



FOR LEASE
3590 N. PECOS ROAD
Las Vegas, Nevada 89115

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

3590 N. Pecos Rd is a +/- 3,200 SF neighborhood retail shopping center located on N. Pecos Rd and E. Gowan Rd. The subject property provides excellent visibility from N. Pecos Rd, on a signalized intersection with convenient ingress/egress, on the RTC bus route, and is located just blocks from College of Southern Nevada's North Las Vegas campus. Nearby companies include Amazon Fulfillment Center, CDW, Derse, Global Industrial, Western Group Packaging, Sunset Transportation, and more!

PROPERTY HIGHLIGHTS

- Strategic Location with High Visibility in Underserved Trade Area
- Suitable for Retail and Medical Office uses
- Brand New Construction
- Easy Access to I-15 via W. Cheyenne Ave. or W. Craig Rd.
- +/- 20,000 VPD at N. Pecos Rd & E. Gowan Rd

ERIC ROGOSCH

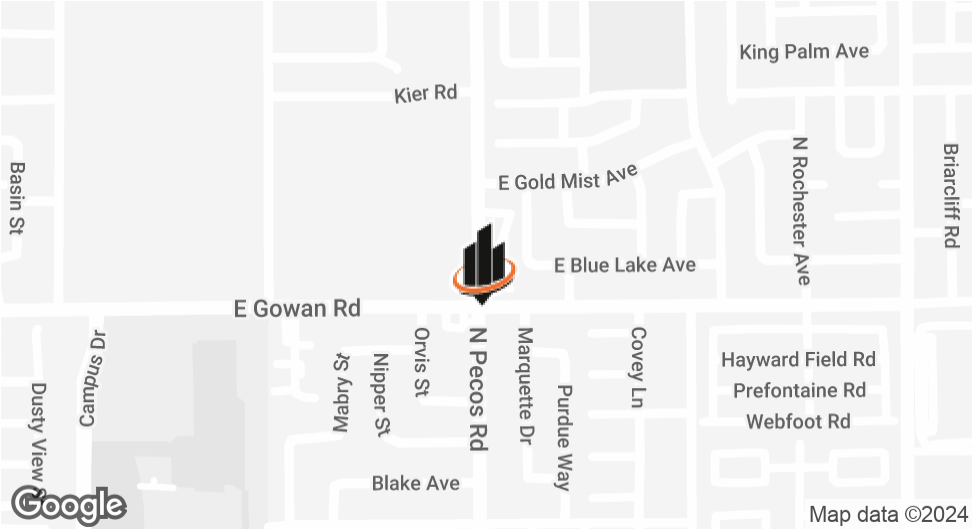
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OFFERING SUMMARY

LEASE RATE:	Call Broker for More Details
AVAILABLE SF:	1,200 - 3,200 SF
LOT SIZE:	0.37 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	7,111	22,152	49,271
TOTAL POPULATION	22,462	67,953	152,367
AVERAGE HH INCOME	\$47,077	\$45,535	\$49,231

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,200 - 3,200 SF	LEASE RATE:	Call Broker for More Details

AVAILABLE SPACES					
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3590 N Pecos Rd	Available	1,200 - 3,200 SF	NNN	Call Broker for More Details	Space may be demised. Call broker for details

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ADDITIONAL PHOTOS

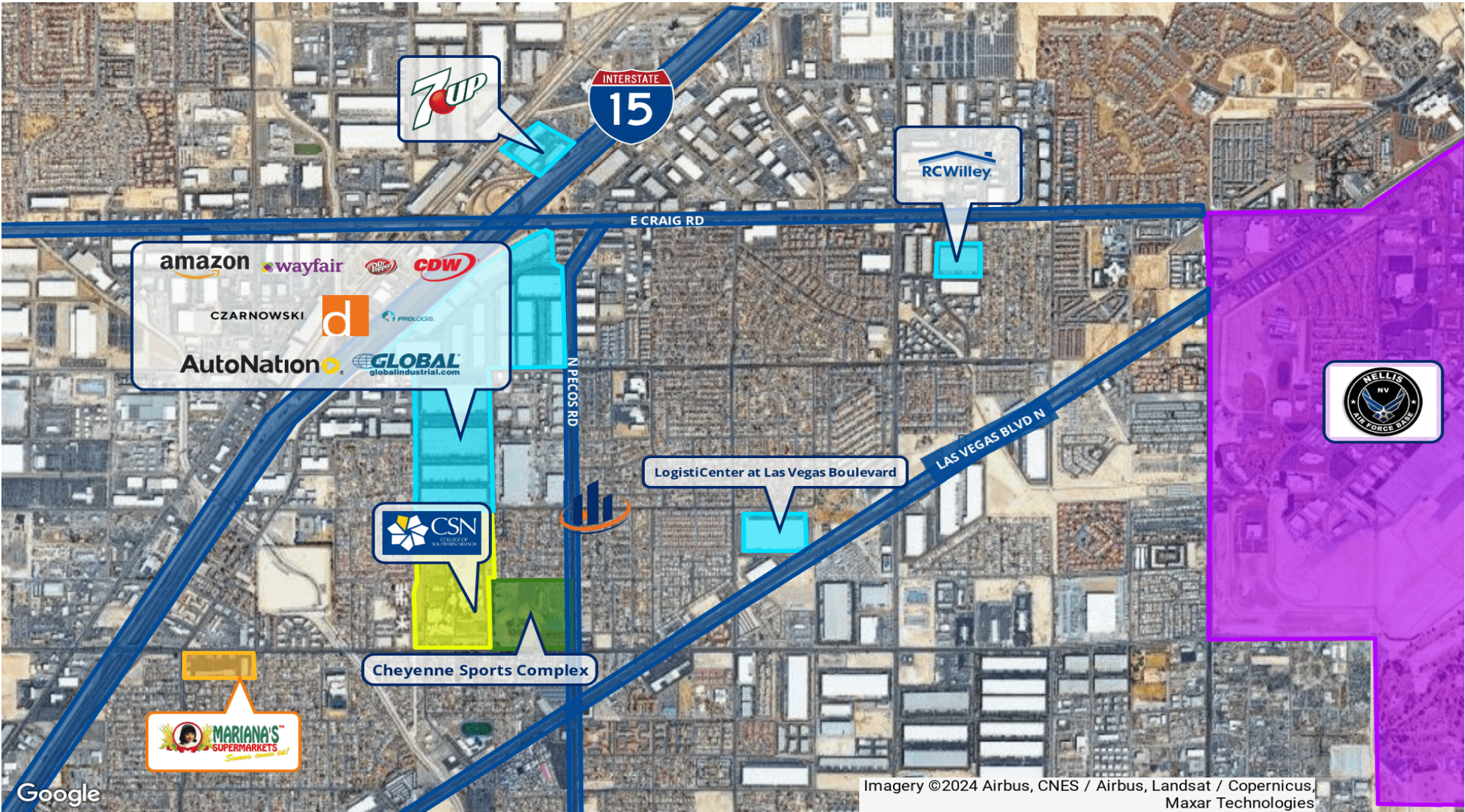


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TRADE AREA MAP



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