



FOR LEASE

±1,500 SF Available

6475 S Pecos Road, Las Vegas, Nevada 89120

2nd Generation Restaurant



Steven D. Haynes

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License # NV-BS.0144540

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2nd Generation Restaurant

Property Overview

Located in the heart of the Southeast Las Vegas Valley, the ±1,500 SF 2nd Generation Restaurant offers an exceptional opportunity within one of the region's most established commercial corridors.

Positioned just minutes from Harry Reid International Airport, the property benefits from a diverse customer base generated by dense residential neighborhoods, a substantial daytime workforce, and one of Southern Nevada's largest concentrations of industrial and office employment.

Property Highlights

- 2nd Generation end-cap restaurant available for lease with hood, grease trap and fully built out kitchen
- Located at a high traffic intersection at S. Pecos and E. Sunset Road (Estimated ±59,000 VPD)
- Less than 6 miles from Harry Reid International Airport, providing access to more than 60,000 airport related employees, business travelers, airline crews, and millions of annual visitors
- Strong daytime workforce with an estimated 10-15 million square feet of office and industrial buildings within a 2-3 miles radius from the site
- Services the Green Valley, Whitney Ranch and Southeast Las Vegas with well over 145,000 people within a three-mile radius

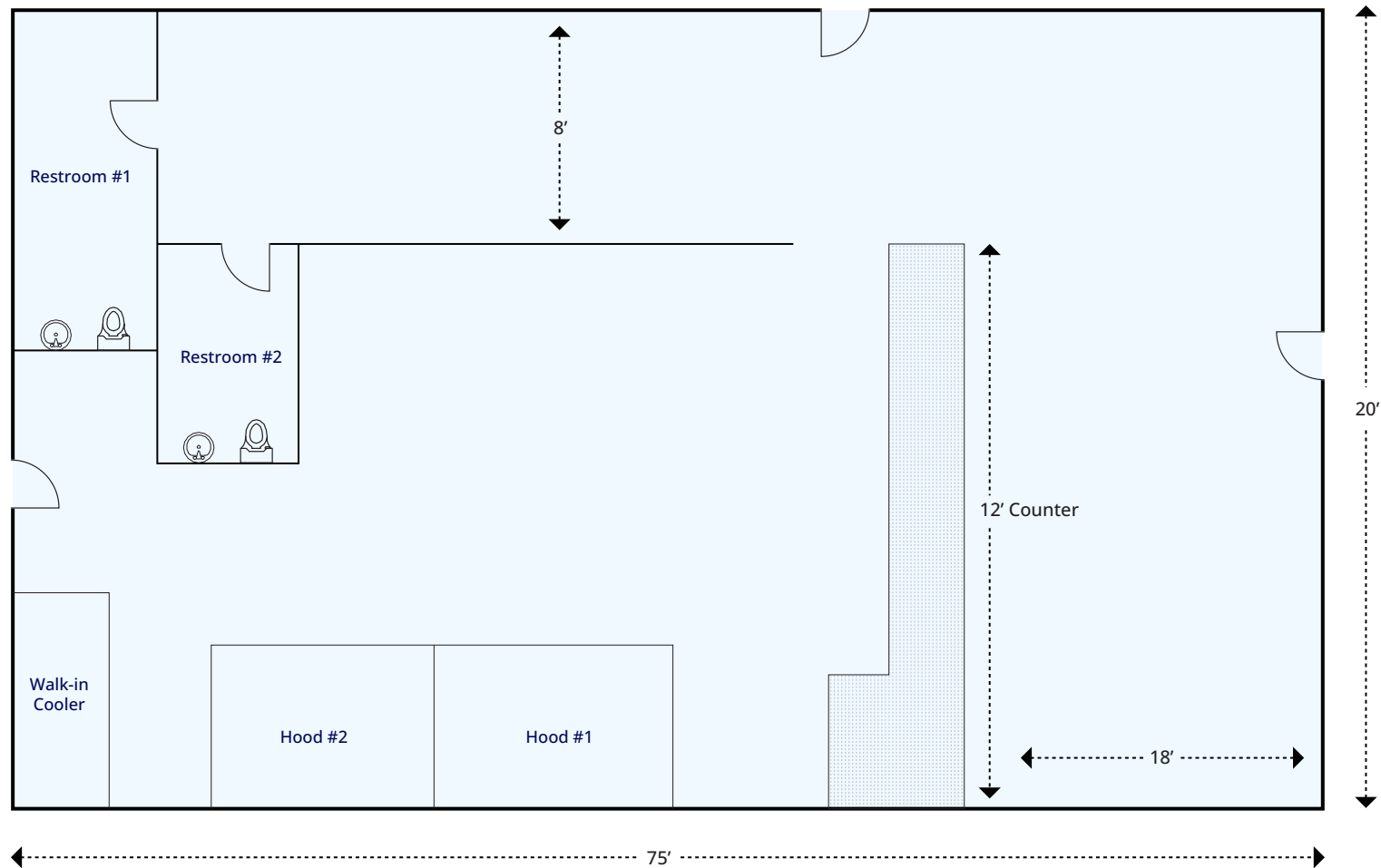


Floor Plan

 For illustration purposes only. Not to scale.



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CONTACT ME

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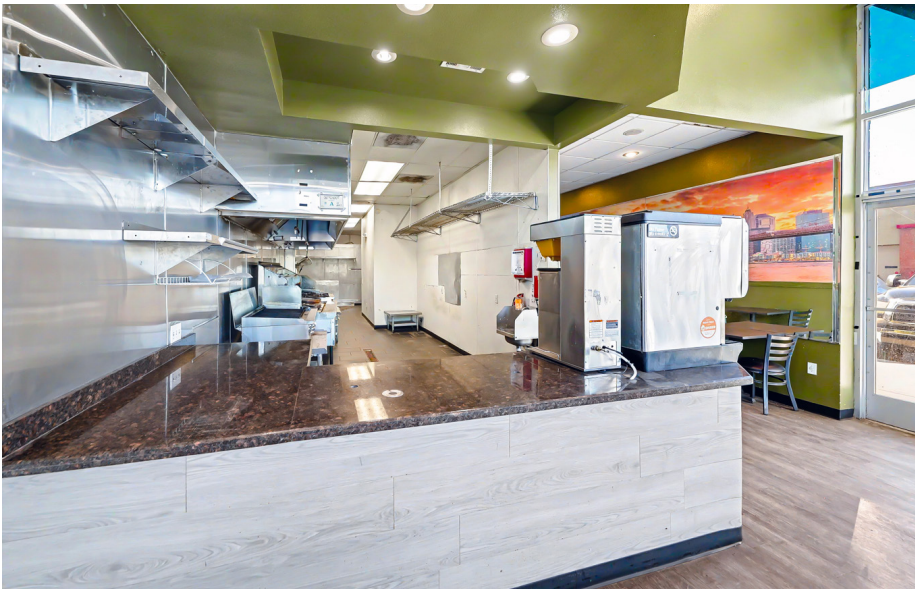
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Property Photos

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ABOUT COLLIERS

\$5.7B Annual revenue

70 Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$109B Assets under management

24,000 Professionals

[CONTACT ME](#)

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