

For Sale or Lease

Flexible Retail Development Ground Lease (Gas/C-Store Entitled), Build-to-Suit, or TIA Delivery



3570-3590 N. Pecos Rd.
Las Vegas, NV 89115

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Listing Snapshot



\$1,450,000
Sale Price



± 0.55 AC
Total Acreage



140-07-315-001, 140-07-310-048
APNs

See page 2 for Lease options.

Property Highlights

- Multiple lease options: ground lease, build-to-suit, or owner-finished shell delivery.
- Hard-corner lot with multiple access points/lit intersection
- ± 215' of linear frontage on N. Pecos Rd.
- Less than 1-mile from the I-15 freeway which sees ± 148,000 CPD
- Near the College of Southern Nevada with ± 34,169 students and Nellis AFB with ± 12,000 service members
- Prime location benefits from excellent traffic counts including N. Pecos Rd. at ± 18,200 CPD and E. Gowan Rd. at ± 5,600 CPD

Demographics


	1-mile	3-mile	5-mile
2025 Population	21,968	164,095	442,033
2025 Average Household Income	\$69,746	\$75,371	\$78,074
2025 Total Households	6,499	49,493	143,318




Site Plan | Lease Option 1

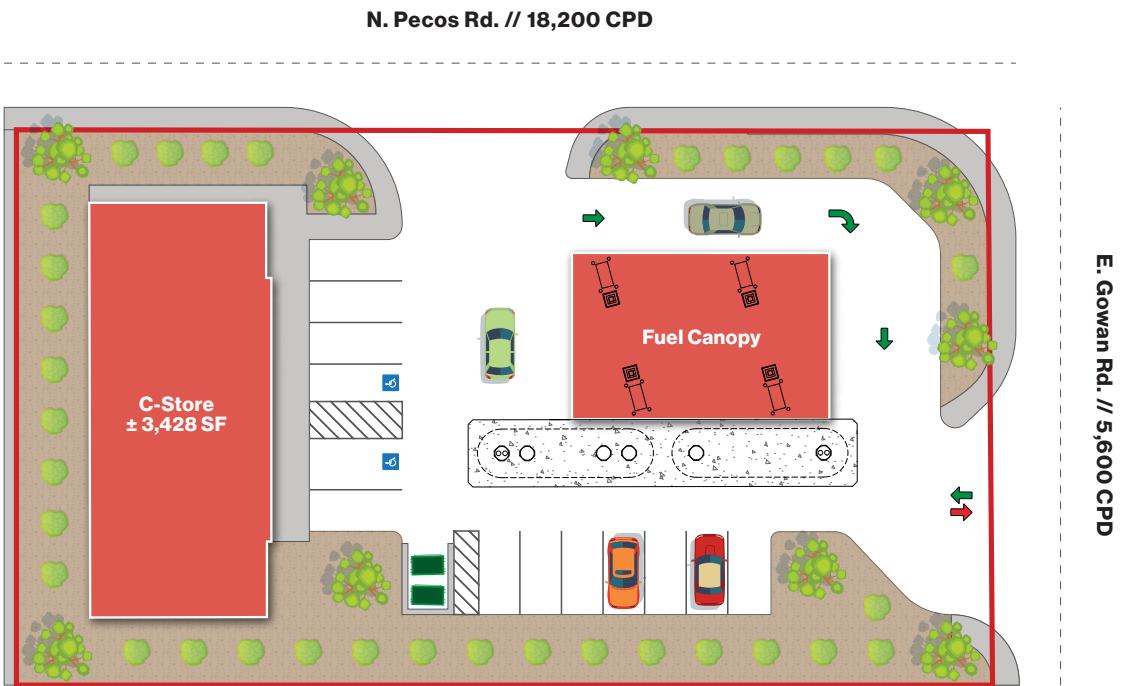
Ground Lease

 Subject

 **\$120,000/Yr.**
Ground Lease Rate

 **± 0.55 AC**
Total Acreage

- Fully entitled and permitted for ± 3,428 SF convenience store with 4 MPDs and 8 fueling positions (optional use)
- Develop your own concept - retail, QSR, service, fueling, or more
- ± 215 FT frontage on N. Pecos Rd. with high visibility
- Signalized intersection at N. Pecos Rd. and E. Gowan Rd.



Site Plan | Lease Option 2

Built-to-suit Opportunity

 Subject

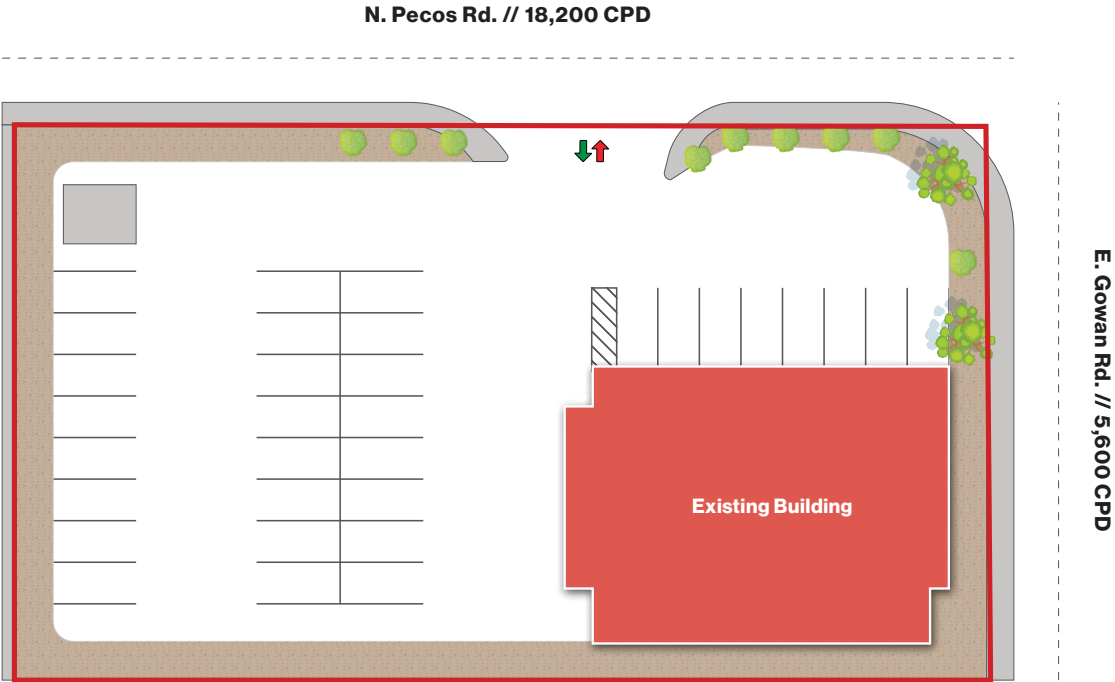


Contact Broker
Lease Rate



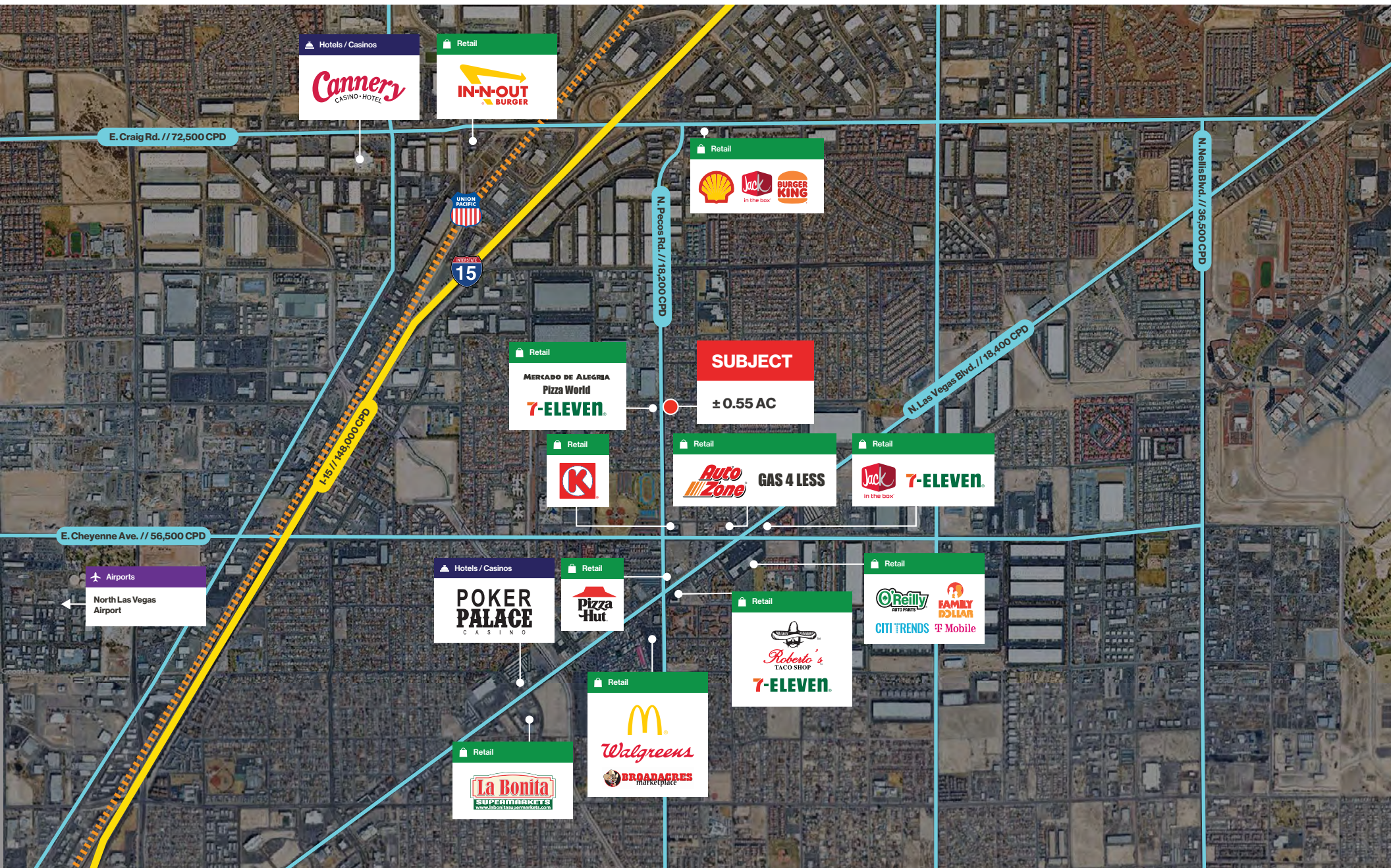
± 3,200 SF
Available Square Footage

- ± 3,200 SF freestanding building
- Delivered in gray shell, ready for tenant improvements
- Ideal for QSR, retail, service users, medical, or more
- Substantial on-site parking



N







Property Photos



± 3,200 SF BTS free-standing building.



± 3,200 SF BTS free-standing building.



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For inquiries please reach out to our team.

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