



FOR LEASE

6087 S. PECOS ROAD

Las Vegas, NV 89120

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

SVN The Equity Group is proud to offer for Lease 6087 S. Pecos Rd. Located near the Las Vegas Strip and just minutes from Harry Reid International Airport. The subject property offers the opportunity for a retail user to occupy +/- 1,573 SF on the high-traffic intersection of S. Pecos Rd. and E. Patrick Ln. Tenants enjoy visibility and signage opportunities to the nearly 38,000 average daily vehicles at the intersection. Call broker for more details or to schedule a tour!

PROPERTY HIGHLIGHTS

- 2nd Generation Retail Space Available (+/- 1,573 SF)
- Shadow-Anchored by The Home Depot
- Easy Access to Harry Reid International Airport, US-95, I-15, CC 215, and the Las Vegas Strip.
- +/- 38,000 VPD (S. Pecos Rd. & E. Patrick Ln.)
- Perfect for Mini-Market, Barber Shop, Gift Shop, Esthetician, Salon, and More!

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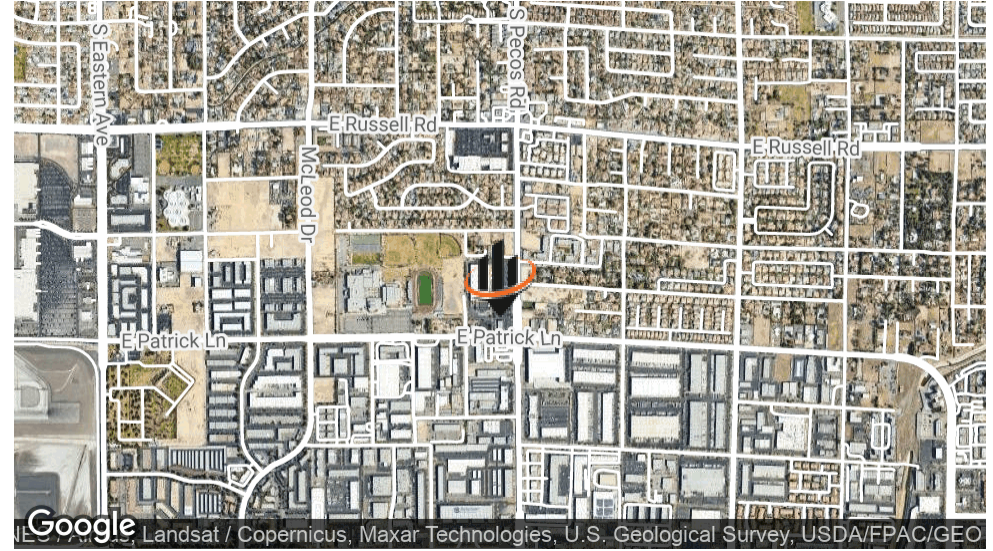
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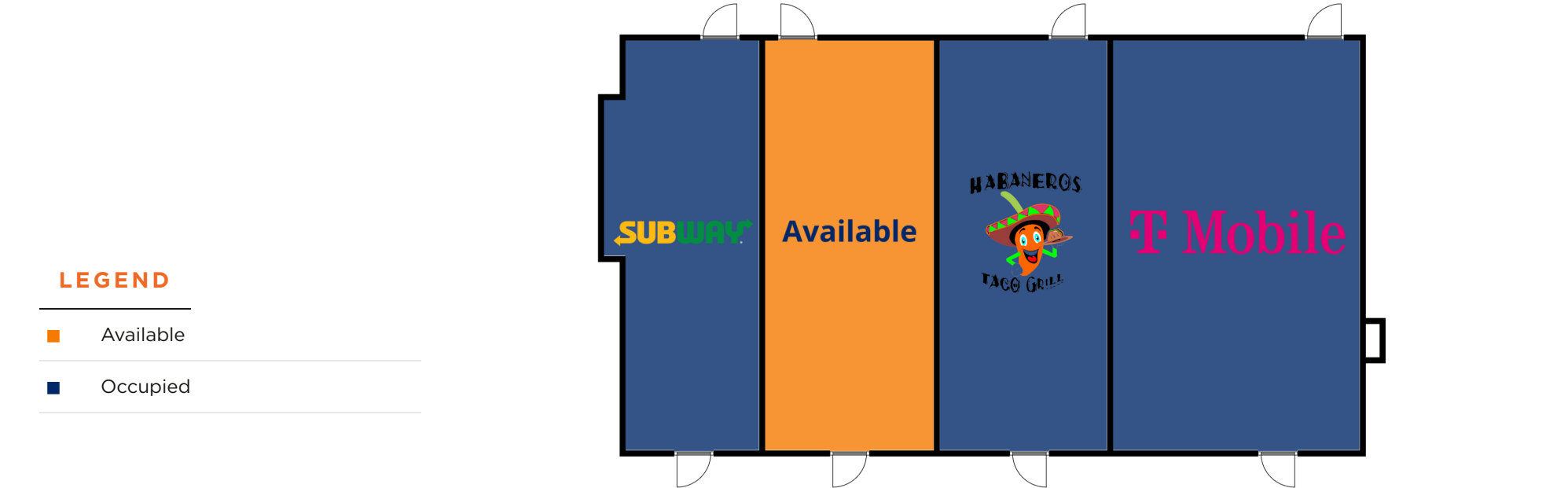


OFFERING SUMMARY

LEASE RATE:	\$2.00 - \$2.25/SF
NNN:	\$0.99/SF
AVAILABLE SF:	+/- 1,573 SF
ZONING:	Commercial General (CG)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,800	63,536	187,165
TOTAL POPULATION	6,428	150,113	402,054

SITE PLAN



LEASE INFORMATION

LEASE TYPE:	NNN = \$0.99/SF	LEASE TERM:	Negotiable
TOTAL SPACE:	1,573 SF	LEASE RATE:	\$2.00 - \$2.25 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
■ Suite 101	Available	1,573 SF	NNN = \$0.99/SF	\$2.00 - 2.25 SF/month	Perfect for Mini-Market, Barber Shop, Gift Shop, Esthetician, Salon, and More!

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ADDITIONAL PHOTOS



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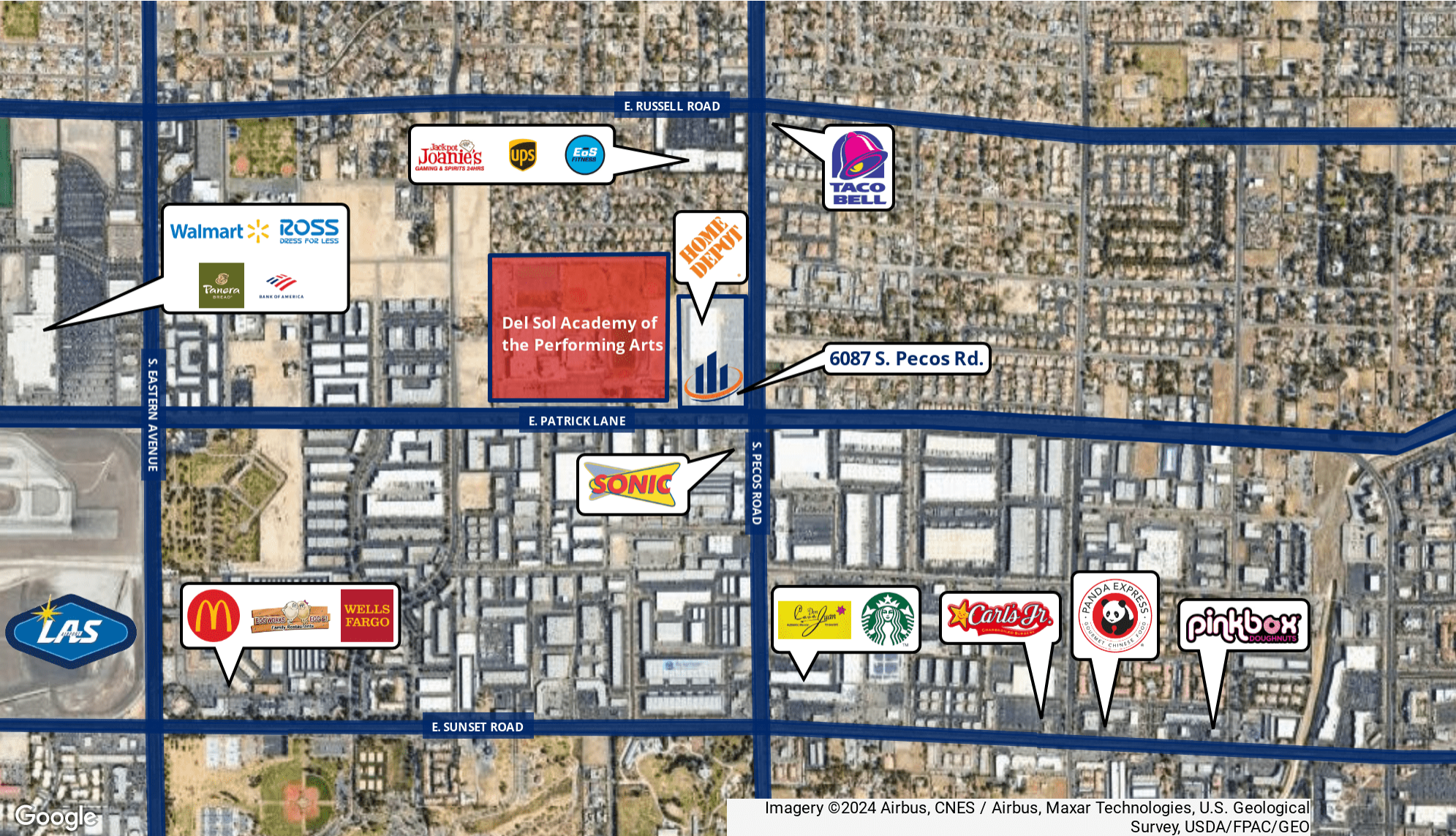
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RETAILER MAP



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