

PECOS PLAZA

3325 EAST RUSSELL ROAD • LAS VEGAS • NEVADA • 89120
 5715 SOUTH PECOS ROAD • LAS VEGAS • NEVADA • 89120

FOR LEASE



PROPERTY FEATURES

- **\$0.85–\$1.35 PSF NNN**
- 935–49,860 SF
- Anchor and Junior Anchor Opportunities Available
- 2nd Generation Restaurant Spaces Available (1,399 SF & 2,415 SF)
- High Traffic Intersection: Over 45,000 Cars per Day
- Immediate Area Underserved for Retail
- Motivated Ownership Looking to Make Aggressive Deals
- Free Rent Available for Qualified Tenants

DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

POPULATION

2012 ESTIMATED POPULATION	10,733	144,009	384,653
2017 PROJECTED POPULATION	11,097	146,507	401,625

HOUSEHOLDS

2012 ESTIMATED HOUSEHOLDS	4,501	56,999	153,136
2017 PROJECTED HOUSEHOLDS	4,635	57,506	159,121
2012 EST. AVERAGE HH INCOME	\$71,348	\$61,591	\$60,863
2012 EST. MEDIAN HH INCOME	\$55,300	\$45,746	\$46,209
2012 EST. PER CAPITA INCOME	\$30,189	\$24,768	\$24,431

CONTACT:

JEFF MITCHELL
 jmitchell@virtusco.com
 702.787.0123 x411

PRESTON ABELL
 preston@virtusco.com
 702.787.0123 x412

ANDREW FEHRMAN
 andrew@virtusco.com
 702.787.0123 x413



1333 North Buffalo Road, Suite 120 | Las Vegas, Nevada 89128
 Office 702.787.0123 | Fax 702.463.0123

www.virtusco.com

PECOS PLAZA

FOR LEASE

3325 EAST RUSSELL ROAD • LAS VEGAS • NEVADA • 89120
 5715 SOUTH PECOS ROAD • LAS VEGAS • NEVADA • 89120



SUITE	NAME	SF
3375-1A	Happy Feet Relexology	1,550
3375-1B	Jackpot Joannie's	2,790
3375-1C	Pecos Plaza Management	1,500
3375-1D	Smoke Shop	1,302
3375-1E	American Family Insurance	1,178
3375-1F	Nail Sense	1,116
3375-1G	AVAILABLE	1,116
3355-A	AVAILABLE	21,528
3355-2A	AVAILABLE	2,880
3355-2B	AVAILABLE	5,889
3355-2C	AVAILABLE	1,131
3355-2	AVAILABLE (COMBINED)	9,900

SUITE	NAME	SF
3325-A	AVAILABLE	49,860
3317-ABC	Banquet Hall	5,588
3347-A	AVAILABLE (RESTAURANT)	2,799
3347-C1	AVAILABLE (RESTAURANT)	1,399
3383-A	Safe Auto Repair	2,830
3315-4A	AVAILABLE	975
3315-4B	AVAILABLE	975
3315-4C	AVAILABLE	1,300
3315-4D	AVAILABLE	1,300
3315-4E	Bridal Shop	975
3315-4F	3D Mini Golf	9,198
3315-A2	Golden Flower Chinese Restaurant	1,600
3315-A3	Nutrition Store	1,600
3315-A4	UPS Store	1,600
3315-A5	AVAILABLE (RESTAURANT)	2,415

SUITE	NAME	SF
3315-4A	AVAILABLE	975
3315-4B	AVAILABLE	975
3315-4C	AVAILABLE	1,300
3315-4D	AVAILABLE	1,300
3315-4E	AVAILABLE	975
3315-4F	3D Mini Golf	9,198
3315-A2	Golden Flower Chinese Restaurant	1,600
3315-A3	Nutrition Store	1,600
3315-A4	UPS Store	1,600
3315-A5	AVAILABLE (RESTAURANT)	2,415
3383-A	Safe Auto Repair	2,830
3347-A	AVAILABLE (RESTAURANT)	2,799
3347-C1	AVAILABLE (RESTAURANT)	1,399
3315-C1	Roma Garden	4,500
5715-C2	AVAILABLE (RESTAURANT)	1,563
5725-D1	AVAILABLE	1,980
5725-D2	On Call Cash	832
5725-D3	Sprint/ Metro PCS	2,812

CONTACT:

JEFF MITCHELL
 jmitchell@virtusco.com
 702.787.0123 x411

PRESTON ABELL
 preston@virtusco.com
 702.787.0123 x412

ANDREW FEHRMAN
 andrew@virtusco.com
 702.787.0123 x413



1333 North Buffalo Road, Suite 120 | Las Vegas, Nevada 89128
 Office 702.787.0123 | Fax 702.463.0123

www.virtusco.com

PECOS PLAZA

FOR LEASE

3325 EAST RUSSELL ROAD • LAS VEGAS • NEVADA • 89120
5715 SOUTH PECOS ROAD • LAS VEGAS • NEVADA • 89120



CONTACT:

JEFF MITCHELL
jmitchell@virtusco.com
702.787.0123 x411

PRESTON ABELL
preston@virtusco.com
702.787.0123 x412

ANDREW FEHRMAN
andrew@virtusco.com
702.787.0123 x413



1333 North Buffalo Road, Suite 120 | Las Vegas, Nevada 89128
Office 702.787.0123 | Fax 702.463.0123

www.virtusco.com