

±16,021 SF RETAIL SPACE AVAILABLE

PECOS PLAZA

3325 EAST RUSSELL ROAD, LAS VEGAS, NV 89120

FOR LEASE

\$1.00-\$1.25 PSF NNN



STEVE NEIGER

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www.colliers.com/lasvegas

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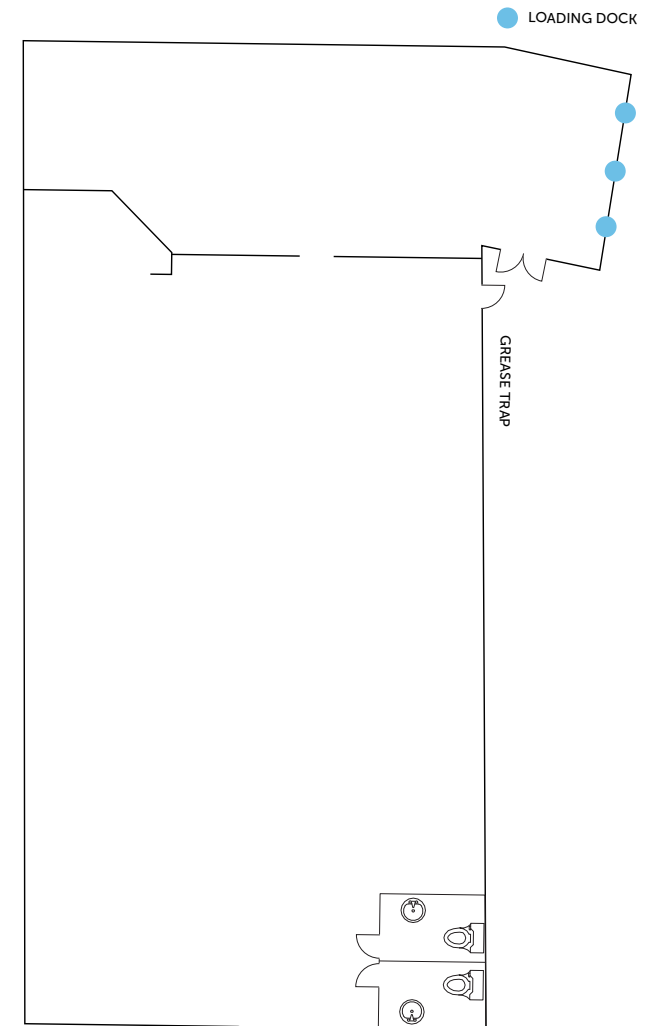
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- EOS Fitness Now Open!
- Junior Anchor Space Available - 16,021 SF Grey Shell including 3 dock doors and a grease trap
- Zoned C2 - Ample Parking
- Monument Signage Available
- Landlord Highly Motivated - TI Available



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EAST RUSSELL ROAD

ARCO

Sinclair

Colliers
INTERNATIONAL

ups

LASER
TAG
MINI
GOLF

EL POLLO
LLO

HOMETOWN
EATS
CRISP
SANDWICH
COMPANY

Sprint

MINI
MART

EoS FITNESS

ANTIQUE
MALL

BRAVE
DANCE
CENTER
MASSAGE
AND
NAILS

Joanie's
CATERING & EVENTS

SOUTH PECOS ROAD

TACO
BELL



POPULATION

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
2016 Daytime Business	11,463	149,651	420,961
2021 Projection	11,029	144,730	400,543
2016 Estimate	10,657	141,053	377,197
2010 Census	10,074	134,561	343,421
2000 Census	13,114	154,928	395,822
Projected Growth 2016 - 2021	3.94%	3.40%	5.10%
Estimated Growth 2010 - 2016	3.49%	2.61%	6.19%
Growth 2000 - 2010	5.79%	4.83%	9.84%

HOUSEHOLDS

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
2021 Projection	4,887	60,361	168,992
2016 Estimate	4,677	58,042	160,305
2010 Census	4,461	55,924	149,704
2000 Census	4,147	53,371	138,800
Projected Growth 2016 - 2021	4.49%	4.00%	5.42%
Estimated Growth 2010 - 2016	4.84%	3.79%	7.08%
Growth 2000 - 2010	7.57%	4.78%	7.86%

2017 EST. POPULATION BY SINGLE-CLASSIFICATION RACE

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
Total	11,029	144,730	400,544
White Alone	65.29%	58.66%	58.74%
Black or African American Alone	7.07%	9.10%	9.51%
Amer. Indian and Alaska Native Alone	0.60%	0.83%	0.81%
Asian Alone	6.17%	7.40%	8.30%
Native Hawaiian and Other Pac. Isl. Alone	1.15%	0.89%	0.76%
Some Other Race Alone	13.24%	17.27%	16.37%
Two or More Races	6.48%	5.84%	5.50%
Not Hispanic or Latino	70.34%	64.32%	65.91%
Hispanic or Latino	29.66%	35.68%	34.09%

2017 EST. HOUSEHOLDS BY HH INCOME

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
Total	4,677	58,042	160,305
2017 Est. Average Household Income	\$63,824	\$60,895	\$63,316
2017 Est. Median Household Income	\$48,756	\$46,048	\$46,057

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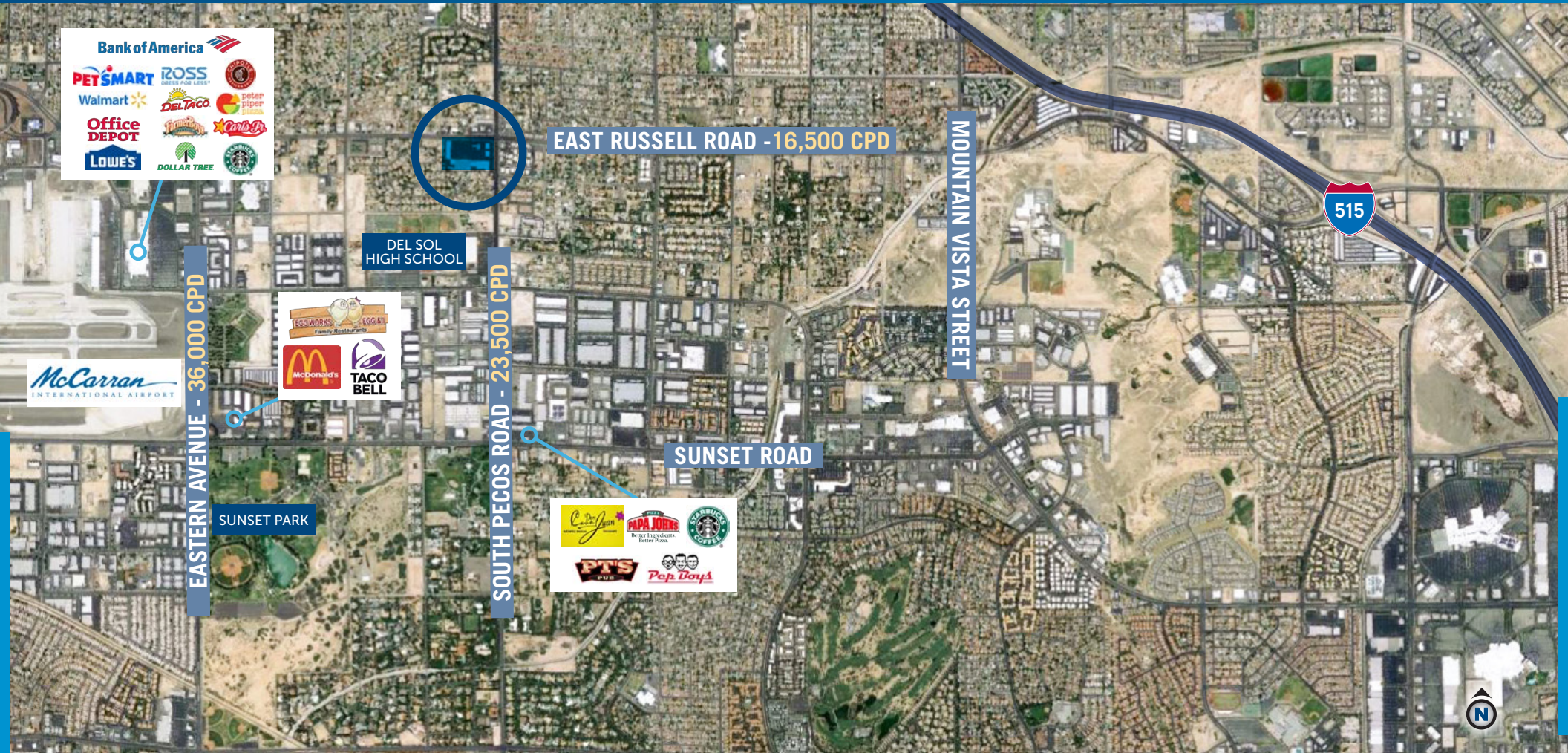
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