

Free Rent

Special Promotional
Pricing &
T.I. Packages*



RETAIL & OFFICE SPACE FOR LEASE: \$1.25 PSF - \$1.75 PSF/MONTH, NNN

**FOR
LEASE**

Sunset Pecos Plaza

3460 E. Sunset Road & 6420 S. Pecos Road, Las Vegas, Nevada 89120



Formerly Harsch Investment Properties

Sunset Pecos Plaza

3460 E. Sunset Road & 6420 S. Pecos Road, Las Vegas, Nevada 89120

RETAIL & OFFICE SPACE FOR LEASE: \$1.25 PSF - \$1.75 PSF/MONTH, NNN

*Various dining options and
easy freeway access!*

Sunset Pecos Plaza is a multi-tenant retail and office property consisting of two buildings totaling $\pm 36,413$ rentable square feet. The property is situated at the northeast corner of E. Sunset Road and S. Pecos Road., and strategically located within close proximity to the Las Vegas Strip, Harry Reid International Airport and the University of Las Vegas.



PROPERTY HIGHLIGHTS

- Surrounded by numerous brand-new industrial parks
- Excellent access to US-95, I-15 and I-215 freeways
- Retail space ranging from $\pm 1,207$ sf - $\pm 3,556$ sf
- Located at the NEC of Sunset & Pecos



Traffic Count for 2019

AADT: 35,500, over 60K cars per day at Sunset/Pecos



\$96,000

2022 Household Income within a 2-mile radius



66,000

2022 Daytime Population within a 2-mile radius
(Employees, etc.,)

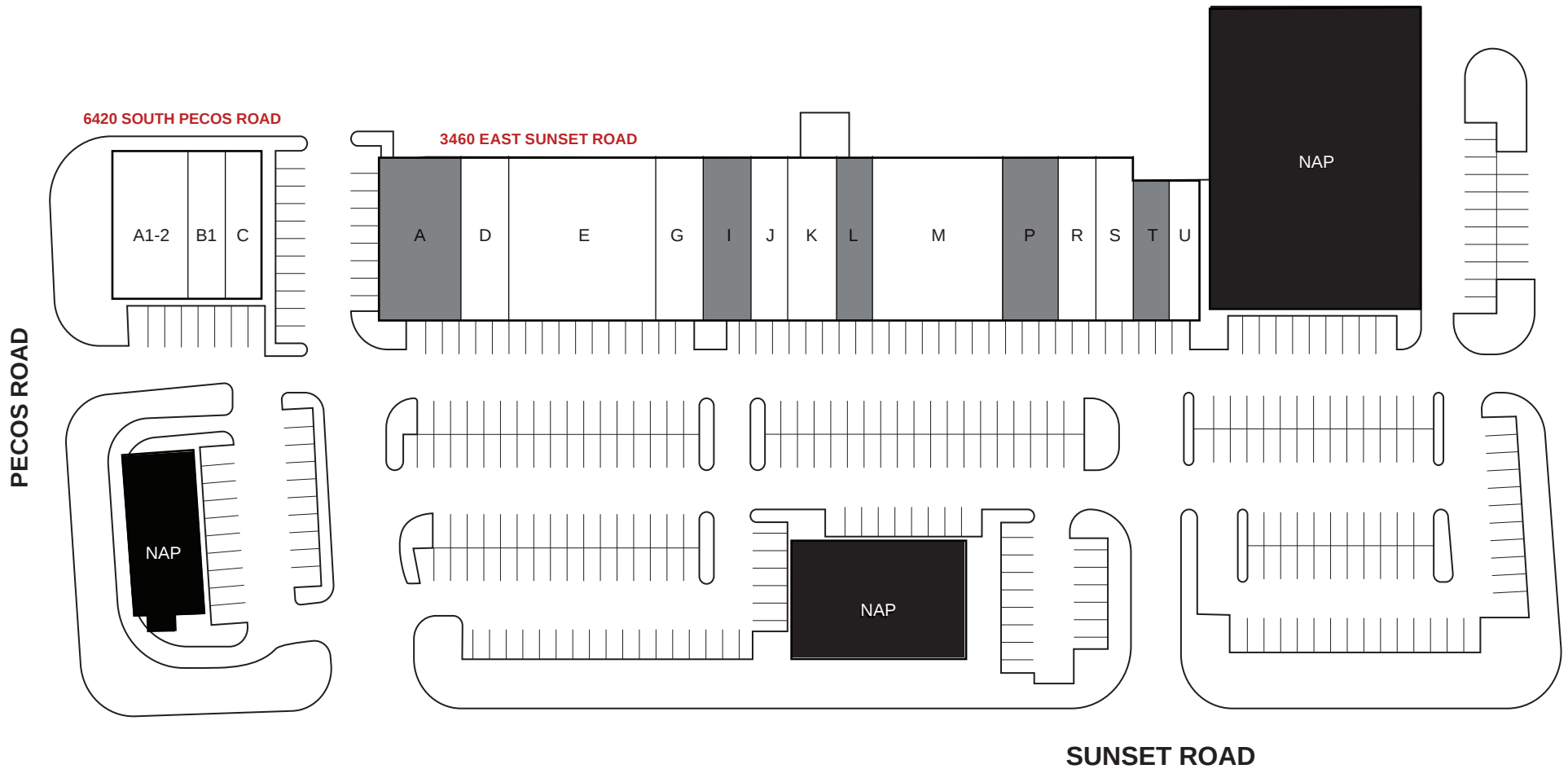
JOIN THE FOLLOWING TENANTS AND MORE:





CONTACT

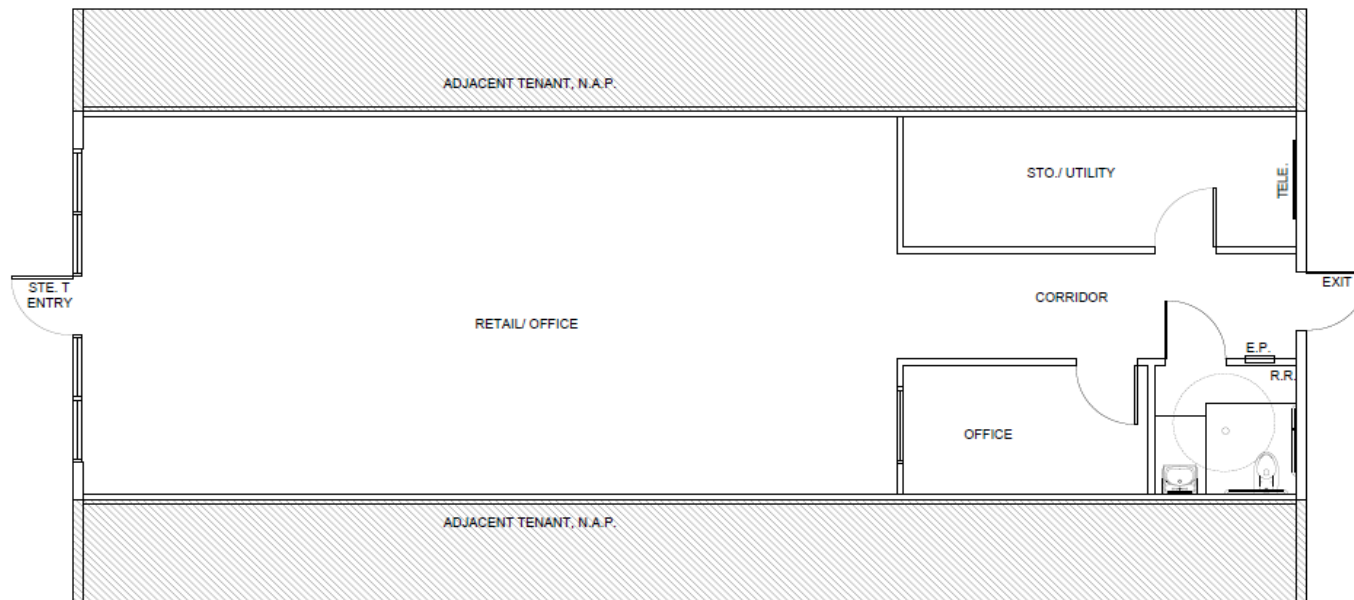
Jaylen Hawkins • Leasing Associate
 702.366.1016 • jaylenh@SchnitzerProperties.com
 Kimberly Chen • AVP - Portfolio Manager
 702.220.5329 • kimberlyc@SchnitzerProperties.com
SchnitzerProperties.com



 **AVAILABLE**

CONTACT

Jaylen Hawkins • Leasing Associate
702.366.1016 • jaylenh@SchnitzerProperties.com
Kimberly Chen • AVP - Portfolio Manager
702.220.5329 • kimberlyc@SchnitzerProperties.com
SchnitzerProperties.com



3460 E. SUNSET ROAD, SUITE T

Total Square Feet ±1,207 SF

Available: Immediately

CALL FOR PRICING & INCENTIVES

CONTACT

Jaylen Hawkins • Leasing Associate
 702.366.1016 • jaylenh@SchnitzerProperties.com
Kimberly Chen • AVP - Portfolio Manager
 702.220.5329 • kimberlyc@SchnitzerProperties.com
SchnitzerProperties.com



Formerly Harsch Investment Properties



3460 E. SUNSET ROAD, SUITE L

Total Square Feet $\pm 1,310$ SF

Available: Immediately

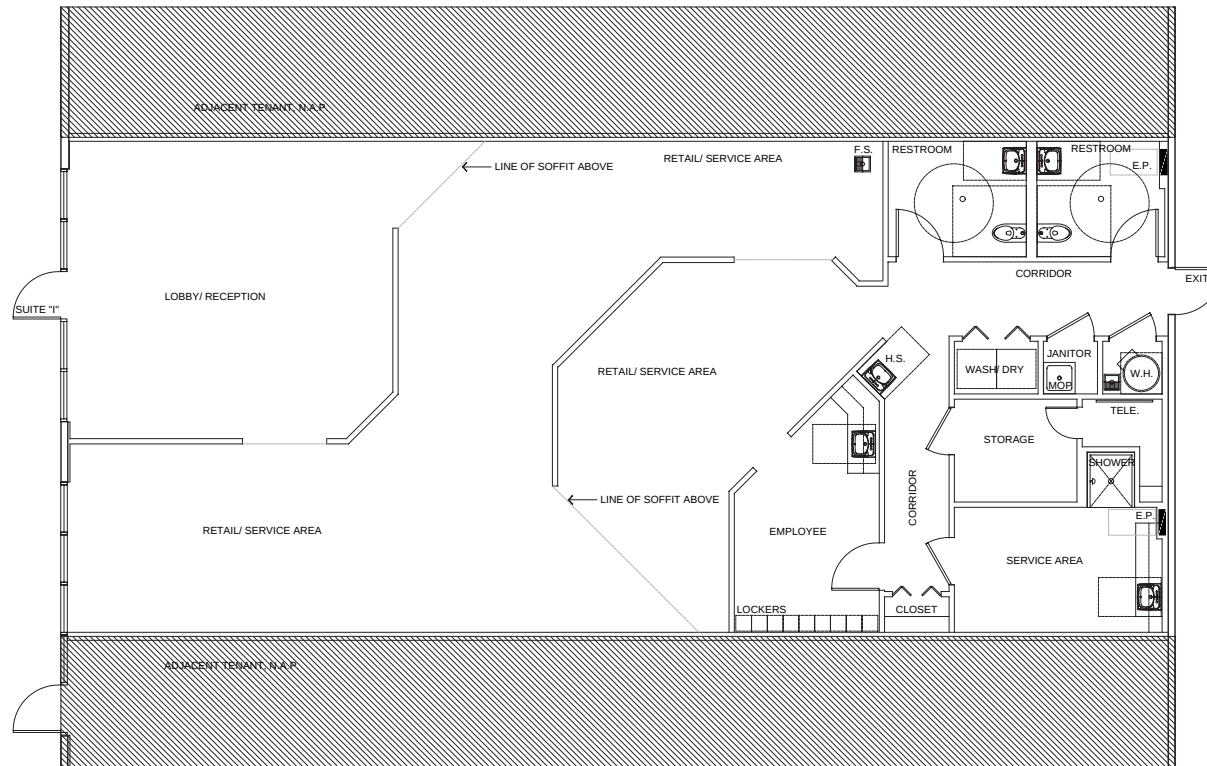
CALL FOR PRICING & INCENTIVES

CONTACT

Jaylen Hawkins • Leasing Associate
702.366.1016 • jaylenh@SchnitzerProperties.com
Kimberly Chen • AVP - Portfolio Manager
702.220.5329 • kimberlyc@SchnitzerProperties.com
SchnitzerProperties.com



Formerly Harsch Investment Properties



3460 E. SUNSET ROAD, SUITE I

Total Square Feet

±2,190 SF

Available:

Immediately

CALL FOR PRICING & INCENTIVES

CONTACT

Jaylen Hawkins • Leasing Associate

702.366.1016 • jaylenh@SchnitzerProperties.com

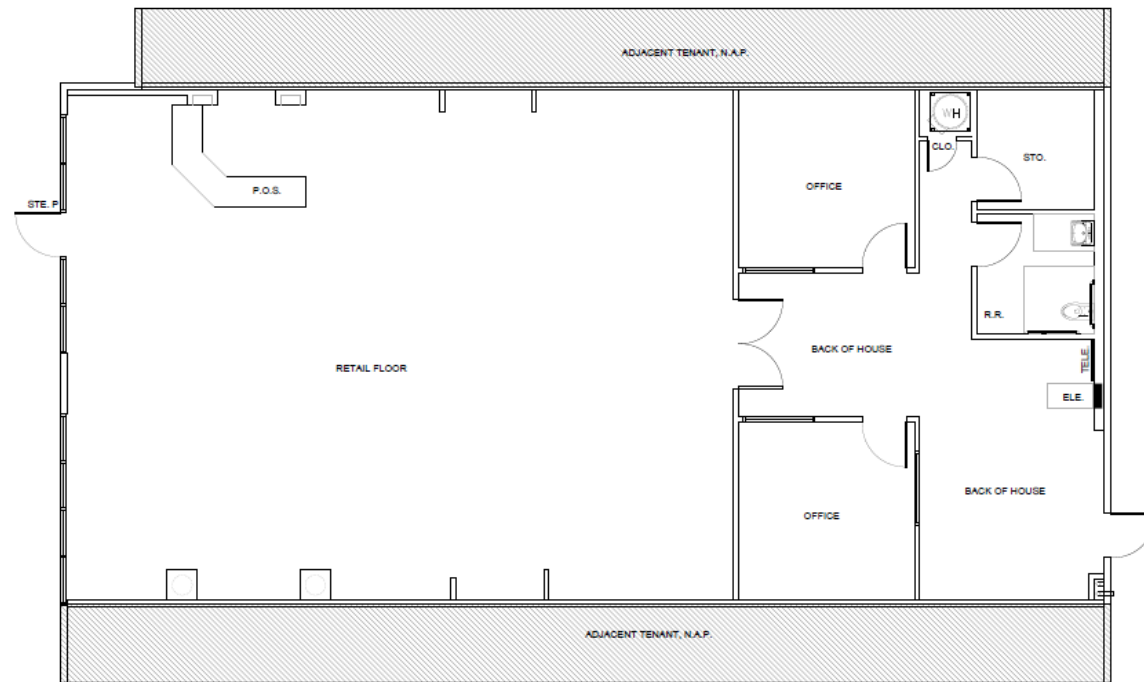
Kimberly Chen • AVP - Portfolio Manager

702.220.5329 • kimberlyc@SchnitzerProperties.com

SchnitzerProperties.com



Formerly Harsch Investment Properties



3460 E. SUNSET ROAD, SUITE P

Total Square Feet

±2,445 SF

Available:

Immediately

CALL FOR PRICING & INCENTIVES

CONTACT

Jaylen Hawkins • Leasing Associate

702.366.1016 • jaylenh@SchnitzerProperties.com

Kimberly Chen • AVP - Portfolio Manager

702.220.5329 • kimberlyc@SchnitzerProperties.com

SchnitzerProperties.com



Formerly Harsch Investment Properties