

SPACE AVAILABLE

SUNSET PECOS PLAZA



**3460 E. SUNSET ROAD & 6420 S. PECOS ROAD,
LAS VEGAS, NV 89120**

**Introductory Incentive Rate*

**LOCATED IN THE
GROWING AIRPORT
SUBMARKET**

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PROPERTY HIGHLIGHTS

Sunset Pecos Plaza is a multi-tenant retail and office property consisting of two buildings totaling ±36,413 RSF. The property is situated at the northeast corner of E. Sunset Road and S. Pecos Road, and strategically located within close proximity to the Las Vegas Strip, Harry Reid International Airport and the University of Las Vegas.

Join The Following Tenants



Property Highlights

- Surrounded by Numerous Brand-New Industrial Parks
- Excellent Access to US-95, I-15 and I-215 Freeways
- ±1,600 SF of Office Space Available
- Located at the NEC of Sunset & Pecos

Demographics

2023 Estimates, Esri

	1 Mile	2 Mile	3 Mile
Total Daytime Population	18,847	53,091	145,494
Avg. HH Income	\$94,914	\$92,909	\$89,015

*Introductory Incentive Rate

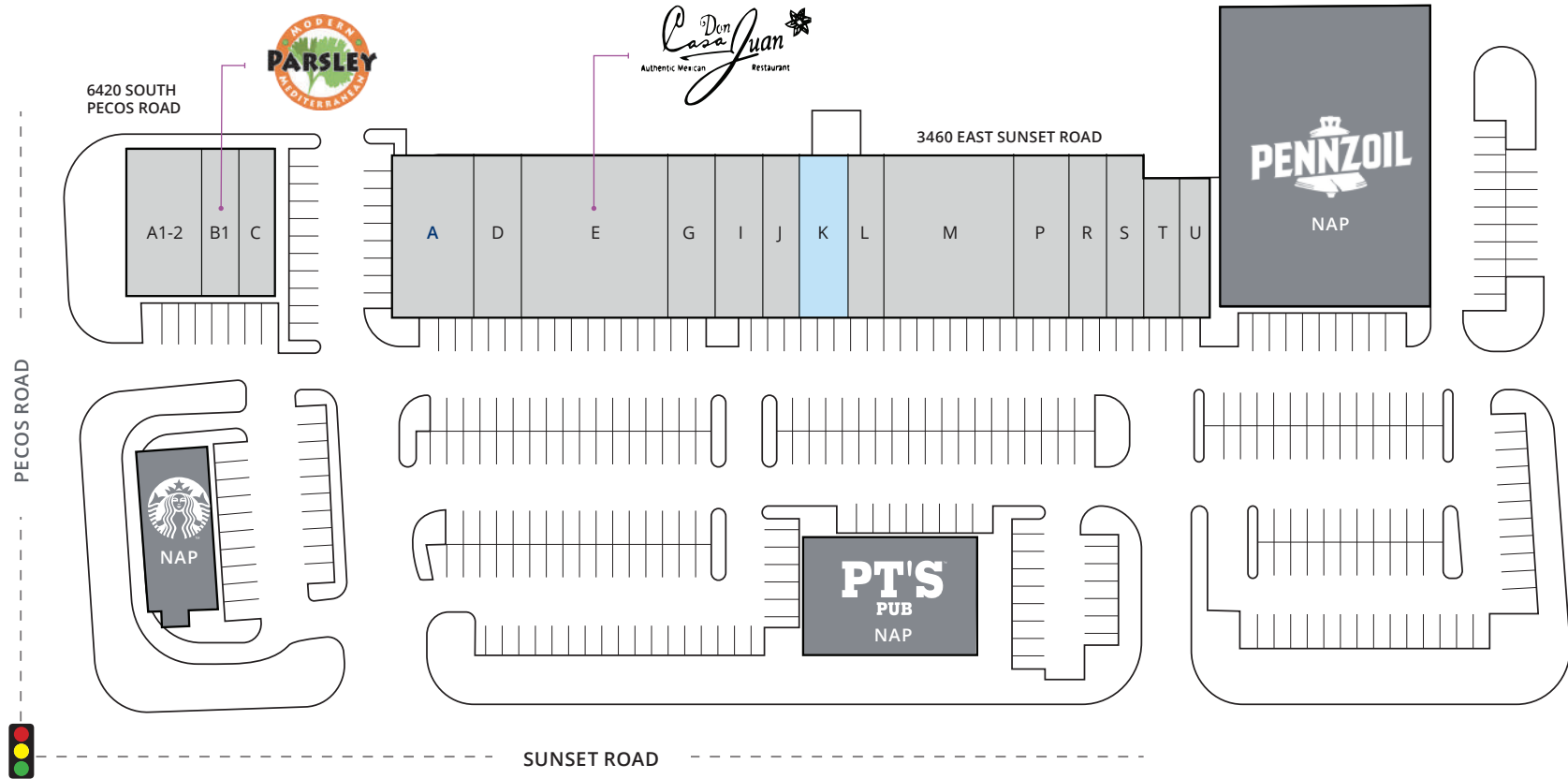


SITE PLAN

For Illustration Purposes Only. Not To Scale.



■ = AVAILABLE



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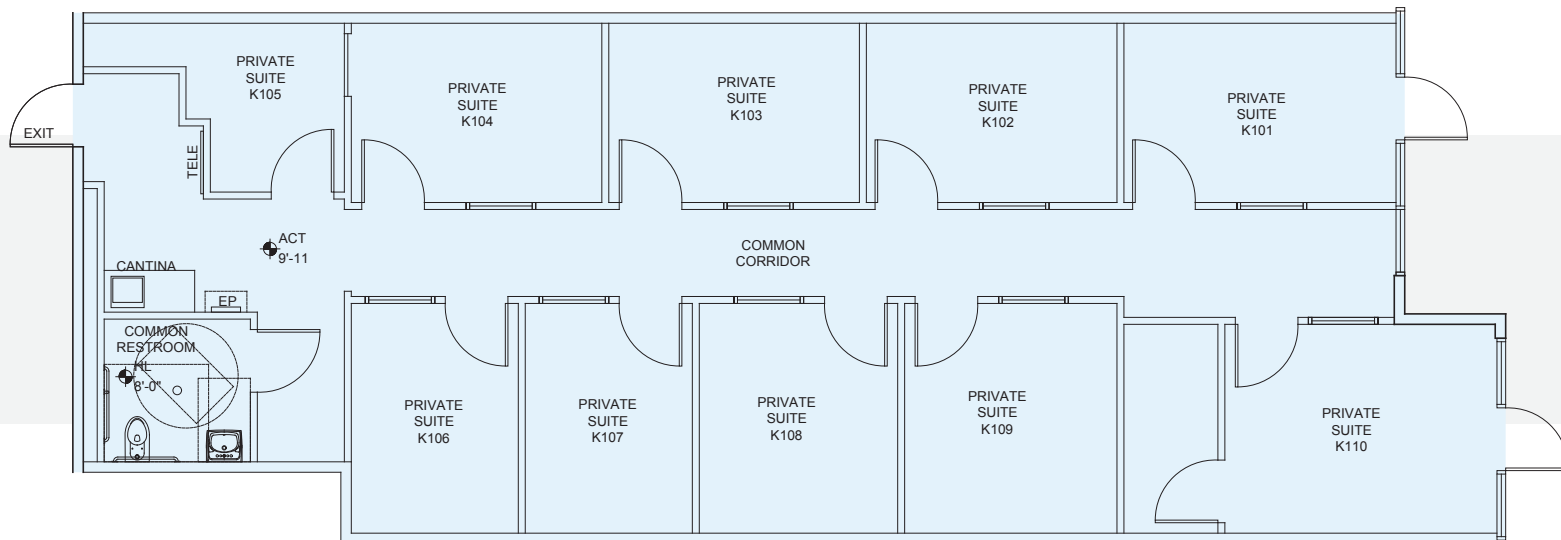
Suite	SF
Suite K	±1,600 SF

Not To Scale. For Illustration Purposes Only. N►

Suite K

3460 E. Sunset Road

±1,600 Total SF



Call for Pricing & Incentives

**Introductory Incentive Rate*

PROPERTY PHOTOS



3460 E. SUNSET ROAD & 6420 S. PECOS ROAD, LAS VEGAS, NV 89120

TRADE AREA MAP





SUNSET PECOS PLAZA

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LET'S TALK ABOUT IT

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