

4385

MY LEFT FOOT
CHILDREN'S THERAPY

±1,310 SF Retail Space Available | For Lease

WESTLAND CENTER

LEASE RATE: \$1.20 PSF NNN

4375-4385 N. PECOS ROAD,
NORTH LAS VEGAS, NV 89030

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A Project by:



Schnitzer
PROPERTIES

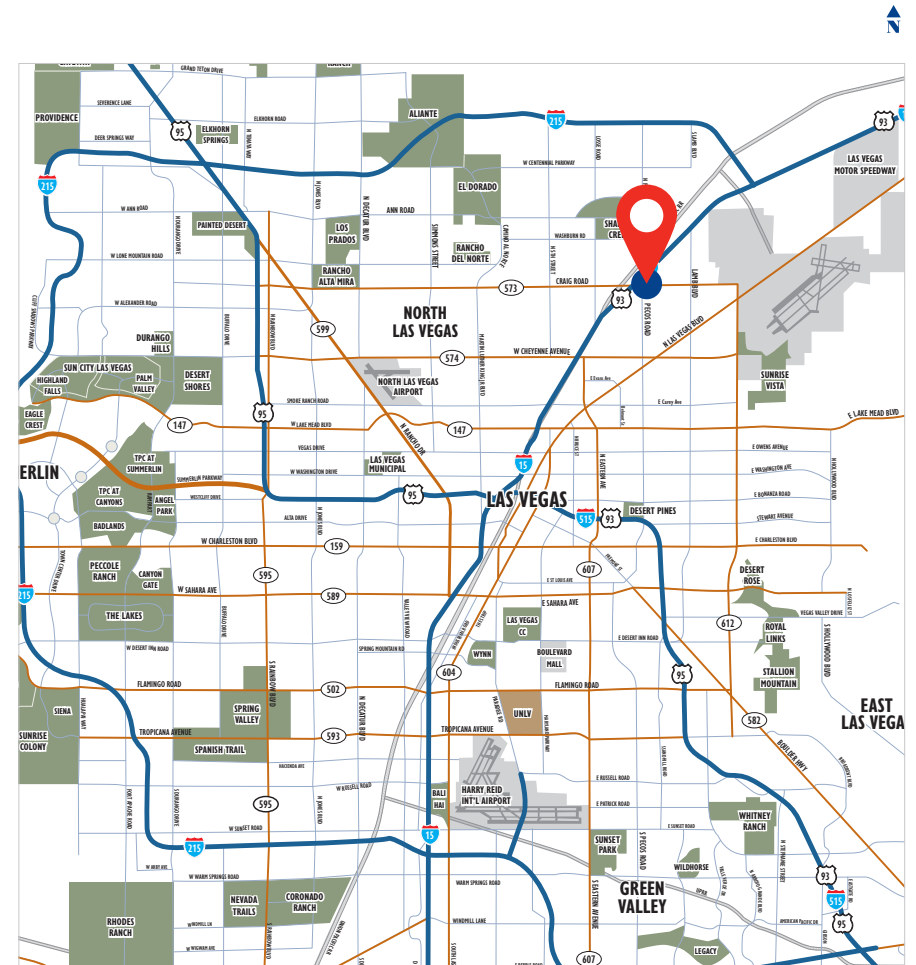
| **CAST**

PROPERTY HIGHLIGHTS

- ±1,310 SF Shop Space Available
- High traffic location with ±65,300 CPD at the corner of N. Pecos Rd. and E. Craig Rd
- Located off of the I-15 Freeway off-ramp (±97,500 CPD)
- Excellent nearby co-tenants including Subway, Capriotti's, Burger King, Pilot Travel Center, Shell, and 7-Eleven
- Strong daytime population:
 - ±5.2MM SF of new industrial under construction adding 2,400 full-time employees within a 1-mile radius
 - Over 13,000 nearby homes planned or under construction

Demographics Claritas 2023

	1 Mile	3 Miles	5 Miles
Population	10,494	144,323	362,271
Households	3,032	43,713	112,687
Avg. HH Income	\$68,540	\$72,006	\$71,986



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SITE PLAN



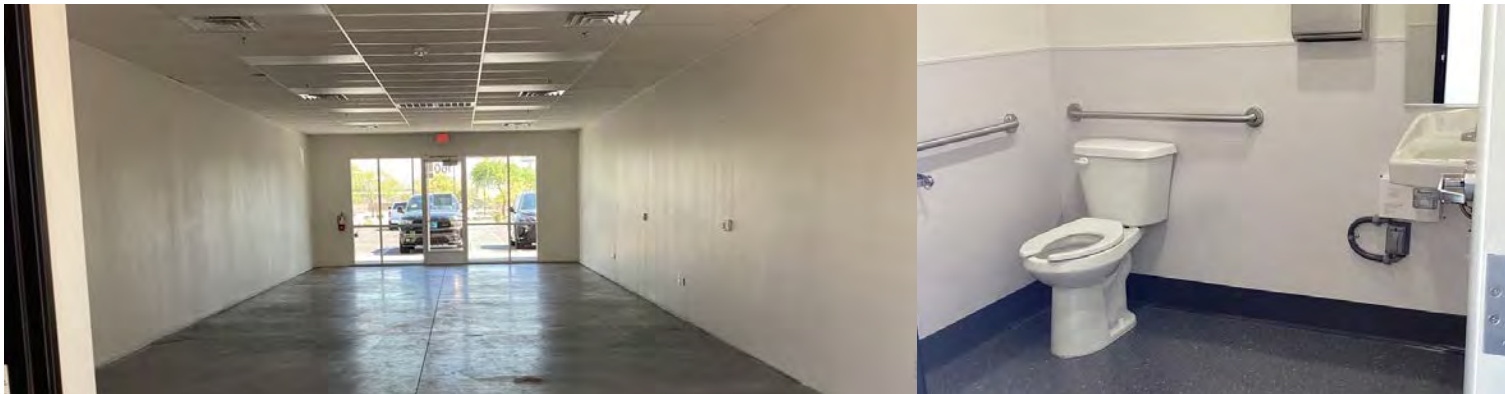
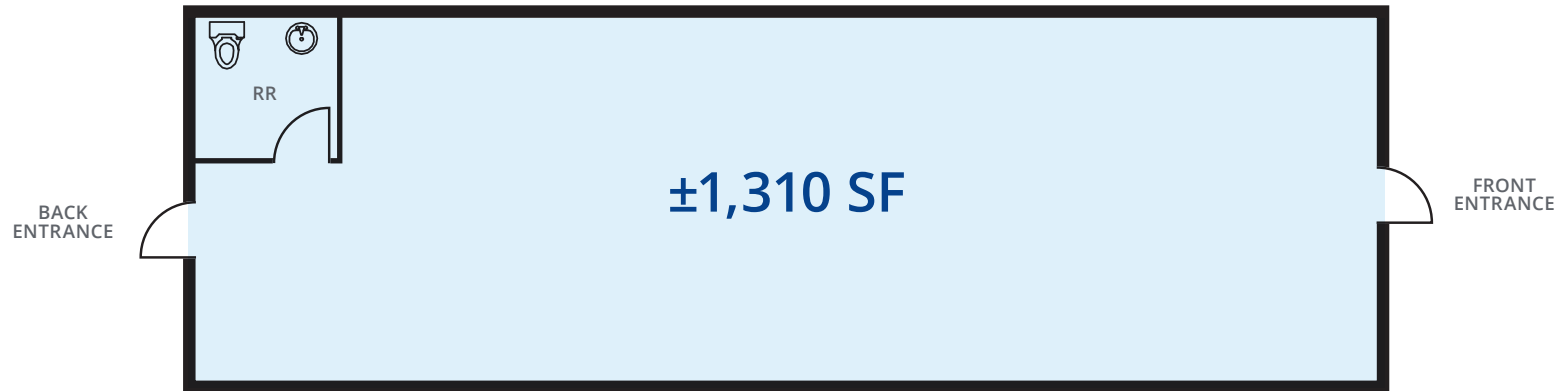
Suite	Tenant	SF
4385 - 130	Star 1 Personnel	±2,246
4385 - 140	Sky Health	±2,365
4385 - 150	AfterBurn	±1,827
4385 - 160	Available	±1,310
4385 - 170	My Left Foot Children's Therapy	±2,632

Suite	Tenant	SF
4375 - 100	Good Deals	±911
4375 - 105	Koinonia Christian Church	±1,013
4375 - 110	Labor Max Staffing	±1,015
4375 - 115	American Expressway	±1,013
4375 - 120	Big Cut Barbershop	±1,013
4375 - 125	Subway	±1,318

Floor Plan

Suite 4385 – 160

For illustration purposes only. Not to scale. ◀ ▶





Property Overview

This shopping center is positioned on the hard corner of Craig and Pecos, immediately off the I-15 Craig Road exit. Anchored by significant daytime employment / daytime population and huge daytime traffic numbers, this well-located retail property provides goods and services to a very underserved area.

Area Overview

Excellent daytime population with thousands of employees within a one-mile radius with booming construction and employment growth in immediate proximity. North Las Vegas has been experiencing retail, industrial, and housing construction booms for the last several years.



TRADE AREA MAP



4375-4385 N. PECOS ROAD, NORTH LAS VEGAS, NV 89030

NEARBY RETAIL

Nearby Retail 



AREA MAP



PROPERTY PHOTOS



4375-4385 N. PECOS ROAD, NORTH LAS VEGAS, NV 89030



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