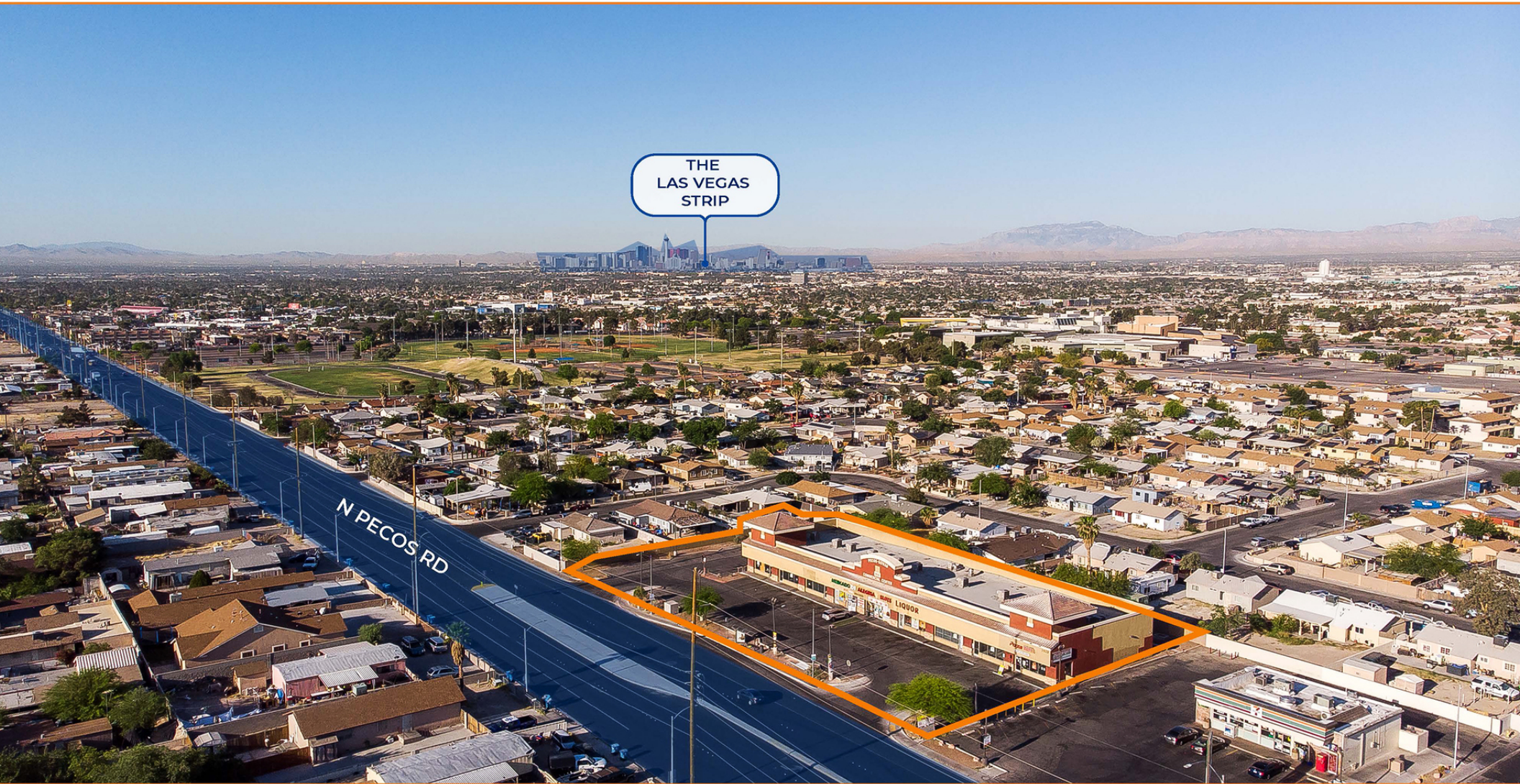


# N PECOS & GOWAN

3523 N PECOS RD, LAS VEGAS, NV 89115

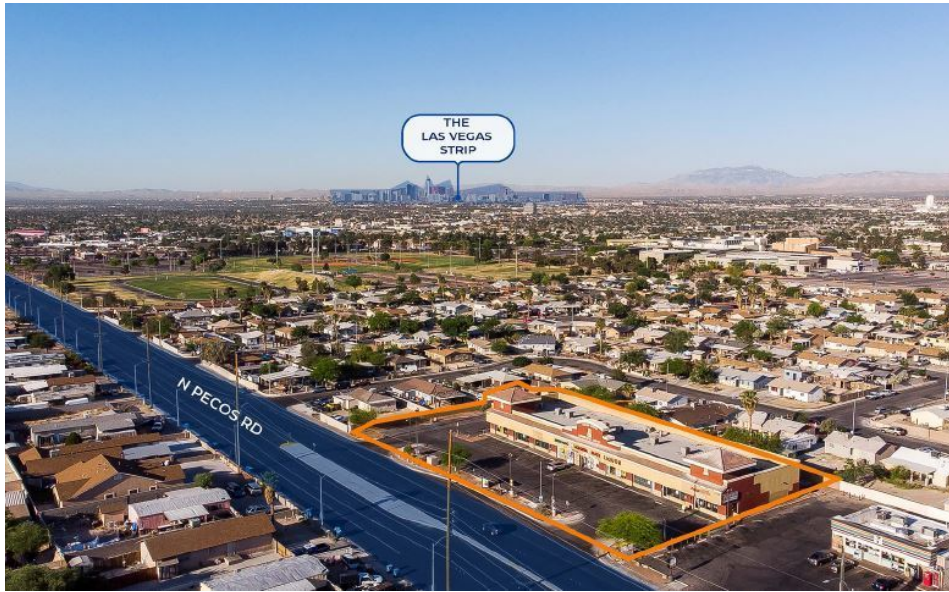


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### PROPERTY DESCRIPTION

Pecos & Gowan Commercial Center is a ±13,980 SF neighborhood retail shopping center located on N. Pecos Road and E. Gowan Rd. The subject property provides excellent visibility from 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, such as Amazon Fulfillment Center, CDW, Derse, Global Industrial, Western Group Packaging, Sunset Transportation and more!

### PROPERTY HIGHLIGHTS

- ±1,539 - ±2,081 SF suites available
- Endcap with up to ±4,700 SF contiguous available
- Vanilla shell with one restroom in each suite (110 includes two restrooms)
- 100, 160, and 170 have never been occupied and the A/C units are new/unused
- Ample parking at 4.5 per 1,000 SF

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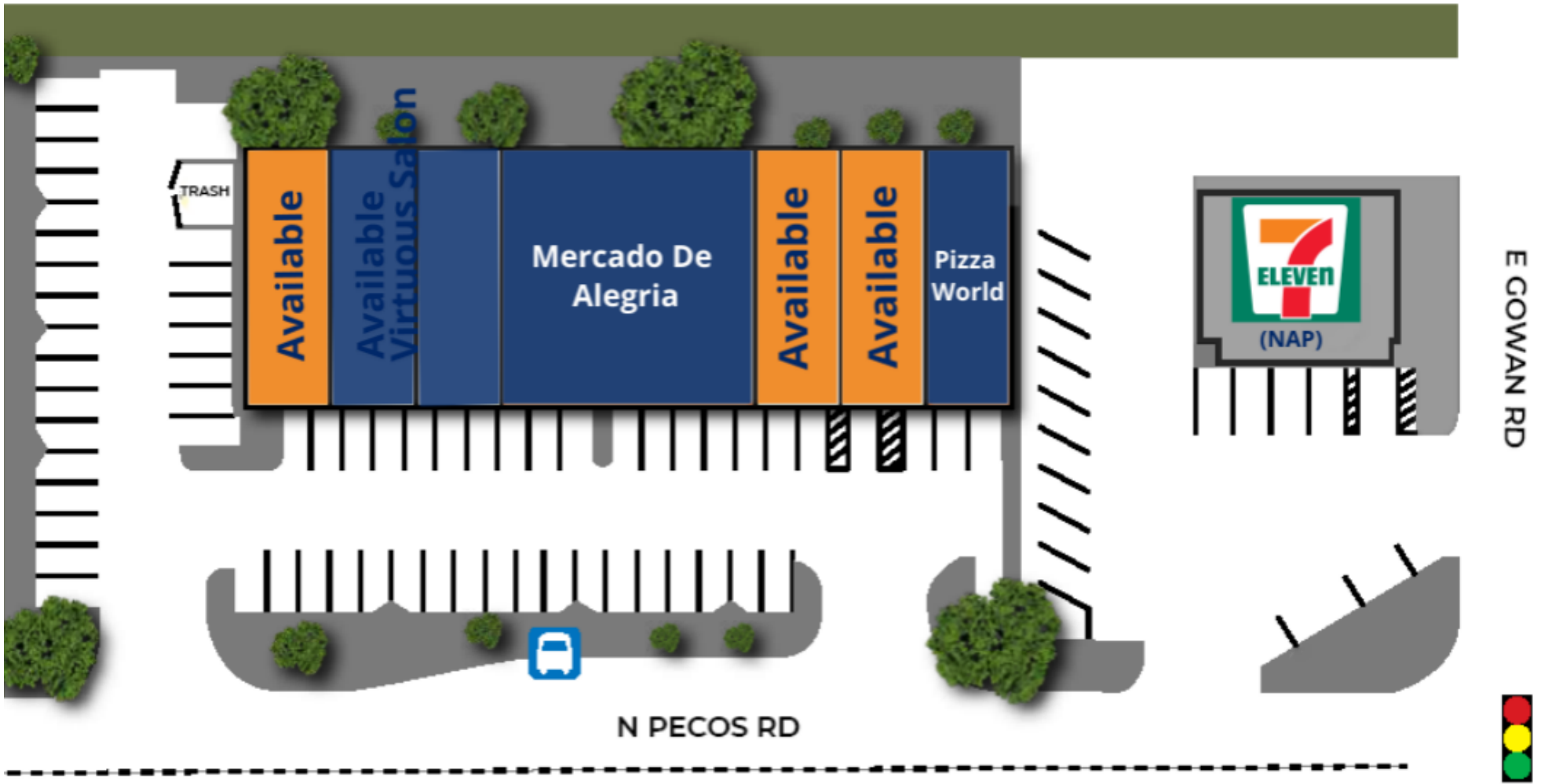
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### OFFERING SUMMARY

LEASE RATE:	\$0.95 SF/month [NNN]
AVAILABLE SF:	+/- 1,050 - 4,700 SF
ESTIMATED CAMS:	\$0.36/SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,072	42,482	112,918
TOTAL POPULATION	22,671	151,262	377,622
AVERAGE HH INCOME	\$48,124	\$50,268	\$51,423
DAYTIME POPULATION	7,425	59,226	140,433



**LEGEND**

- Available
- Occupied

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## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
3523 N. Pecos Rd. #100	Available	1,569 - 4,700 SF	NNN	\$0.95 SF/month
3523 N. Pecos Rd. #110	Available	2,081 - 4,700 SF	NNN	\$0.95 SF/month
3523 N. Pecos Rd. #120	Virtuous Salon	1,050 - 4,700 SF	NNN	\$0.95 SF/month
3523 N. Pecos Rd. #160	Available	1,568 SF	NNN	\$0.95 SF/month
3523 N. Pecos Rd. #170	Available	1,539 SF	NNN	\$0.95 SF/month
3523 N. Pecos Rd. #130	Mercado De Alegria	4,648 SF	NNN	-
3523 N. Pecos Rd. #180	Pizza World	1,617 SF	NNN	-

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Google

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