



# PECOS PLAZA

3114 N. LAS VEGAS BLVD.  
LAS VEGAS, NV 89115

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# Property Summary



## OFFERING SUMMARY

Lease Rate:	\$1.25 SF/month (NNN)
Number of Units:	12
Available SF:	815 - 1,630 SF
Lot Size:	1.58 Acres
Building Size:	17,431 SF

## PROPERTY DESCRIPTION

Unique 7-Eleven Co-Tenant Leasing Opportunity

## PROPERTY HIGHLIGHTS

- Traffic Counts N. Las Vegas Blvd. - 2017: 17,000 cars per day.
- Traffic Counts N. Pecos Rd. - 2017: 18,800 cars per day.
- Clark County Zoned (H-2)
- Parcel #: 14018102020
- Competitively Priced /SF
- Close Proximity to CSN
- Ample Parking Spaces
- 7-11 as a Co-Tenant.
- Cricket Wireless

# Additional Photos



# Available Spaces

LEASE TYPE | NNN

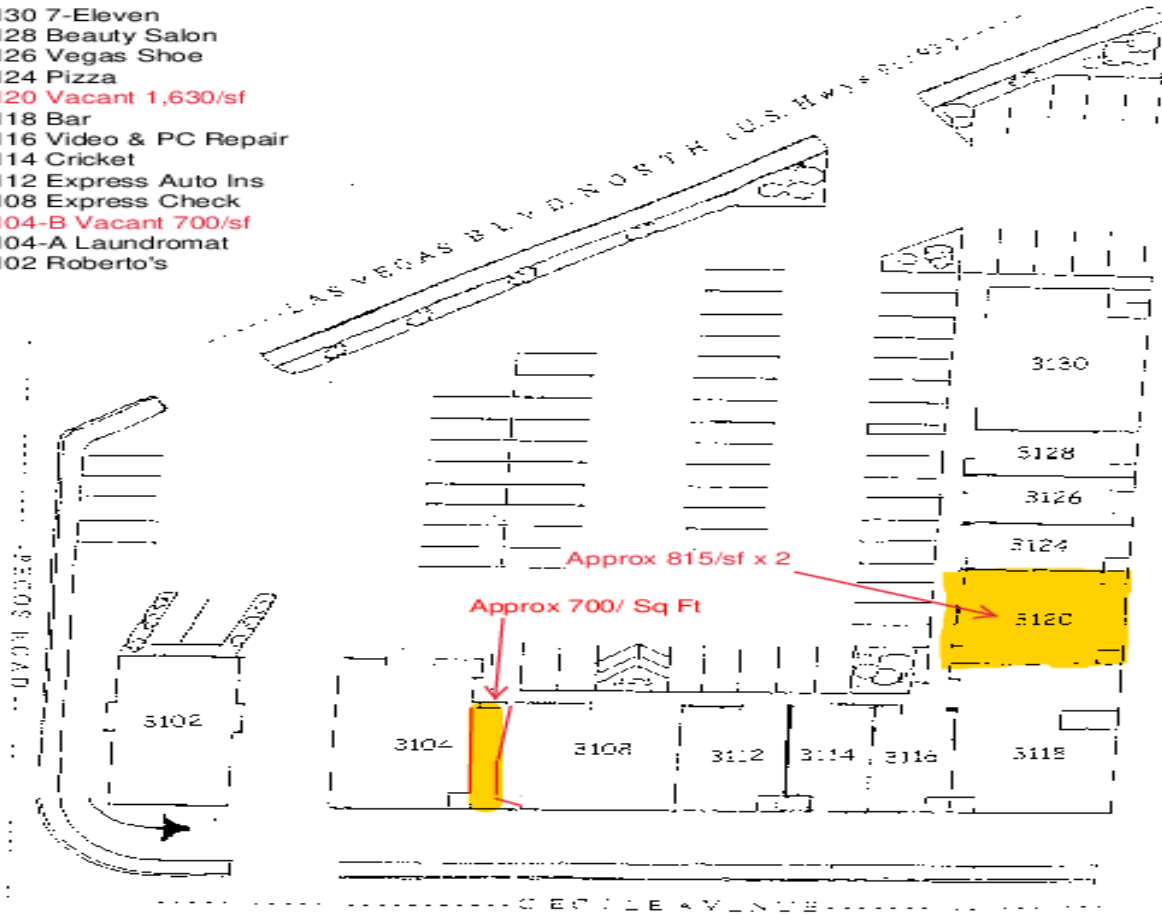
TOTAL SPACE | 815 - 1,630 SF

LEASE TERM | Negotiable

LEASE RATE | \$1.25 SF/month

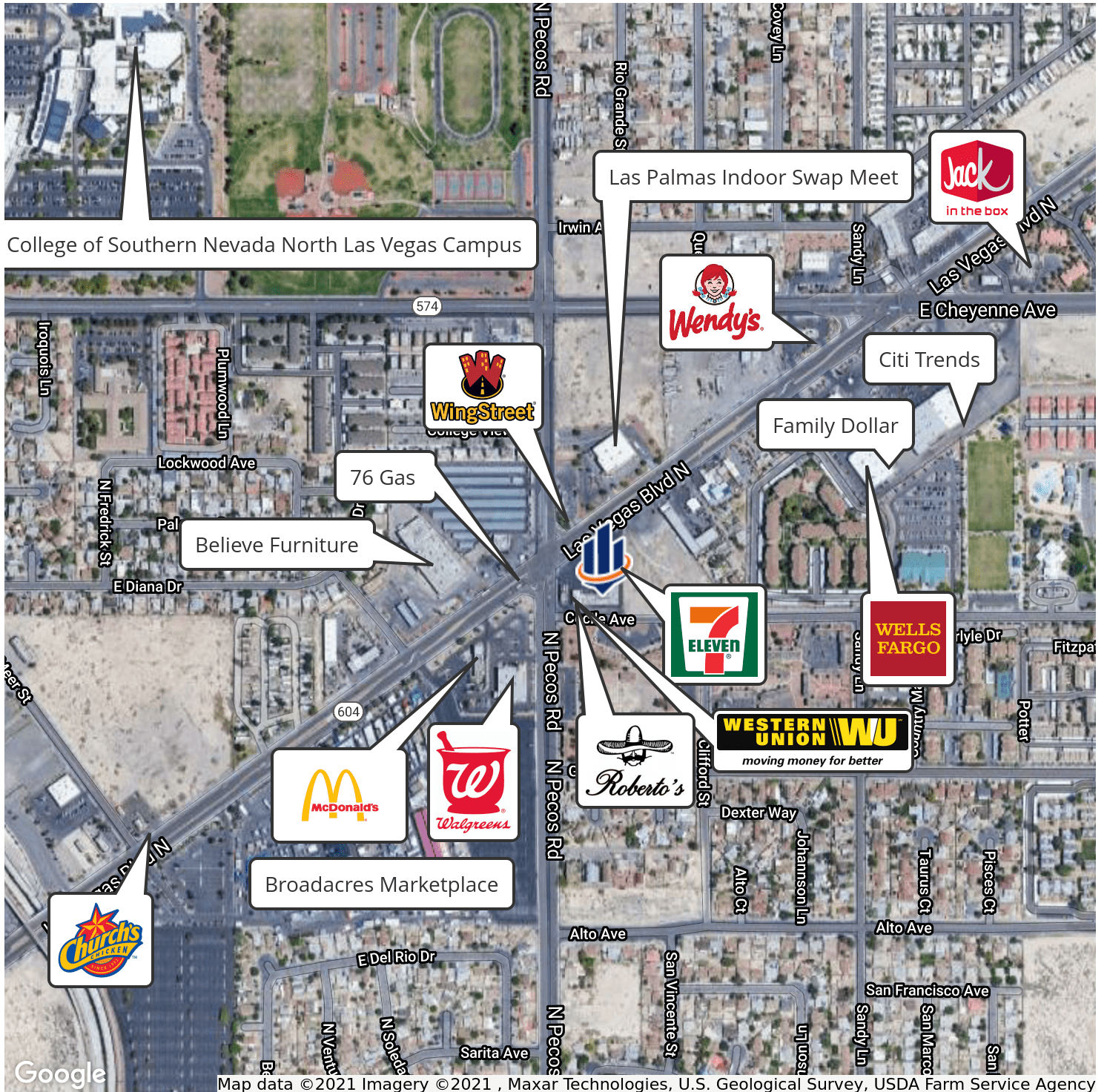
## SITE MAP

- 3130 7-Eleven
- 3128 Beauty Salon
- 3126 Vegas Shoe
- 3124 Pizza
- 3120 Vacant 1,630/sf
- 3118 Bar
- 3116 Video & PC Repair
- 3114 Cricket
- 3112 Express Auto Ins
- 3108 Express Check
- 3104-B Vacant 700/sf
- 3104-A Laundromat
- 3102 Roberto's

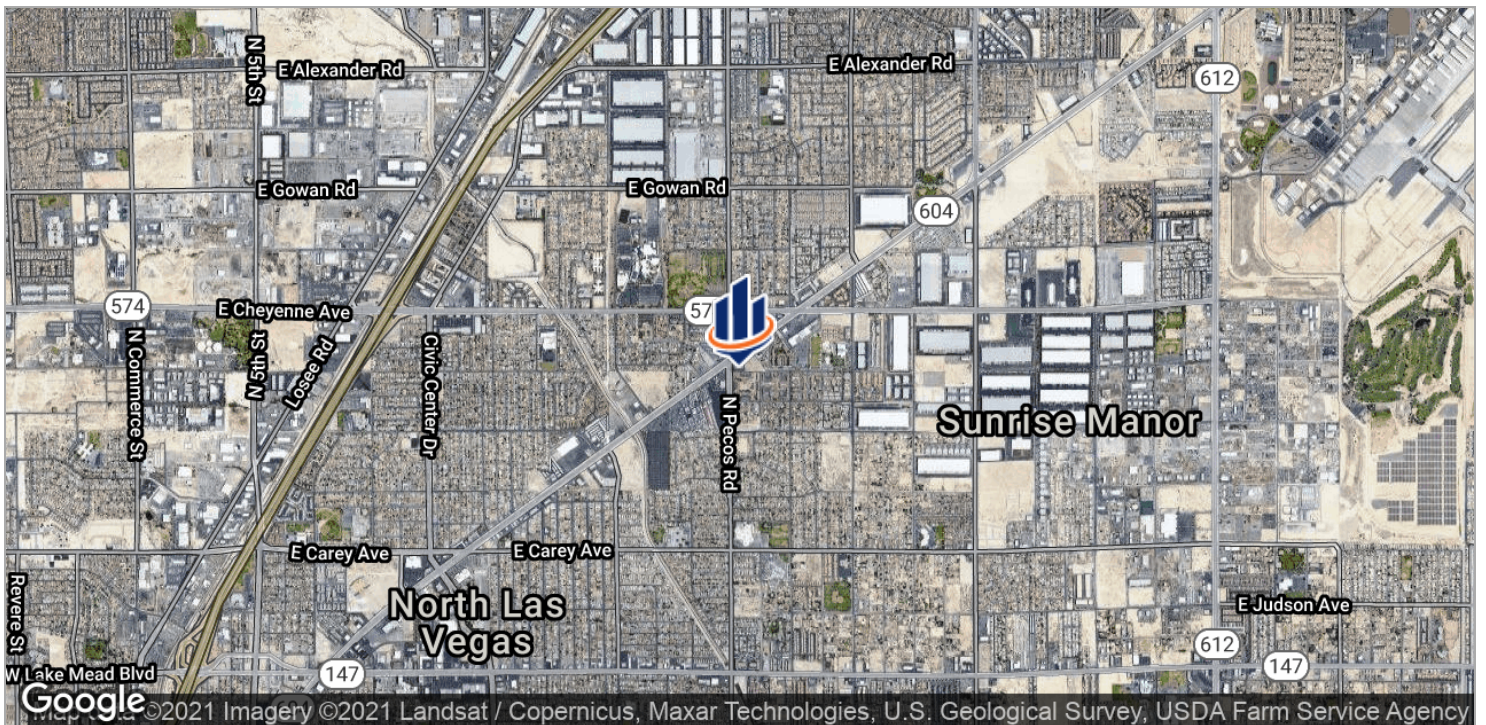


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 3120	Available	815 - 1,630 SF	NNN	\$1.25 SF/month	-

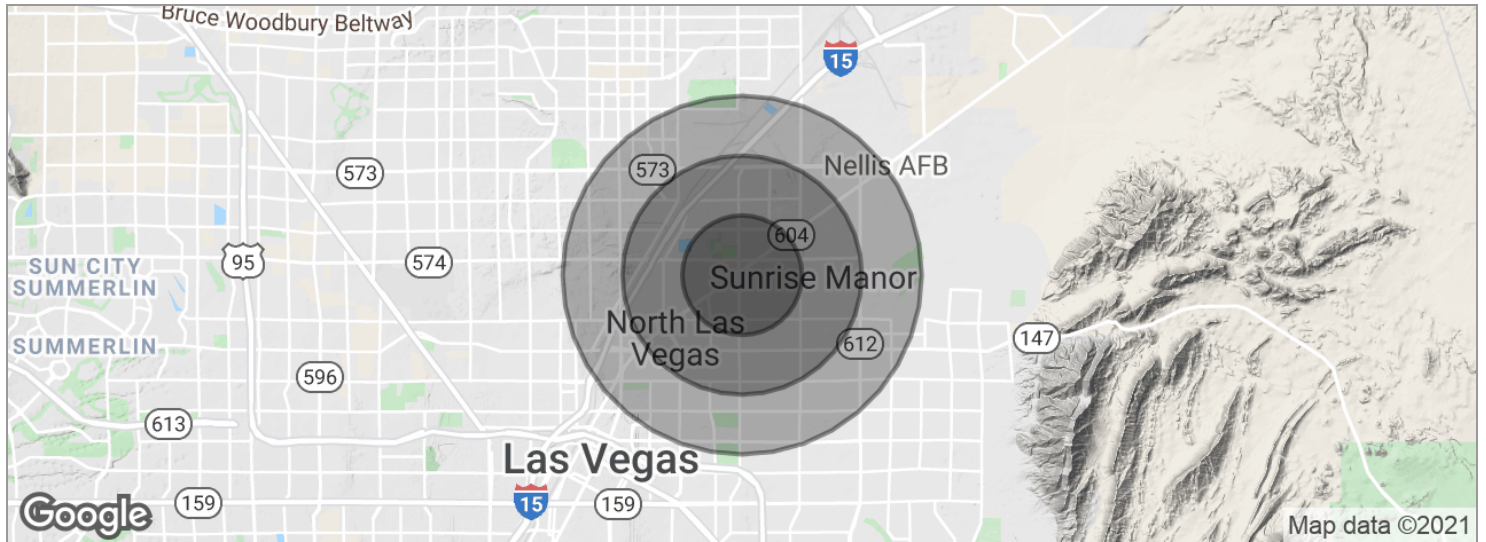
# Retailer Map



# Location Maps



# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total population	23,352	96,011	180,092
Median age	27.4	26.7	27.0
Median age (Male)	27.3	26.5	26.6
Median age (Female)	27.5	26.9	27.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total households	6,349	25,820	50,485
# of persons per HH	3.7	3.7	3.6
Average HH income	\$48,423	\$47,504	\$47,309
Average house value	\$143,161	\$140,324	\$142,410
<b>ETHNICITY [%]</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Hispanic	67.4%	67.8%	64.9%
<b>RACE [%]</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
White	71.6%	71.3%	67.9%
Black	12.3%	12.3%	12.9%
Asian	1.6%	2.0%	2.5%
Hawaiian	0.1%	0.1%	0.4%
American Indian	0.6%	0.5%	0.5%
Other	11.2%	11.0%	12.8%

\* Demographic data derived from 2010 US Census