

FOR LEASE

TROPICANA PECOS SHOPPING CENTER

4855 - 4865 S. Pecos Road & 3350 E. Tropicana Avenue, Las Vegas, NV 89121



Property Highlights

- 1,080 - 1,585 SF available
- \$1.25/SF per month NNN
- NNN: \$0.46/SF per month
- Strong traffic counts: ±70,000 at Pecos and Tropicana
- Strong retail trade area including Sam's Club, Walmart, Conn's HomePlus, Sprouts, etc.
- Former restaurant spaces available
- Grease traps and hood in place
- Zoned C-2
- Join Dunkin Donuts, Eyeglass World, Boost Mobile, Tropicana Dental and more



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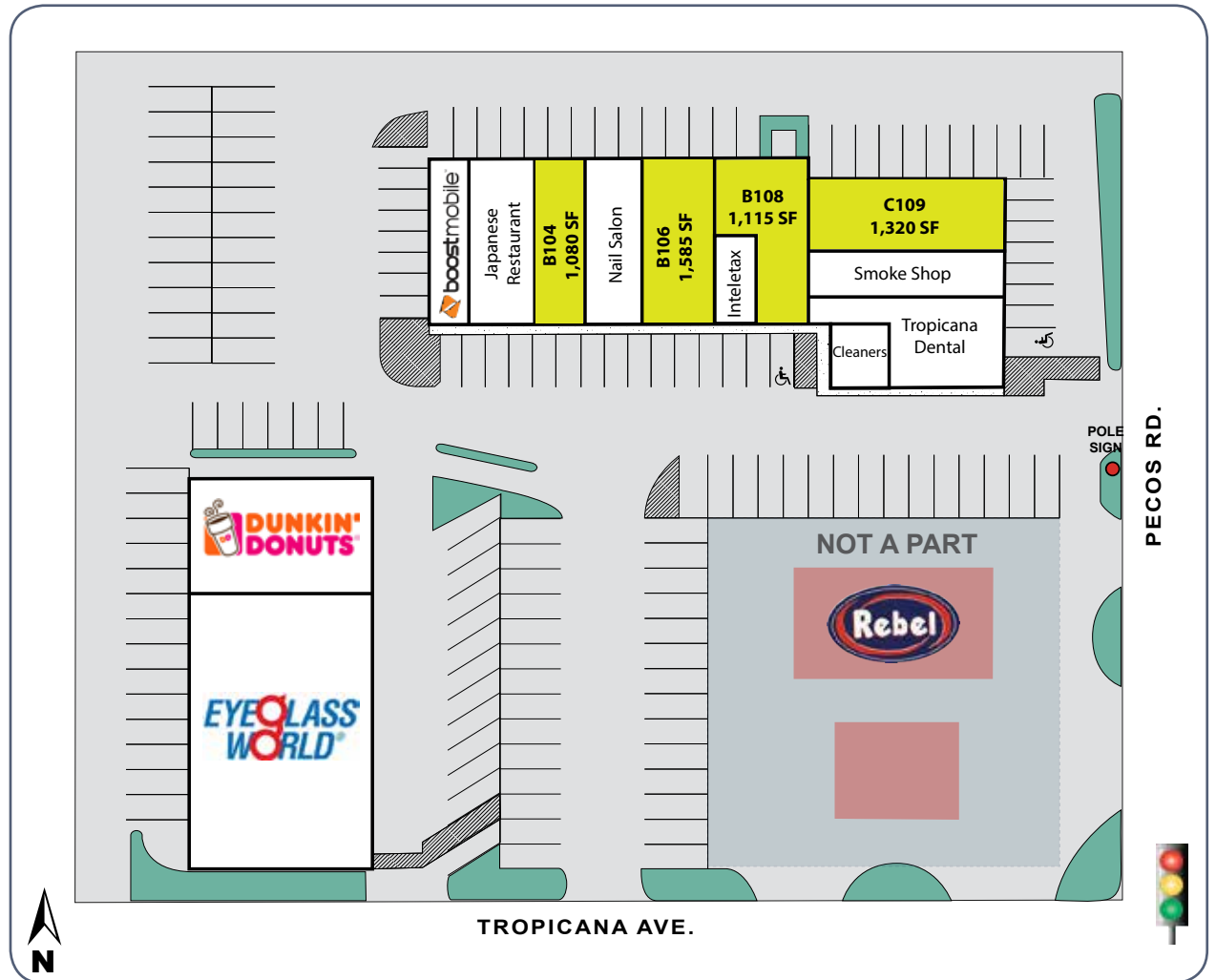
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ID#	SF	Tenant
A101		Eye Glass World
A102		Dunkin Donuts
B102		Cell Group
B103		Japanese Restaurant
B104	1,080	VACANT (former restaurant)
B105		Nail Salon
B106	1,585	VACANT (former restaurant)
B107		Inteletax
B108	1,115	PENDING VACANCY
C109	1,320	VACANT
C110		Smoke Shop
C111		Tropicana Dental
C112		Cleaners

	1 Mile	3 Mile
Population	19,267	164,575
HH Income	\$60,005	\$50,719
Traffic Count		
At Pecos & Tropicana	±70,000 cars per day	



Drawing not to scale. For illustration purposes only.

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