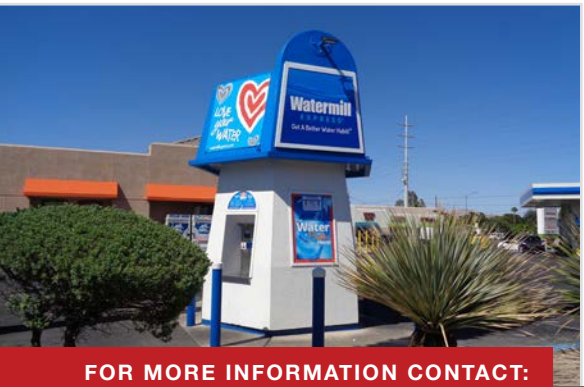
AVAILABLE FOR LEASE

Lease Rate: $1.35/SF NNN

(2024 estimated CAMs are $0.69 PSF)

PECOS RUSSELL PLAZA



CAN PROVIDE T.I. ALLOWANCE AND GENEROUS LEASE INCENTIVES*

Property Description

High profile Retail Plaza on the SW corner of Pecos and Russell! Just minutes to McCarran Airport, The Las Vegas Strip and everything Las Vegas has to offer. Heavy Traffic counts! Heavy Foot traffic!

Property Features

- **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
- Ideal for Legal/Immigration, Clothing Boutique, Cell Phone, Mail Center, Tutoring, Food Uses, and Automotive Car Rental

** Conditions apply*

FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2470 Paseo Verde Pkwy, Ste 140, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

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PECOS RUSSELL PLAZA

HIGH PROFILE RETAIL PLAZA • 3380 EAST RUSSELL ROAD | LAS VEGAS, NV 89120

Site Plan is not to exact scale. It is intended for general information purposes only.

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SUITE 101 - 850 SF

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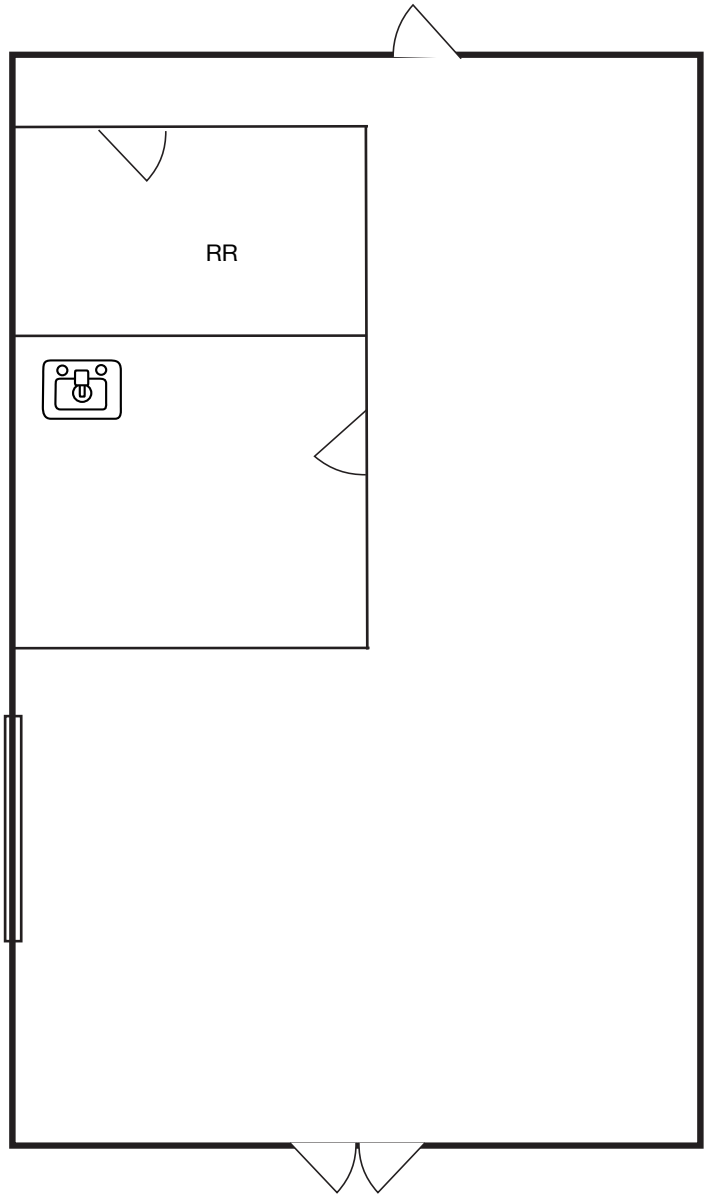
FLOOR PLAN - SUITE 101 (850 SF)



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SUITE 102 - 1,150 SF

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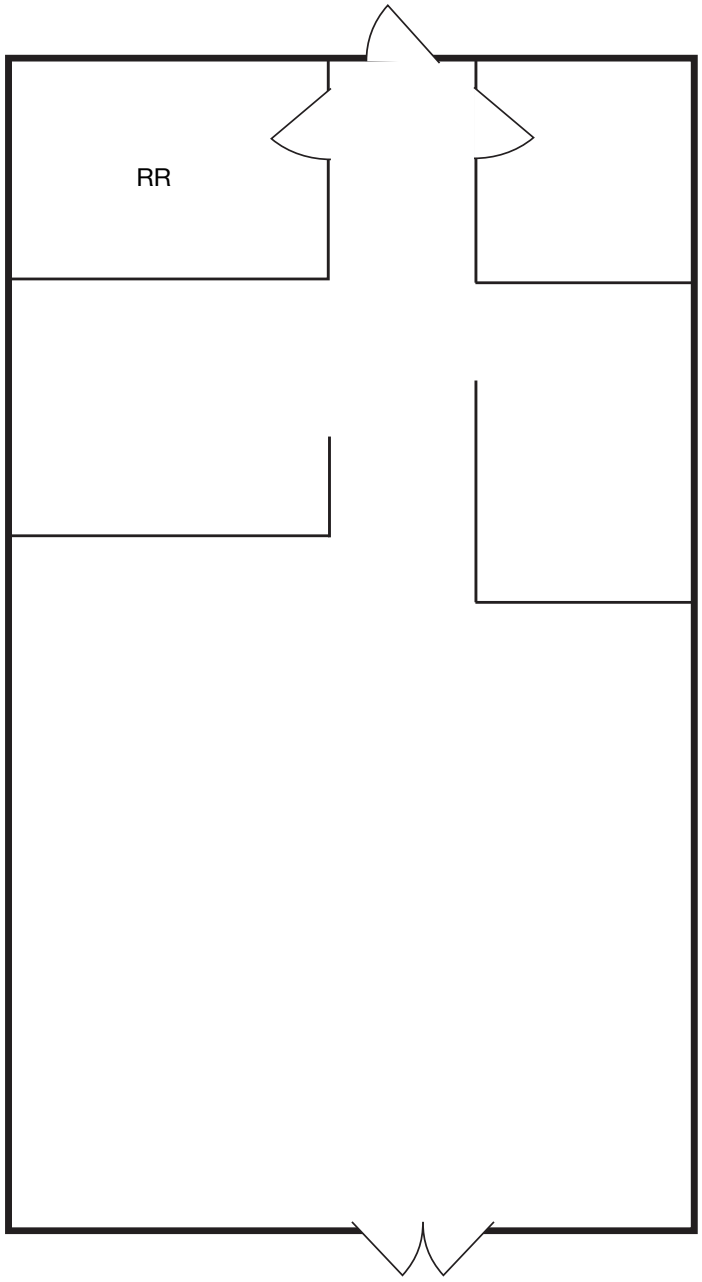
PECOS RUSSELL PLAZA

HIGH PROFILE RETAIL PLAZA • 3380 EAST RUSSELL ROAD I LAS VEGAS, NV 89120

FLOOR PLAN - SUITE 102 (1,150 SF)



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SUITE 105 - 1,000 SF

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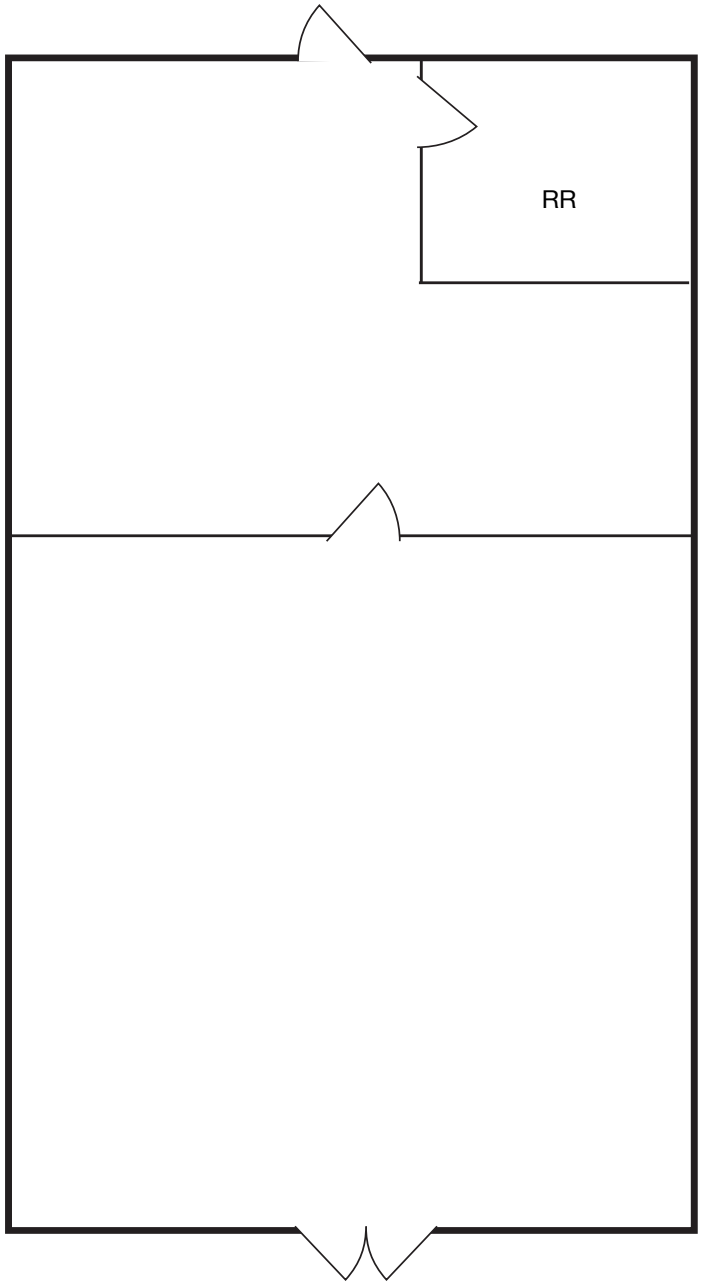
FLOOR PLAN - SUITE 105 (1,000 SF)



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AERIAL OVERVIEW

These maps are intended for general information purposes only. It is not to exact scale, and exact boundaries of areas may differ.

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