



FOR LEASE

N PECOS & GOWAN

3523 N. Pecos Road, North Las Vegas, NV 89030

ERIC ROGOSCH

Vice President

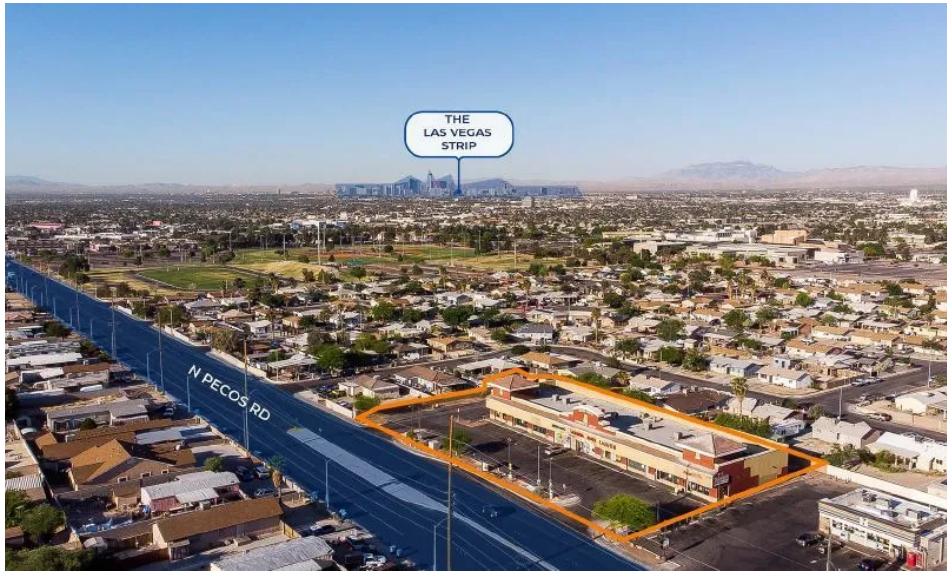
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NV #S.52003



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PROPERTY DESCRIPTION

Pecos & Gowan Commercial Center is a ±13,980 SF neighborhood retail shopping center located on N. Pecos Road and E. Gowan Rd. The subject property provides excellent visibility from Pecos Rd, on a signalized intersection with convenient ingress/egress, on the RTC bus route, and is located just blocks from College of Southern Nevada's North Las Vegas Campus. Nearby companies, such as Amazon Fulfillment Center, CDW, Derse, Global Industrial, Western Group Packaging, Sunset Transportation and more!

PROPERTY HIGHLIGHTS

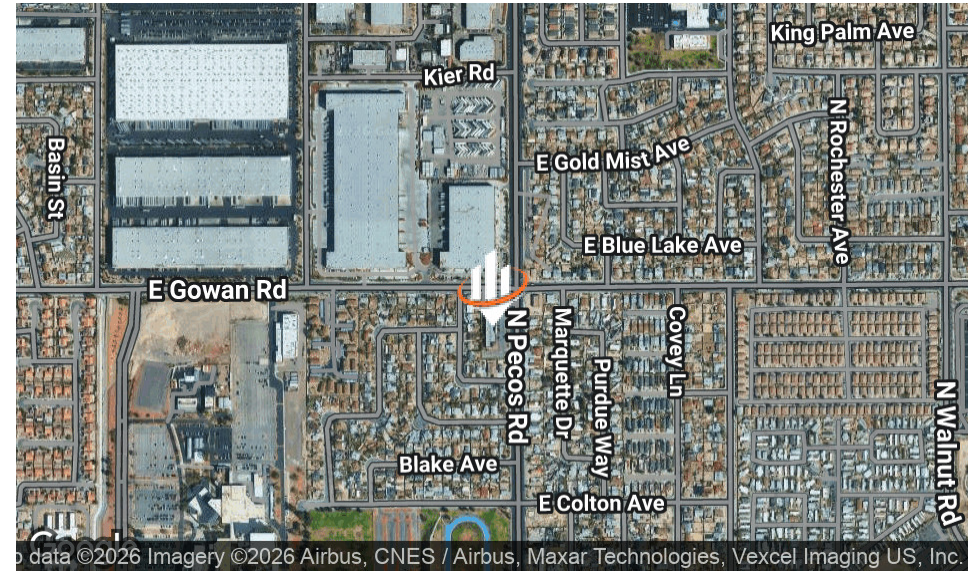
- Second Generation Salon Now Available!
- Vanilla shell one restroom [suite 170]
- Ample parking at 4.5 per 1,000 SF
- Near Nellis AFB and Sunrise Manor
- Easy access to I-15 (via Cheyenne or Craig)

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OFFERING SUMMARY

LEASE RATE:	\$1.25 - 1.75 SF/month + NNN
AVAILABLE SF:	+/- 1,050 -1,537 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,072	42,482	112,918
TOTAL POPULATION	22,671	151,262	377,622
AVERAGE HH INCOME	\$48,124	\$50,268	\$51,423
DAYTIME POPULATION	7,425	59,226	140,433



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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
3523 N. Pecos Rd. #100-110	Be Beyond Great Gymnastics	3,650 SF	NNN	-	-
3523 N. Pecos Rd. #120	Available	1,050 SF	NNN	\$1.75 SF/month	Second generation salon w/sink
3523 N. Pecos Rd. #130-160	Mercado De Alegria	6,216 SF	NNN	-	-
3523 N. Pecos Rd. #170	Available	1,539 SF	NNN	\$1.25 - 1.50 SF/month	Vanilla Shell
3523 N. Pecos Rd. #180	Pizza World	1,617 SF	NNN	-	-

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