



The Las Vegas Strip

Downtown Las Vegas



FOR LEASE PECOS PLAZA

3102-3130 N. Las Vegas Boulevard Las Vegas, NV 89115

ERIC ROGOSCH

Vice President

702.527.5313

eric.rogosch@svn.com

NV #S.0052003

PROPERTY SUMMARY

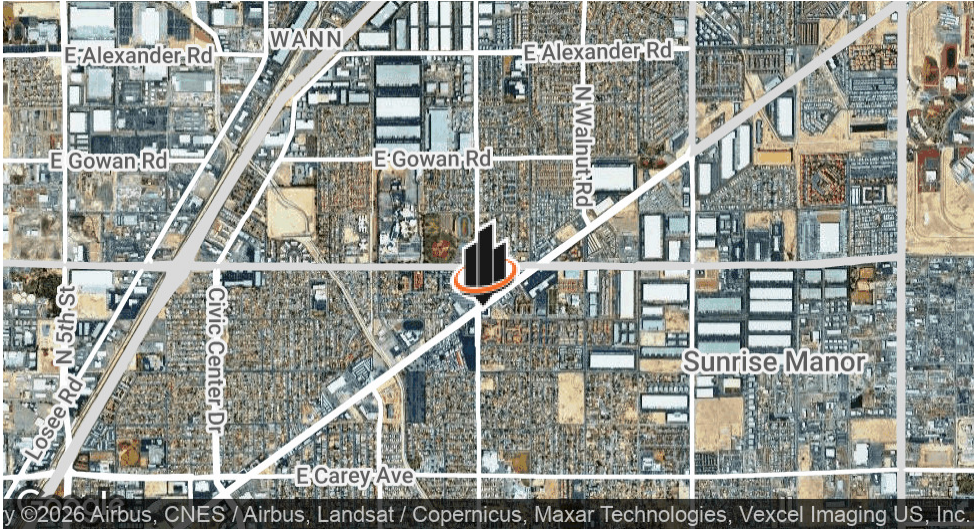


PROPERTY HIGHLIGHTS

- SPACES RECENTLY RENOVATED!
- 7-Eleven Anchored Center
- Co-Tenants include Robertos Taco Shop and Oasis Laundromat
- +/- 36,900 VPD at Las Vegas Boulevard and Pecos Road
- Convenient Ingress and Egress
- Seasoned retailers with repeat customers
- Close Proximity to CSN on Cheyenne
- Ample Parking Spaces

ERIC ROGOSCH
O: 702.527.5313
eric.rogosch@svn.com
NV #S.0052003

PECOS PLAZA | 3112 N. Las Vegas Boulevard Las Vegas, NV 89115



OFFERING SUMMARY

LEASE RATE:	\$1.50 - \$2.00 SF/month (NNN)
AVAILABLE SF:	± 807 - 1,118 SF
ZONING:	Commercial General (CG)
PARCEL #:	140-18-102-020

SITE PLAN & LEASE SPACES



ERIC ROGOSCH
O: 702.527.5313
eric.rogosch@svn.com
NV #S.0052003

SITE PLAN & LEASE SPACES

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
3102	Roberto's Taco Shop	1,800 SF	NNN	-	-
3104	Oasis Laundromat	3,265 SF	NNN	-	-
3108	Available	1,118 SF	NNN	\$1.50 - 2.00 SF/month	-
3112	Express Auto Insurance	815 SF	NNN	-	-
3114	Cricket Wireless	815 SF	NNN	-	-
3116	Dotty's	800 SF	NNN	-	-
3118	Dotty's	2,373 SF	NNN	-	-
3120	Available	807 SF	NNN	\$1.50 - 2.00 SF/month	-
3122	Available	808 SF	NNN	\$1.50 - 2.00 SF/month	-
3124	Neals Pizza	800 SF	NNN	-	-
3126	Available	815 SF	NNN	\$1.50 - 2.00 SF/month	-
3128	Victoria's Beauty Salon	815 SF	NNN	-	-
3130	7-Eleven	2,400 SF	NNN	-	-

ERIC ROGOSCH
O: 702.527.5313
eric.rogosch@svn.com
NV #S.0052003

ADDITIONAL PHOTOS



7-Eleven Anchor



Roberto's Taco Shop Co-Anchor



Oasis Laundromat

ERIC ROGOSCH

O: 702.527.5313

eric.rogosch@svn.com

NV #S.0052003

PECOS PLAZA | 3112 N. Las Vegas Boulevard Las Vegas, NV 89115

SVN | THE EQUITY GROUP 5

RETAILER MAP



ERIC ROGOSCH

O: 702.527.5313

eric.rogosch@svn.com

NV #S.0052003

PECOS PLAZA | 3112 N. Las Vegas Boulevard Las Vegas, NV 89115

SVN | THE EQUITY GROUP