

PECOS CENTER

3421 E TROPICANA AVE | FOR LEASE

**12 MONTH
PROMO RATE!**
SUITE K-L



BRENDAN LEAKE

Principal
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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

LEE & ASSOCIATES OF LAS VEGAS LLC | NV REAL ESTATE LICENSE # B.0146492.LLC

PECOS CENTER

3421 E TROPICANA AVE. | LAS VEGAS, NV 89121



\$1.75 PSF NNN
Lease rate



±1,000 – 4,278 SF
Space available

PROPERTY HIGHLIGHTS

- Hard corner shopping center on Tropicana Ave. & Pecos Rd.
- Join credit tenants such as 7-Eleven and Burger King
- Traffic counts exceed 77,000 CPD
- Pylon signage available
- Close proximity to Harry Reid International Airport, UNLV and the Las Vegas Strip
- *Suite K-L (±4,278 SF): \$1.00 PSF for the first 12 months of lease term
- \$0.61 PSF/Mo. NNN's

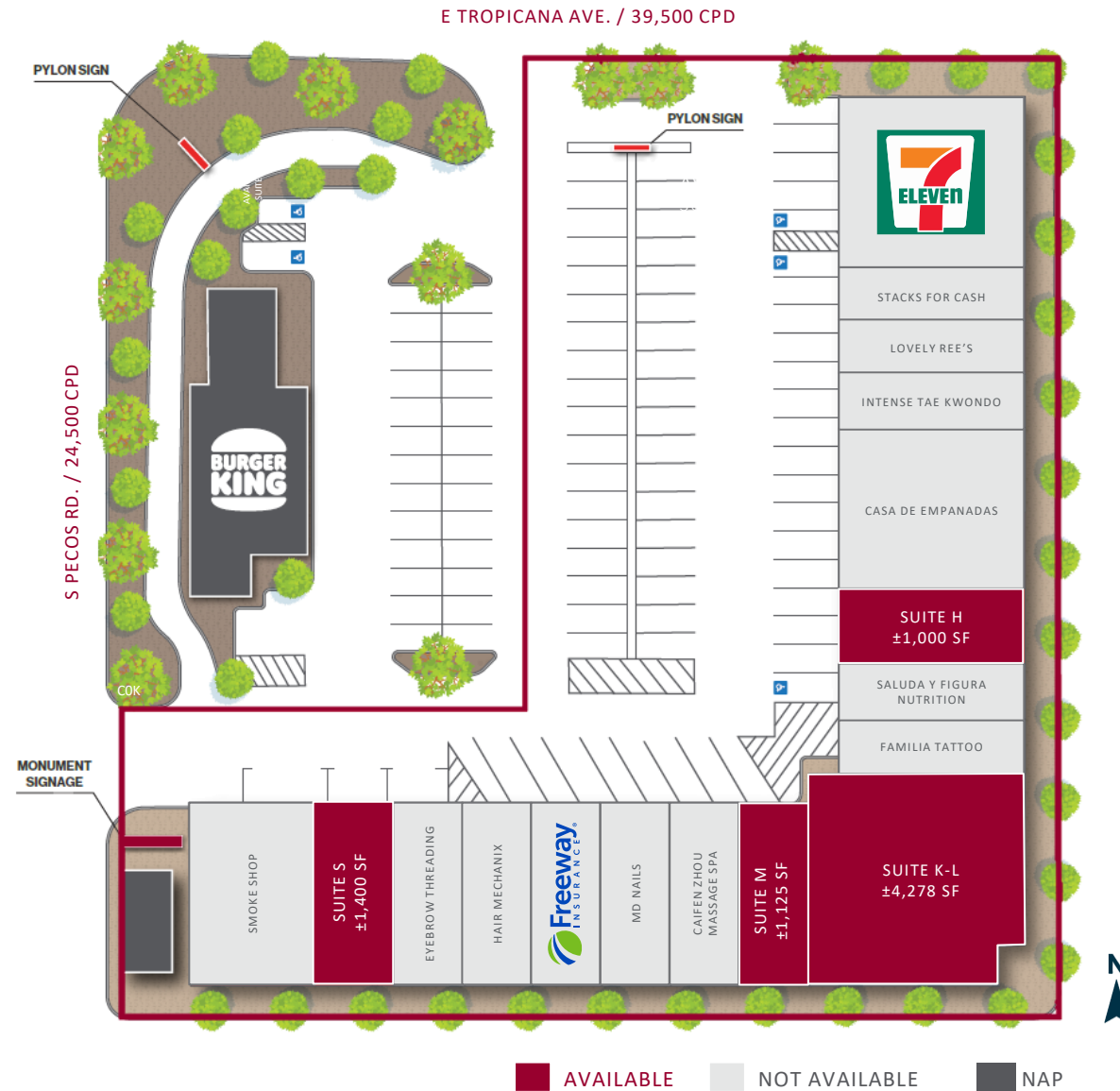


DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2024 POPULATION	20,813	169,769	442,416
2024 AVERAGE HOUSEHOLD INCOME	\$90,202	\$72,885	\$80,173
2024 TOTAL HOUSEHOLDS	8,501	69,269	177,352

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SUITE	TENANT	SIZE (SF)
A-B	7-ELEVEN	±2,500 SF
C	Stacks for Cash	±500 SF
D	Lovely Ree's	±1,000 SF
E	Intense Tae Kwondo	±1,020 SF
F-G	Casa De Empanadas	±2,000 SF
H	AVAILABLE	±1,000 SF
I	Saluda Y Figura Nutrition	±695 SF
J	Familia Tattoo	±1,307 SF
K-L	AVAILABLE	±4,278 SF
*PROMO RATE \$1.00 PSF / 12 MONTHS		
M	AVAILABLE	±1,125 SF
N	Caifen Zhou Massage Spa	±1,000 SF
O	MD Nails	±1,000 SF
P	Freeway Insurance	±1,000 SF
Q	Hair Mechanix	±1,000 SF
R	Eyebrow Threading	±1,000 SF
S	AVAILABLE	±1,400 SF
T,U,V	Smoke Shop	±2,400 SF

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FOR MORE INFORMATION, PLEASE REACH OUT.

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