



Town & Country

550-570 W Pioneer Blvd, Mesquite, NV 89027



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Town & Country

\$16.00 - \$30.00 /SF/YR

Town and Country Village Plaza in Mesquite, Nevada, is a mixed-use center offering retail and office space. It is ideally located on West Pioneer Boulevard with easy access to I-15 and is close to casinos, hotels, and all nine golf courses. The property features contemporary design, ample parking, and covered parking for tenants located behind the shopping center. Flexible floor plans and customizable office layouts are available, with some spaces offering outdoor areas. Large storefront windows provide maximum visibility. Town and Country Village Plaza is located at 550 West Pioneer Boulevard, Mesquite, Nevada, a city with an approximate population of 23,475, a median age of 46, and an average household income of \$72,000 per year. The property is...

- Frontage on W Pioneer Blvd Near Established Neighborhood, Casinos and Hotels
- I-15 Freeway Signage Visibility with Signage Opportunities Facing Highway
- 77 Miles South to Las Vegas and 36 Miles North to St. George
- Covered Parking for Tenants



Rental Rate:	\$16.00 - \$30.00 /SF/YR
Total Space Available:	21,797 SF
Min. Divisible:	792 SF
Max. Contiguous:	4,703 SF
Property Type:	Shopping Center
Center Type:	Neighborhood Center
Stores:	11
Center Properties:	2
Frontage:	252' on WEST PIONEER BLVD
Gross Leasable Area:	73,151 SF
Walk Score ©:	20 (Somewhat friendly)
Rental Rate Mo:	\$1.33 /SF/MO

1st Floor Ste 104

Space Available	3,003 SF
Rental Rate	\$16.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Retail
Lease Term	3 - 5 Years

Large open space ready for improvements. First floor, high traffic, easy access. Two opposite entrances, one with private outside patio area.

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1st Floor Ste 130

Space Available	3,400 SF
Rental Rate	\$16.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Bright 3400 square foot retail space located in the heart of the center, full front windows that bring in natural light and highlight your business with maximum visibility. Positioned in the center of the walkable complex it offers a high profile exposure. Close to 1-15, restaurants and 7 golf courses.

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1st Floor Ste 570-102

Space Available	2,051 SF
Rental Rate	\$16.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	5 - 10 Years

570 - 102 is part of a freestanding building with this former yogurt shop space at 2,600 sf and the adjacent former Pizza Hut space at 4,543 sf for a total of 7,143 sf. Single-story building located at the entrance to the center, excellent visibility to Pioneer Parkway, and ample parking. The space includes a seating area, a kitchen, and plenty of storage. There are several possibilities for this versatile space, which can be improved for a different retail or office venture.

3

2nd Floor Ste 200

Space Available	1,460 SF
Rental Rate	\$30.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office/Retail
Lease Term	3 - 5 Years

Suite 200 open space, 1,460 rsf ready for build-out.

4

2nd Floor Ste 202

Space Available	792 SF
Rental Rate	\$20.00 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Retail
Lease Term	3 - 5 Years

Suite 202, great open space, abundant light, close to elevator and plenty of parking.

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2nd Floor Ste 205

Space Available	2,015 SF
Rental Rate	\$30.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office/Retail
Lease Term	3 - 5 Years

Suite 205 open space approximately. 2,015 RSF lots of windows with mountain views. Grey Shell Space is ready for a build-out.

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2nd Floor Ste 210

Space Available	1,020 SF
Rental Rate	\$20.00 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Professional Services
Space Type	Relet
Space Use	Office/Retail
Lease Term	3 - 5 Years

Welcoming work area. Second floor, close to elevator, quiet, natural light, versatile open-concept office.

7

2nd Floor Ste 215

Space Available	1,613 SF
Rental Rate	\$20.00 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

Located on the Second Floor, East Wing, (Mountain View) South Side. Finished Space with built-out office. Plug and Play

8

2nd Floor Ste 218

Space Available	1,740 SF
Rental Rate	\$20.00 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Professional Services
Space Type	Relet
Space Use	Office/Retail
Lease Term	3 - 5 Years

Suite 218 large open area with a conference/breakroom, private restroom, kitchen area and private balcony. Plenty of parking

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2nd Floor Ste 236-248 WEST WING N.

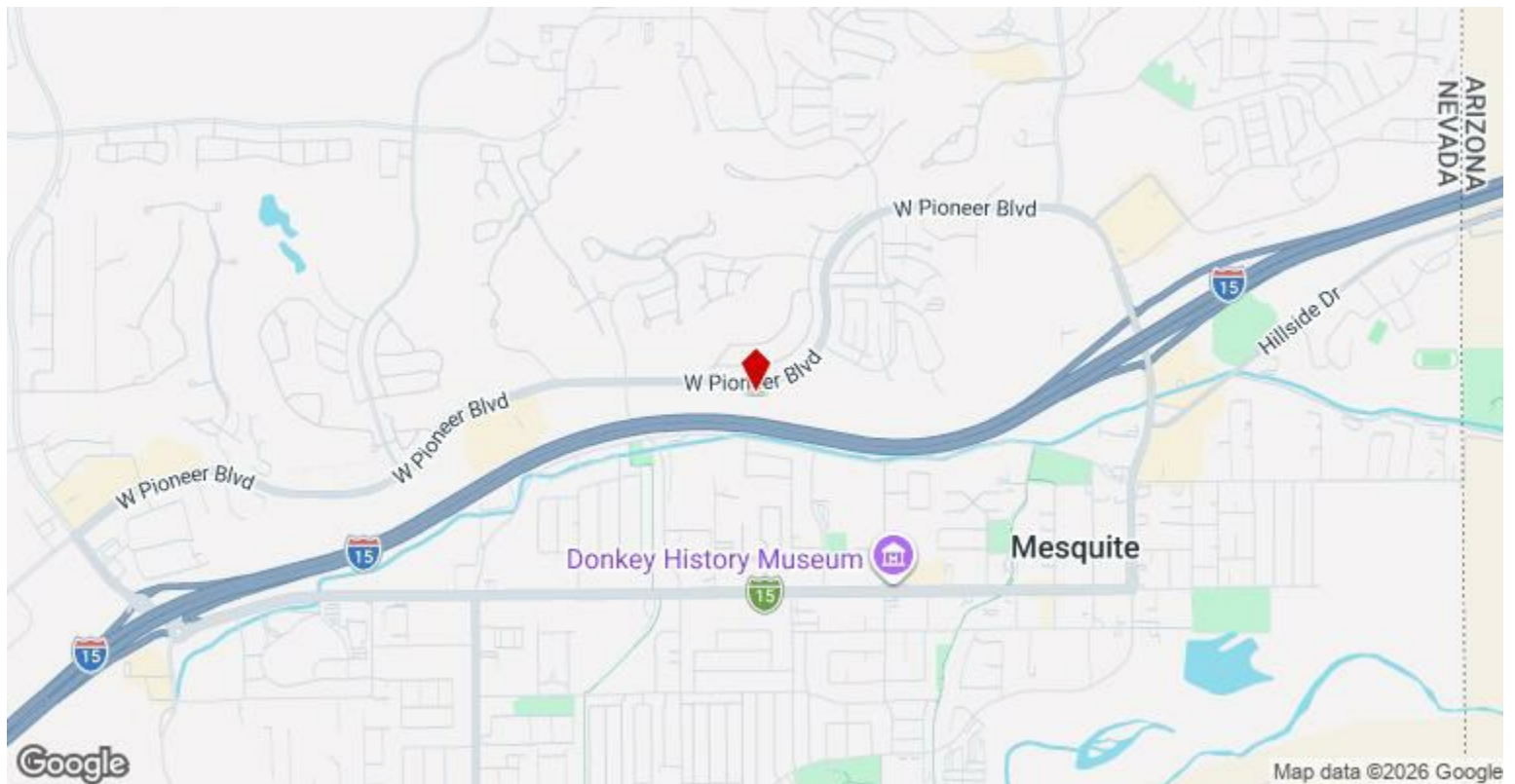
Space Available	1,340 - 4,703 SF
Rental Rate	\$30.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office/Retail
Lease Term	3 - 5 Years

Grey Shell Space with exterior walls completed, roof completed, windows installed, Concrete Floors (unfinished), Electrical not distributed, HVAC installed yet not ducted. shells are ready for improvements; one-half (1/2) floor. North Side of West Wing (Neighborhood: side) is 4,703 rsf of contiguous space, or divisible to 1,340 sf. Common Area Restrooms, hallways, lobby, and elevator are available and built out for Tenants, including covered parking.

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
A Caring Hand Home Health	-	
C&J Shutters, Blind, and Flooring	-	
Edward Jones	-	
Guild Mortgage	-	
High Desert Design	-	
La Fonda Mexican Food	-	
My Hearing Centers	-	
Nevada DMV	-	
Prime Properties Mesquite	-	
The UPS Store	-	
View Salon	-	



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Property Photos



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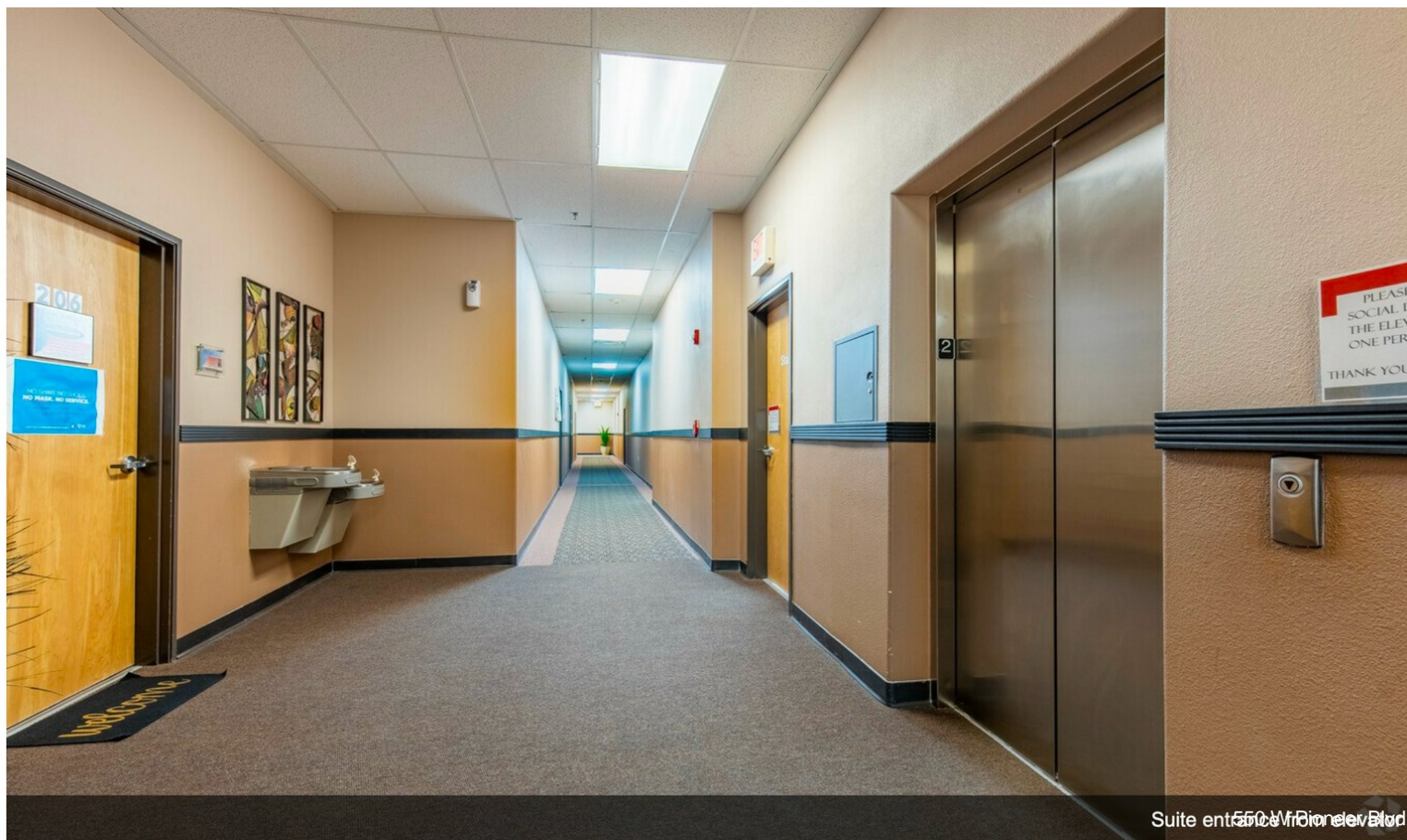


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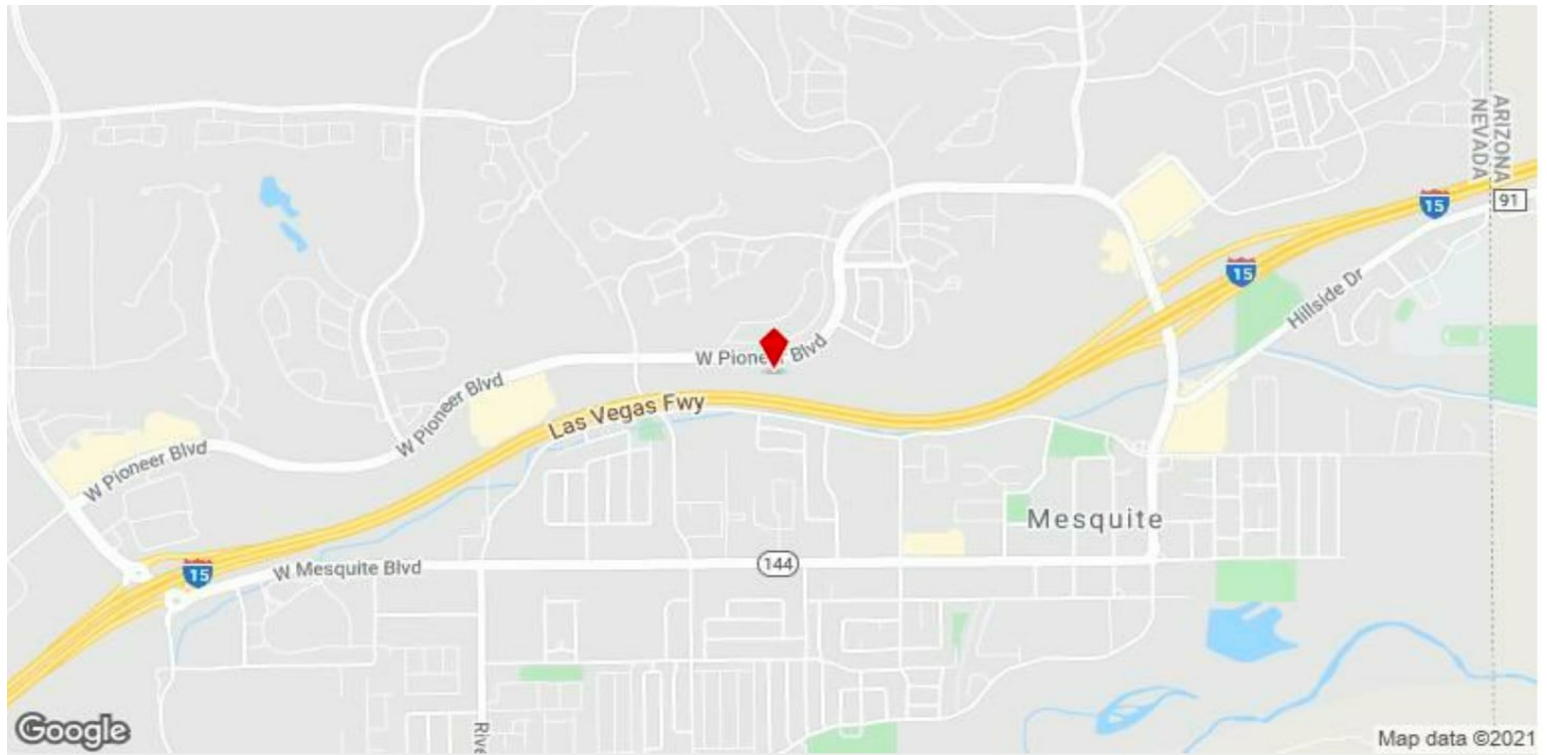
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