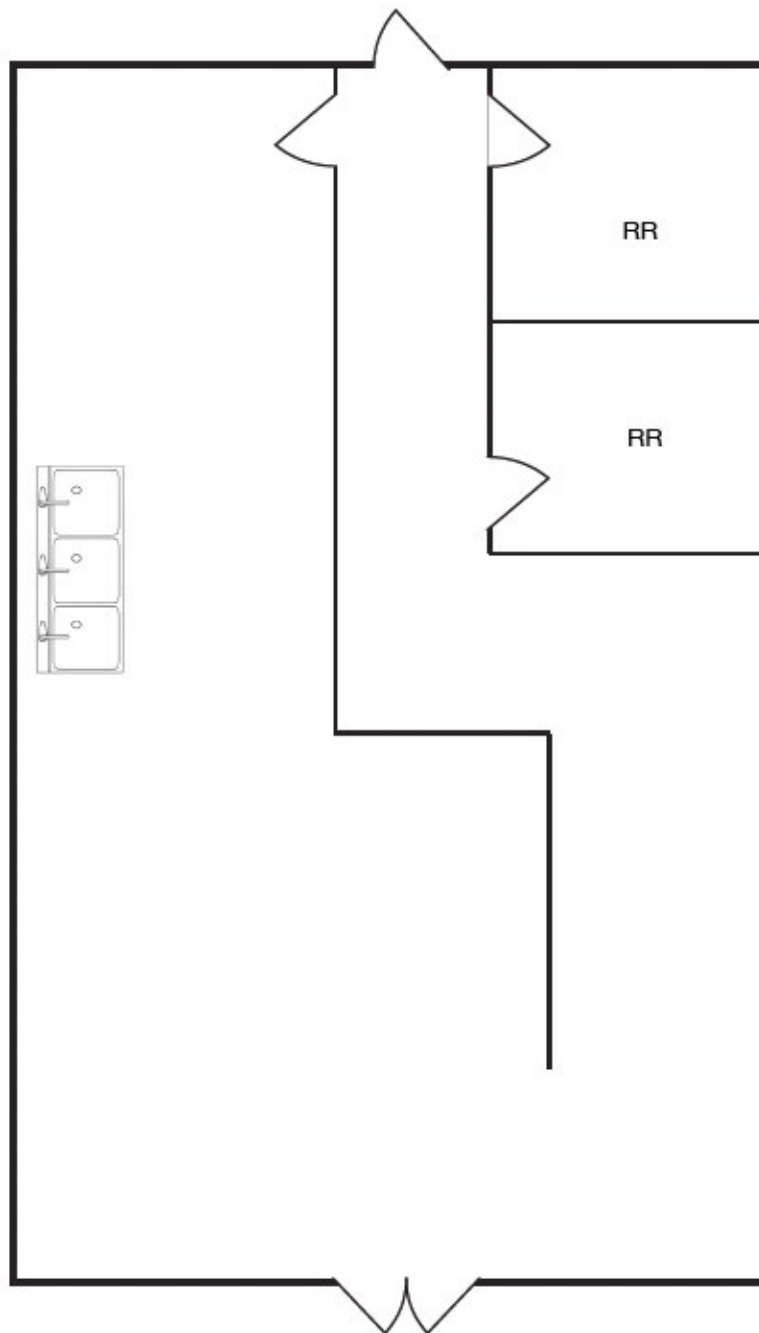
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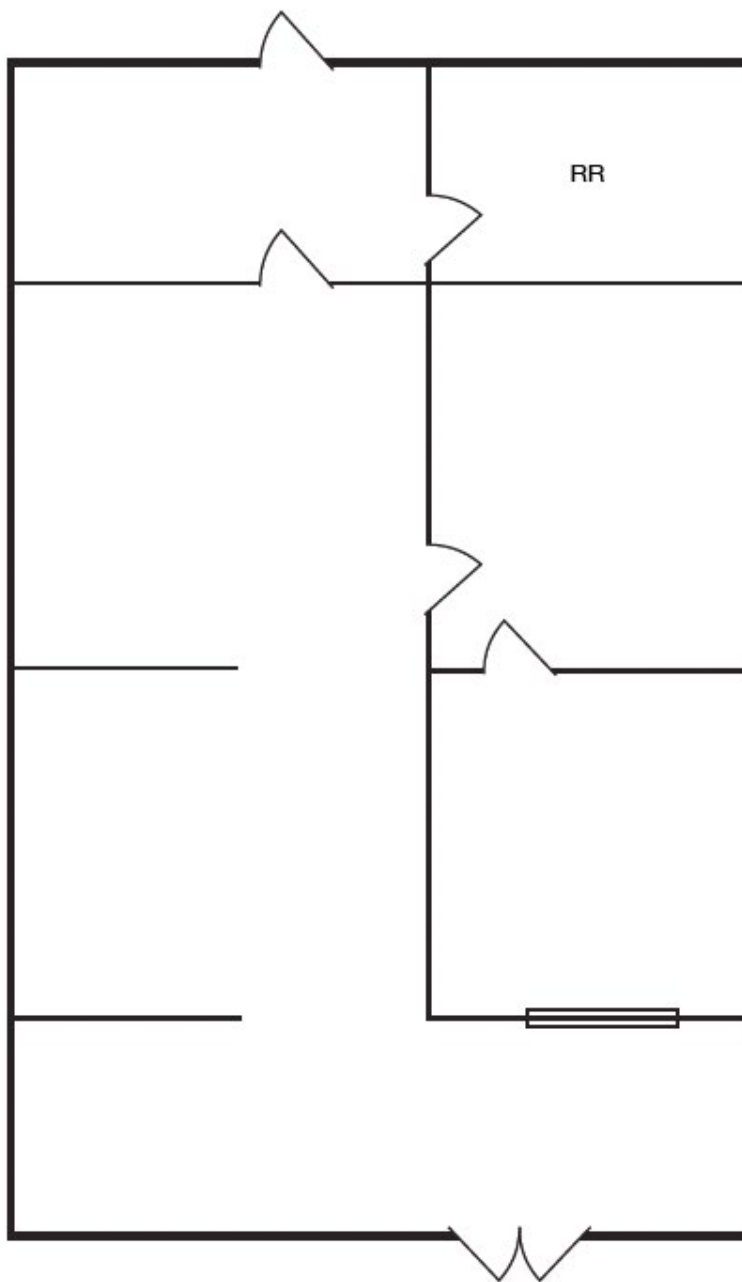
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