

# FOR LEASE

# PECOS RUSSELL PLAZA

SOUTHEAST STRIP CENTER PROPERTY • 3380 EAST RUSSELL ROAD | LAS VEGAS, NEVADA 89120



CAN PROVIDE T.I. ALLOWANCE AND GENEROUS LEASE INCENTIVES

## PROPERTY FEATURES

- **ONLY ONE (1) SPACE LEFT!!**
- Ideal for Restaurant
- 2nd Generation Spaces Ready to Occupy
- **FREE RENT FOR TERMS OF THREE (3) YEARS OR LONGER**
- Aggressive Ownership, Bring All Offers
- Recently Renovated Center - New Pylon, Paint, Parking Lot and Landscape
- 46,000 Average Daytime Traffic Counts
- Adjacent to Top Producing ARCO Gas Station
- Close Proximity to Schools and Airport
- Ideal for Legal/Immigration, Clothing Boutique, Cell Phone, Mail Center, Tutoring, Food Uses

FOR MORE INFORMATION CONTACT:

**MATT FEUSTEL** | o: 702.787.0123 x414 | c: 702.480.2403 | matt@virtusco.com  
1333 N Buffalo Dr, Ste 120 Las Vegas, NV 89128 | 702.787.0123 ph | 702.463.0123 fax

**virtus**  
commercial

www.virtusco.com

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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## AERIAL OVERVIEW



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