

SUNSET PECOS PLAZA

3460 East Sunset Road & 6420 South Pecos Road
Las Vegas, NV 89120

FOR LEASE

5% CO-OP!



PROPERTY HIGHLIGHTS:

- ±1,216 - ±1,672 SF Retail suites available
- Lease Rates: \$1.45 - \$1.60 SF/NNN
- CAM's: \$0.61 SF
- Zoned: M-D
- New Ownership!
- Tenants include Casa Don Juan, Parsley Mediterranean, Tan Republic, The ReFinery, Dollar Loan Center and J&E Guitars
- Shadow-anchored by Starbuck's, PT's Pub and Pep Boys
- Signalized intersection of East Sunset Road at South Pecos Road with multiple ingress & egress points
- Near McCarran Airport and Sunset Park with easy access to The Strip, Town Square and Green Valley
- The area is serviced by the 215 Freeway with close proximity to the I-15 Freeway
- Management office is less than ¼ mile from property



HARSCH
INVESTMENT
PROPERTIES

MDLGroup

Service You Deserve. People You Trust.
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Las Vegas, Nevada 89118
T 702.388.1800 | F 702.388.1010
www.mdlgroup.com

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DEMOGRAPHICS 2020			
	1 MILE	3 MILES	5 MILES
Population	±7,559	±152,279	±419,103
HH Income	\$83,149	\$78,041	\$74,482

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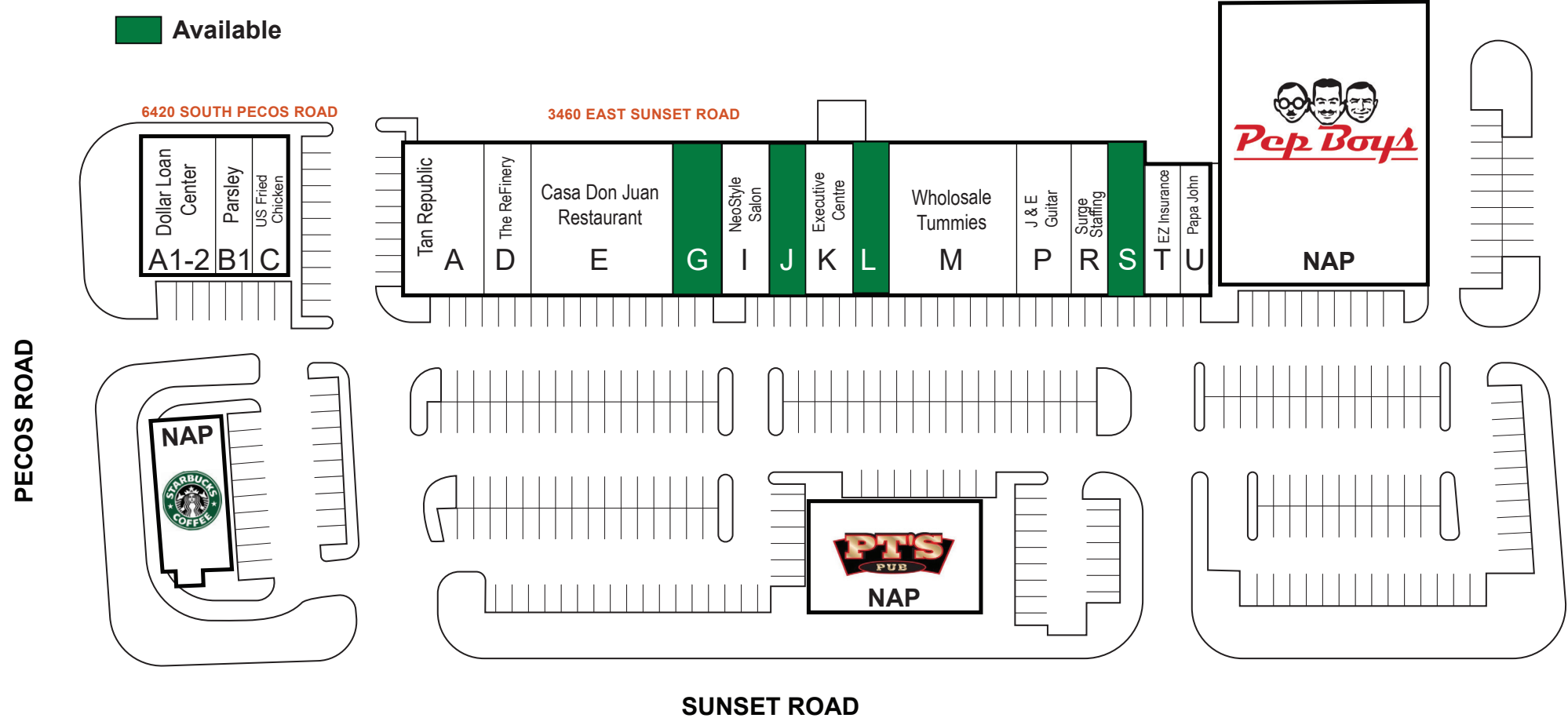
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SUITE	TOTAL SF	LEASE RATE SF/M	CAM SF/M	TOTAL RENT PER MONTH	NOTES
3460 East Sunset Road, Suite G	±1,329	\$1.55 SF/M	\$0.61 SF/M	\$2,870.64/M	Suite has additional plumbing
3460 East Sunset Road, Suite J	±1,216	\$1.60 SF/M	\$0.61 SF/M	\$2,687.36/M	Former juice, smoothie bar
3460 East Sunset Road, Suite L	±1,310	\$1.55 SF/M	\$0.61 SF/M	\$2,829.60/M	Vanilla shell
3460 East Sunset Road, Suite S	±1,672	\$1.45 SF/M	\$0.61 SF/M	\$3,444.32/M	Retail with 1 restroom



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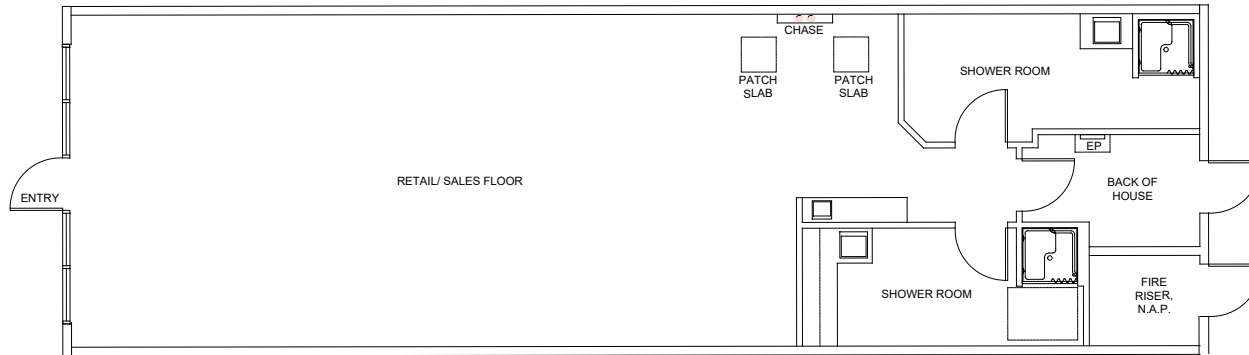
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Property Details:

Address:	3460 East Sunset Road
Suite #:	G
Total Sq. Ft.:	±1,329
Available:	Immediately
Lease Rate:	\$1.55 SF/M NNN
CAM's	\$0.61 SF/M
Total Rent:	\$2,870.64/M

*Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.



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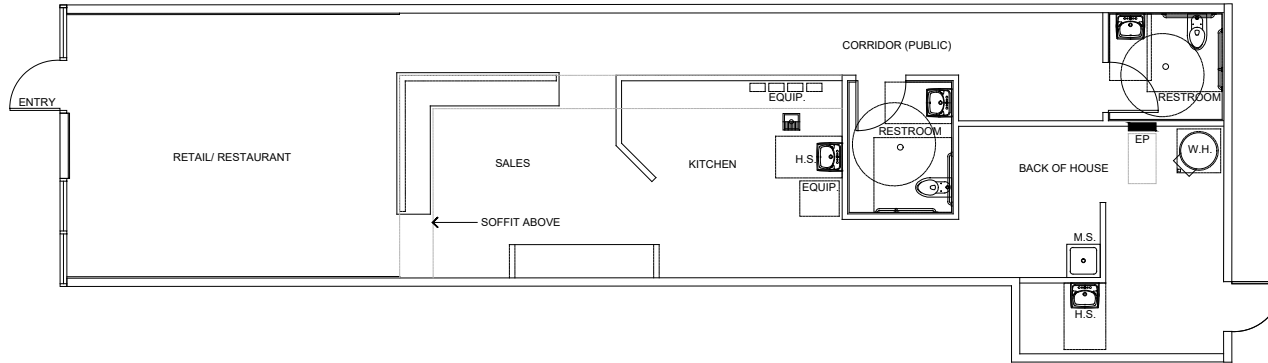
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Property Details:

Address:	3460 East Sunset Road
Suite #:	J
Total Sq. Ft.:	±1,216
Available:	Immediately
Lease Rate:	\$1.60 SF/M NNN
CAM's	\$0.61 SF/M
Total Rent:	\$2,687.36/M

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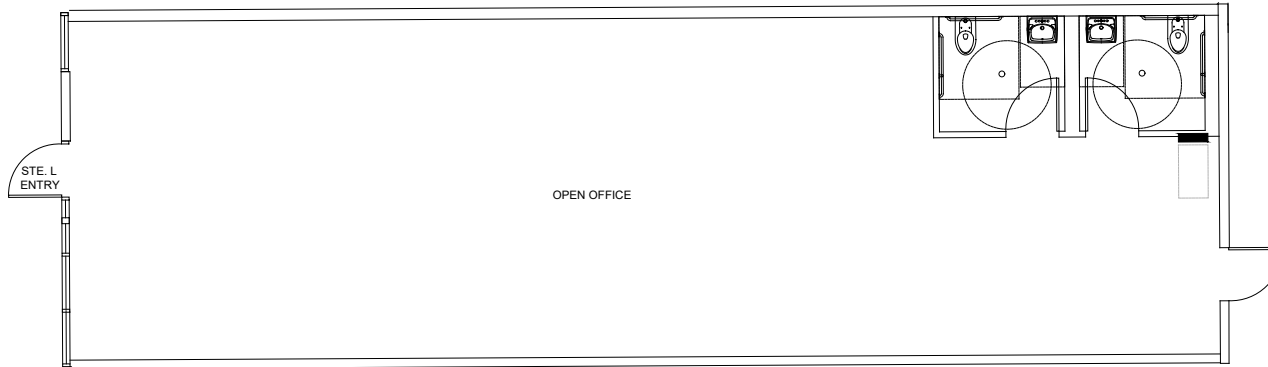
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Property Details:

Address:	3460 East Sunset Road
Suite #:	L
Total Sq. Ft.:	±1,310
Available:	Immediately
Lease Rate:	\$1.55 SF/M NNN
CAM's	\$0.61 SF/M
Total Rent:	\$2,829.60/M

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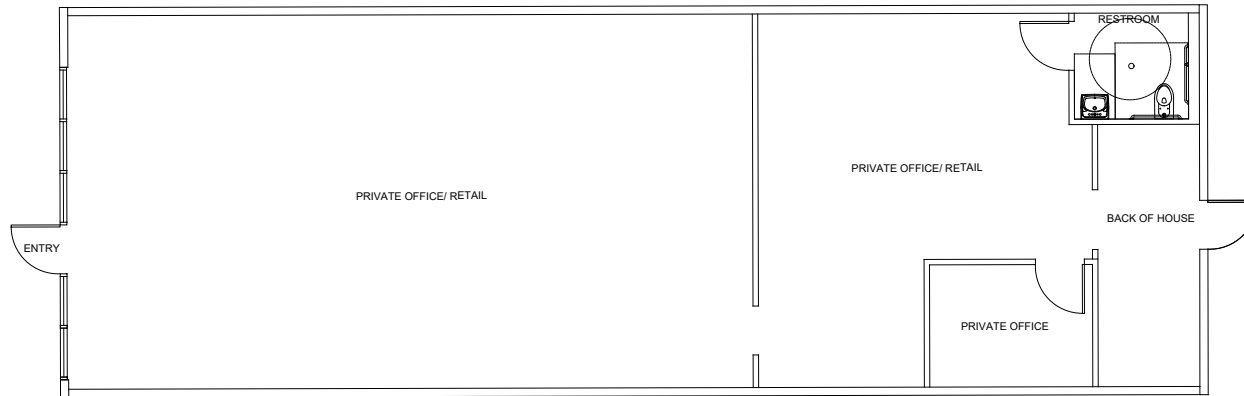
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Property Details:

Address:	3460 East Sunset Road
Suite #:	S
Total Sq. Ft.:	±1,672
Available:	Immediately
Lease Rate:	\$1.45 SF/M NNN
CAM's	\$0.61 SF/M
Total Rent:	\$3,444.32/M

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