

# RETAIL/OFFICE/MEDICAL SPACES FOR LEASE

4160-4180 South Pecos Road, Las Vegas, NV 89121



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NV Lic # S.0191657



4160 S Pecos is a one story building consisting of 25,000 square feet space for retail, office or medical use.

4180 S Pecos consists of a 31,104 square feet two-story office/medical building with surveillance cameras installed throughout the building; key fob entry and alarm system available.

## HIGHLIGHTS

- High Traffic Count- 48,500 cars per day on Flamingo Road and Pecos Road
- Prominent Pylon and Monument Signage
- Ample Parking with Reserved Covered Parking Available
- Private Entrances, bathrooms and kitchen available
- Highly Competitive Terms with T1 Allowances
- The property is Zoned C-1 (Local Business) under Clark County Jurisdiction





# PROPERTY PHOTOS





## 4160 S. Pecos Road

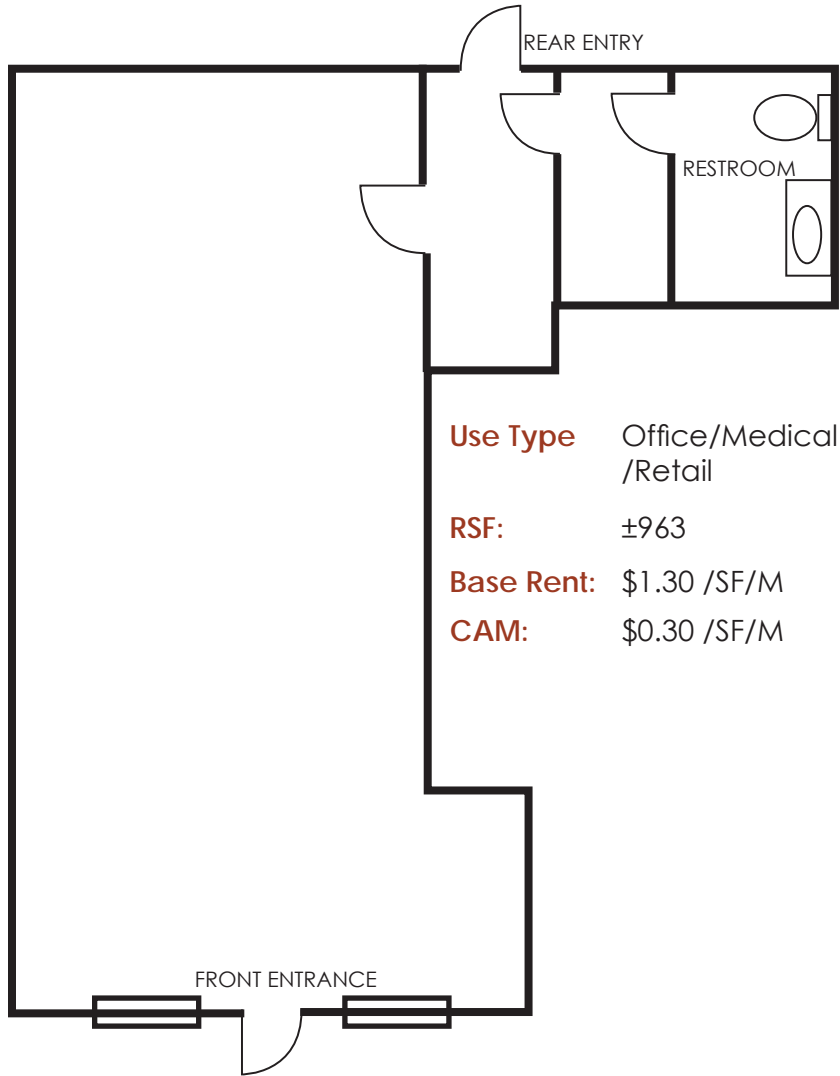
SUITE	USE/TYPE	RSF	BASE RENT	NNN'S	DESCRIPTION
8	Retail / Office/ Medical	±963	±\$1.30 / SF	\$0.30 /SF	This space has a private entrance with open layout; shared restroom with the space next door. +/- 963 SF is for the open area. It does not include the shared restroom area.
11-13	Retail / Office/ Medical	±4,000	±\$1.30 / SF	\$0.30 /SF	This space has three different private entrances with three physical addresses. It has built-in cubicles, bullpen area and private offices. Two of the private offices have sink. Two private restrooms with multiple stalls.
14 & 15	Retail / Office/ Medical	±5,145	±\$1.25 / SF	\$0.30 /SF	Two huge open floor plan with one private restroom and two back doors. This space comes with two physical addresses.
16 & 17	Retail / Office/ Medical	±3,000	±\$1.25 / SF	\$0.30 /SF	This space has five private offices with bullpen area, one private restroom with a storage closet. Two separate front entrances, two back doors and two physical addresses.
18 & 19	Retail / Office/ Medical	±2,000	±\$1.25 / SF	\$0.30 /SF	This space has a reception area, eight private offices with one private restroom and one storage closet, bullpen in the middle.

## 4180 S. Pecos Road

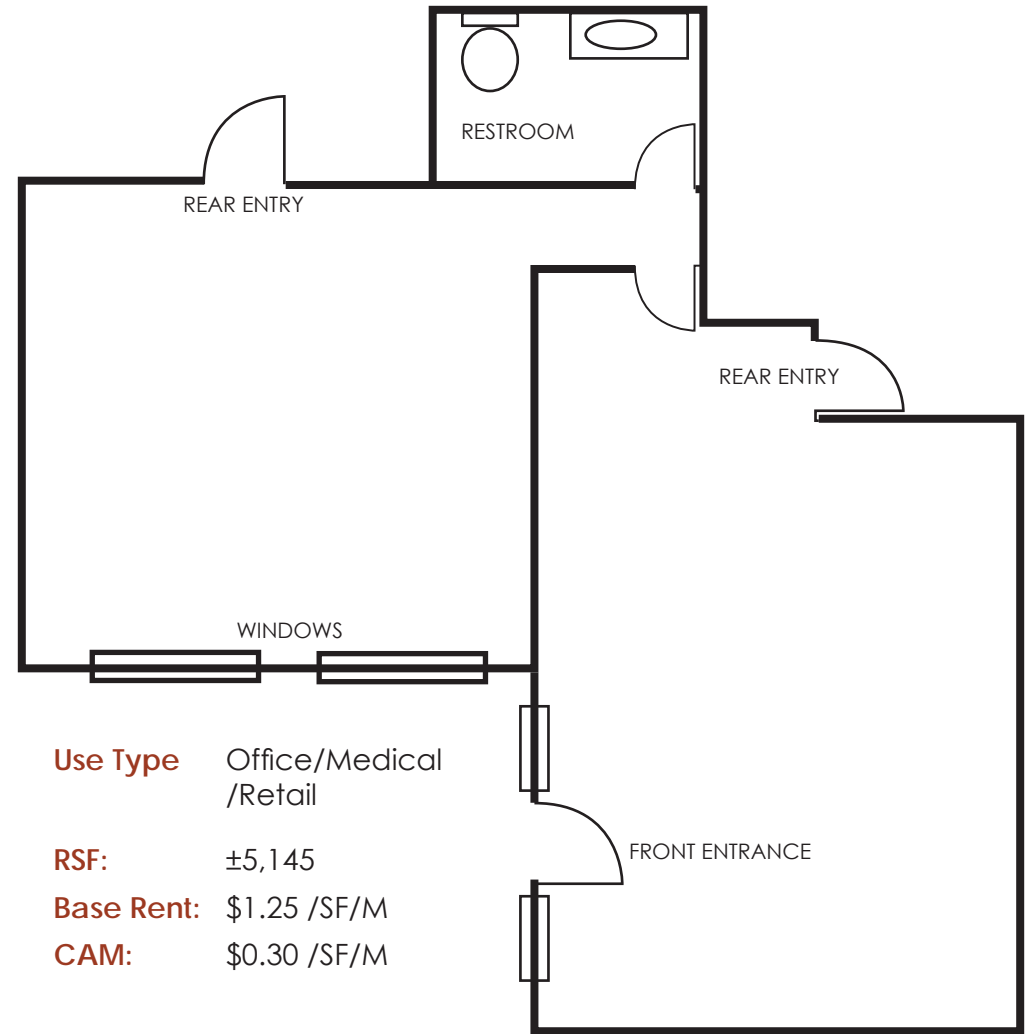
SUITE	USE/TYPE	RSF	BASE RENT	NNN'S	DESCRIPTION
Ground Floor	Office/Medical	±3,000 - ±15,552	±\$1.85 / SF	\$0.30 /SF	Former State office building. Ideal use for doctor's office, dentist office, law firm, accounting firm, call centers, government agencies, non-profit organizations, campaign groups etc. The space is ranging from +/-3,000 SF to +/-31,104 SF with various layout to serve different functions. Second floor elevator lobby features a vaulted ceiling with rotunda skylight.
Second Floor/ Half to Full Floor	Office/Medical	±7,776 - ±15,552	\$1.85 /SF	\$0.30 /SF	
Full Building	Office/Medical	±31,104	\$1.85 /SF	\$0.30 /SF	



4160 S. Pecos Road - Suite 8



4160 S. Pecos Road - Suites 14, & 15

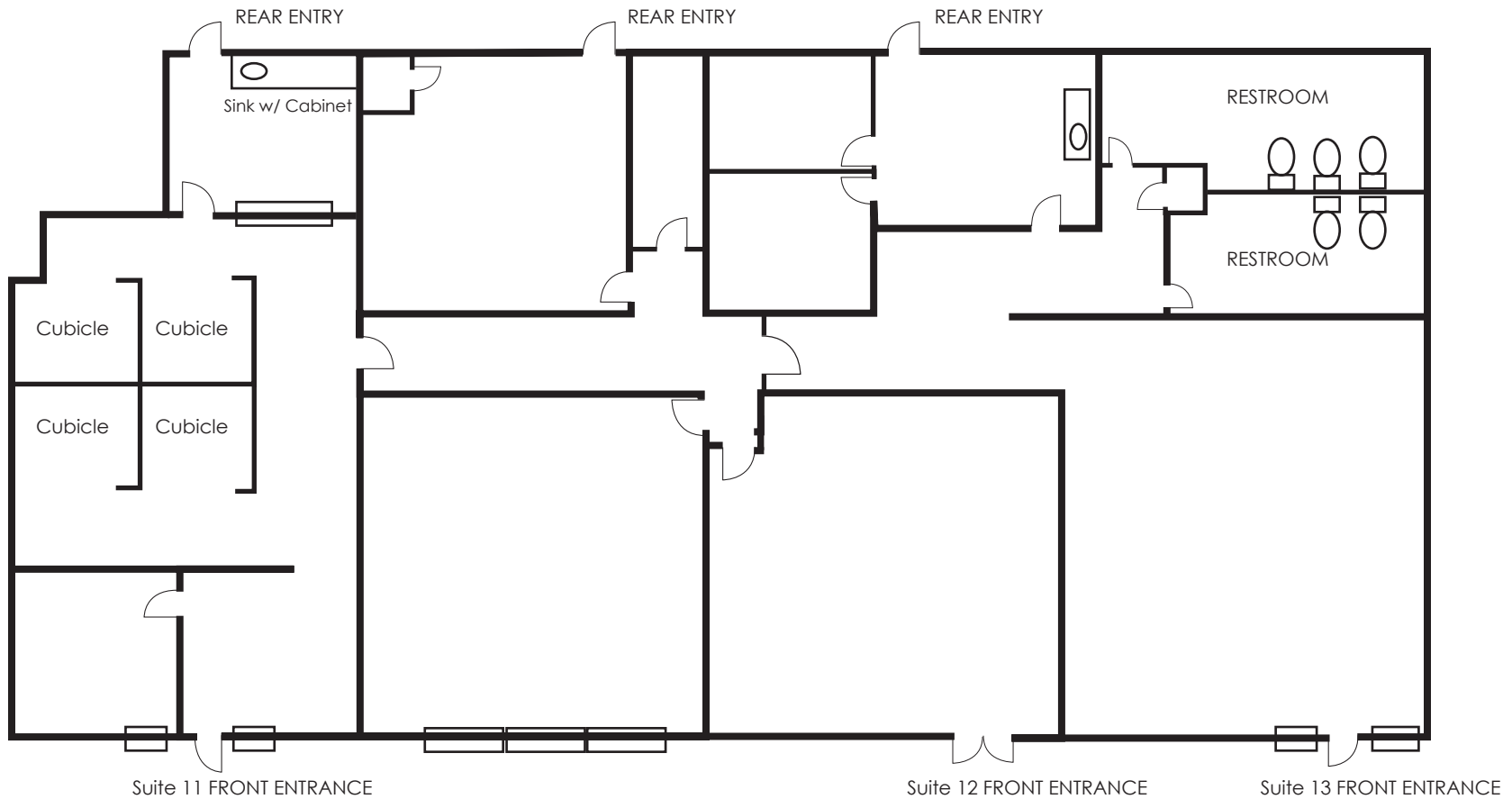


Not to Scale - For Reference Only

# FLOOR PLANS



4160 S. Pecos Road - Suite 11, 12, & 13



**Use Type** Office/Medical/Retail

**RSF:** ±4,000

**Base Rent:** \$1.30 /SF/M

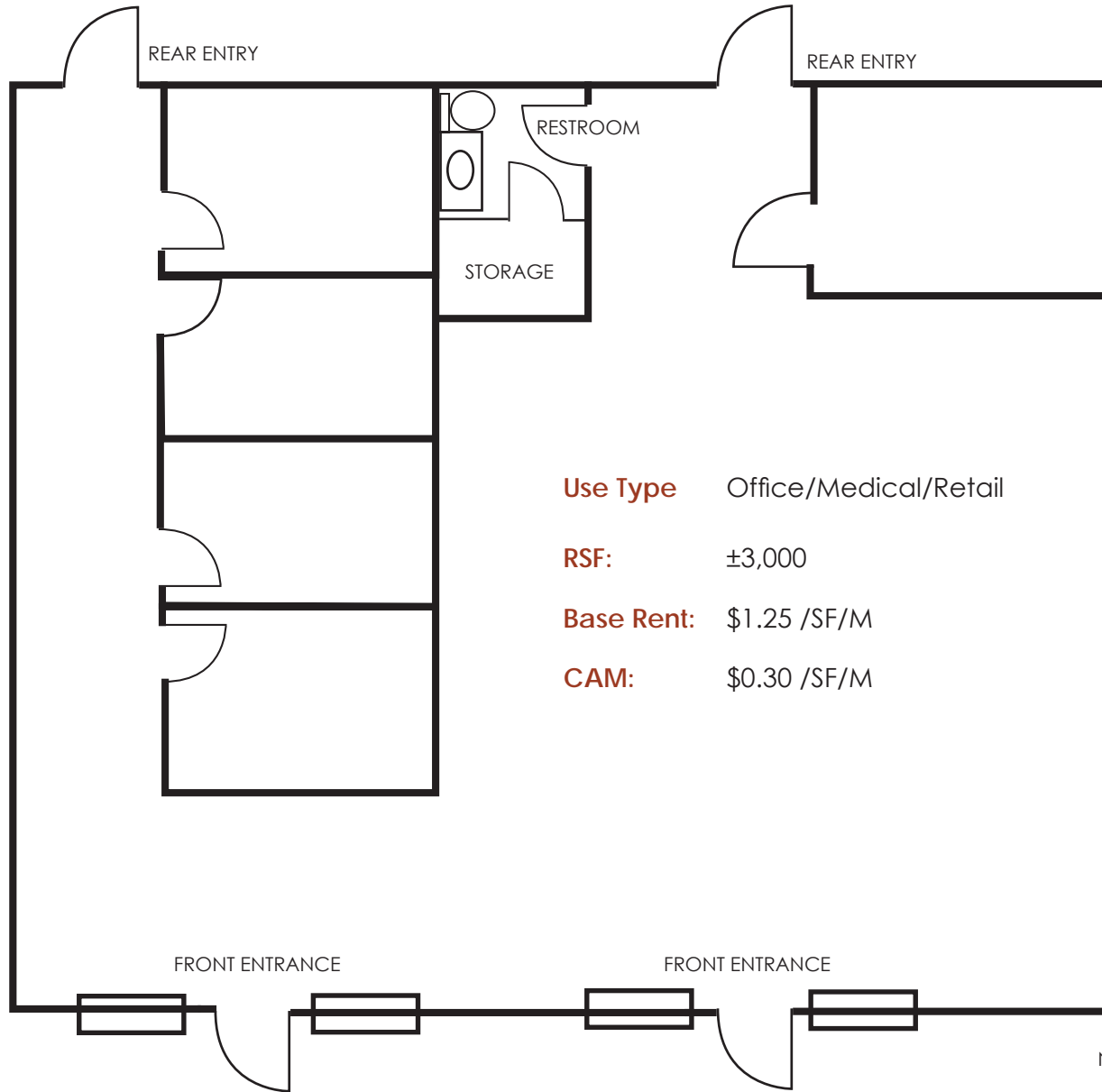
**CAM:** \$0.30 /SF/M

Not to Scale - For Reference Only

# FLOOR PLANS



4160 S. Pecos Road - Suites 16 & 17

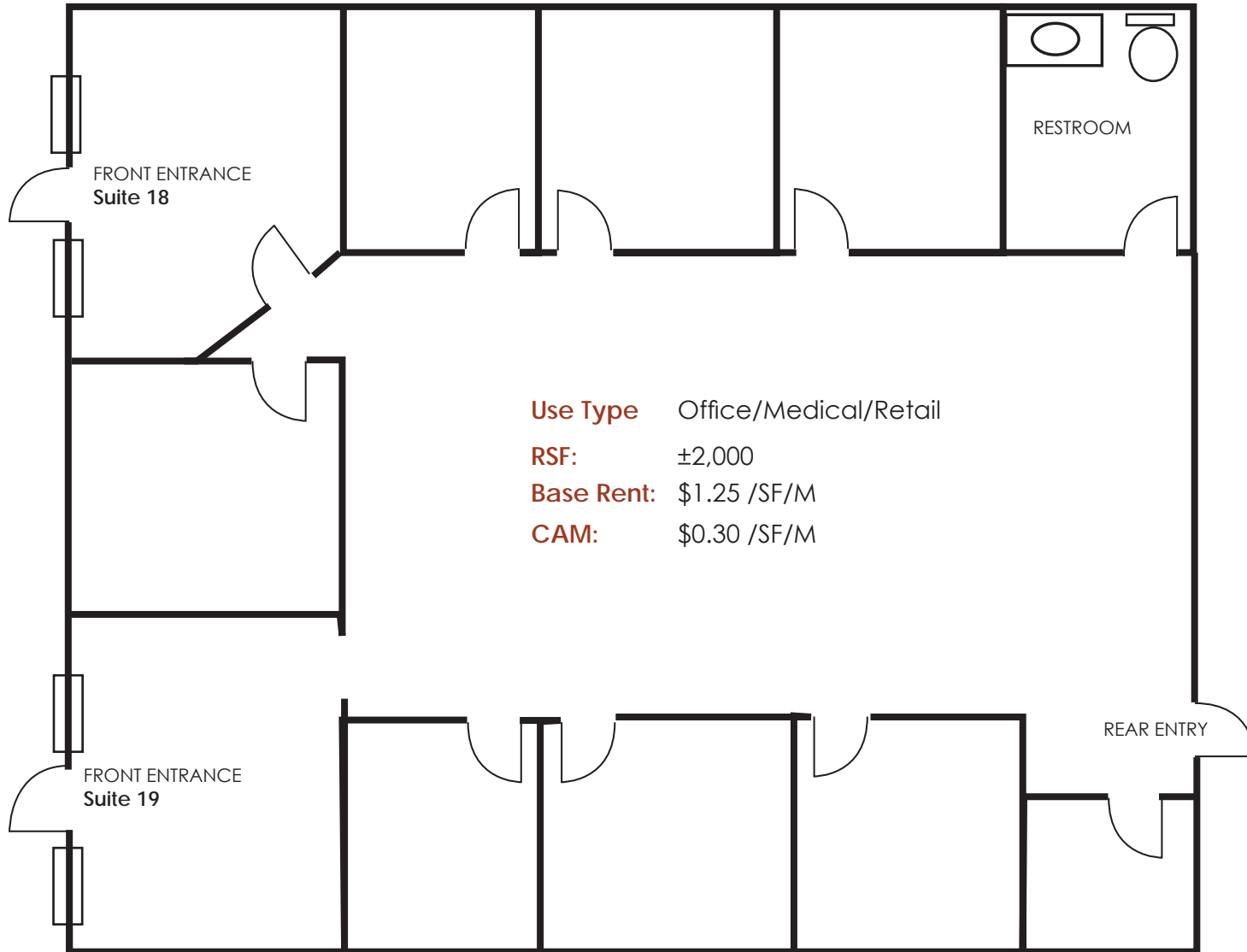


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# FLOOR PLANS



4160 S. Pecos Road - Suites 18 & 19

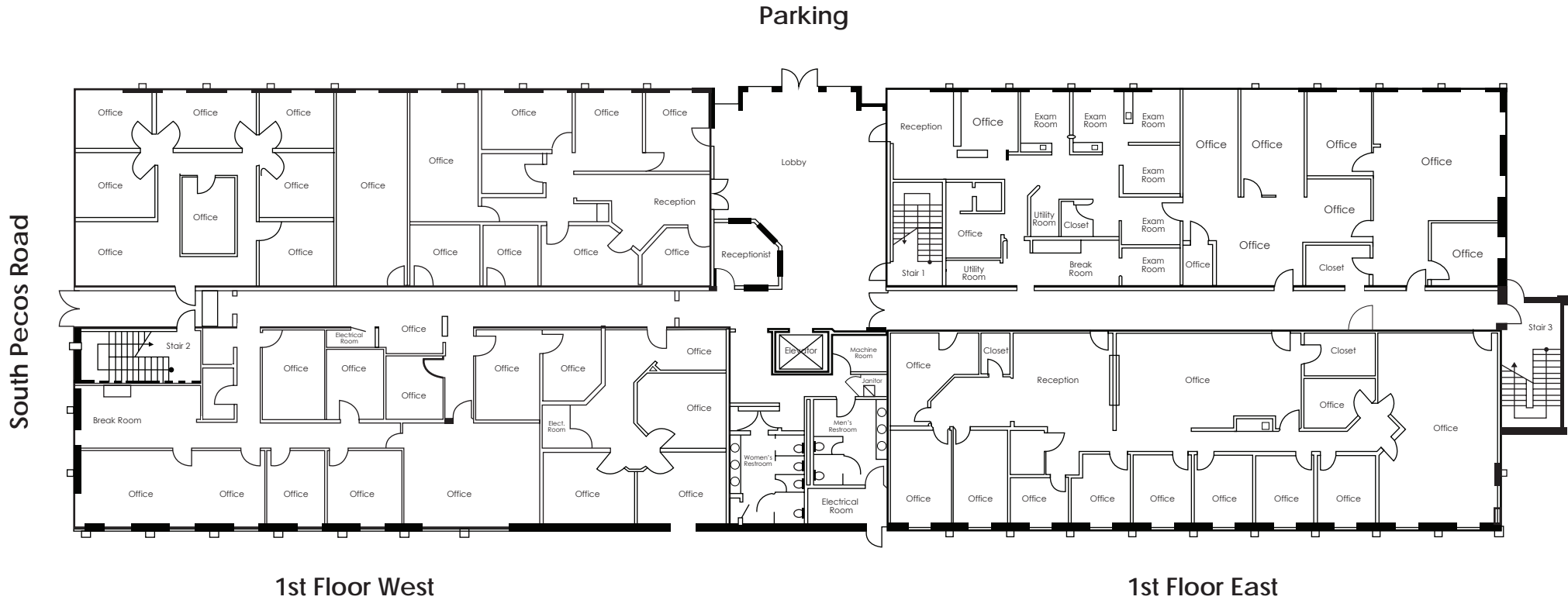


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## 4180 South Pecos Road - 1st Floor



- Use Type** Office/Medical
- RSF:** ±3,000 SF to ±15,552 SF
- Base Rent:** \$1.85 /SF/M
- CAM:** \$0.30 /SF/M

Not to Scale - For Reference Only



## 4180 South Pecos Road - 2nd Floor



**Use Type** Office/Medical

**RSF:** ±7,776 SF to ±15,552 SF (Half to Full Floor)

**Base Rent:** \$1.85 /SF/M

**CAM:** \$0.30 /SF/M

Not to Scale - For Reference Only



# AREA DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
<b>Census 2010 Summary</b>			
Population	16,077	193,739	434,759
Households	7,011	76,684	161,546
Families	3,856	42,657	95,246
Average Household Size	2.28	2.51	2.64
Owner Occupied Housing Units	4,306	33,091	72,579
Renter Occupied Housing Units	2,705	43,593	88,967
Median Age	45.8	36.9	35.0

<b>2021 Summary</b>			
Population	16,770	205,132	468,059
Households	7,332	80,121	173,028
Families	3,962	44,191	100,458
Average Household Size	2.28	2.54	2.66
Owner Occupied Housing Units	4,374	33,823	76,593
Renter Occupied Housing Units	2,958	46,298	96,435
Median Age	49.3	38.9	36.8
Median Household Income	\$53,369	\$40,442	\$44,139
Average Household Income	\$73,316	\$56,072	\$62,284

<b>2026 Summary</b>			
Population	17,619	216,891	497,523
Households	7,700	84,523	184,017
Families	4,147	46,488	106,310
Average Household Size	2.28	2.55	2.66
Owner Occupied Housing Units	4,688	36,528	83,063
Renter Occupied Housing Units	3,012	47,995	100,955
Median Age	49.6	39.3	37.4
Median Household Income	\$59,563	\$45,084	\$50,057
Average Household Income	\$83,096	\$63,336	\$70,458

## 5 MILE RADIUS

### POPULATION



205,132

2021 Total Population (Esri)



216,891

2023 Total Population (Esri)



198,816

2021 Total Daytime Population (Esri)

### HOME VALUE



267,904

2021 Median Home Value (Esri)



319,300

2021 Average Home Value (Esri)

### EMPLOYMENT



86,158

2021 Total (SIC01-99) Employees



8,234

2021 Total (SIC01-99) Businesses

Source: This infographic contains data provided by Esri, Esri, Esri and Data Axle, Esri and Bureau

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