

Gateway Business Park



**6316-6356 SOUTH PECOS ROAD
LAS VEGAS, NV 89120**

· LATITUDE: 36.074092, LONGITUDE: -115.099229 ·

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WITH
US

Gateway Business Park is a ±35,169 four building retail complex located just north of E. Sunset Road on S. Pecos Road in Las Vegas, NV. The property benefits from excellent visibility at the intersection of East Post Road and South Pecos Road with all four building fronting S. Pecos Road.

LOCATION OVERVIEW

- The area is conveniently accessed by Boulder Highway, US Highway 93/95 and Las Vegas Beltway (215).
- E. Sunset Road and South Pecos Road have a combined average annual daily traffic counts of 56,000 vehicles.
- Close proximity to McCarran International Airport.

DEMOGRAPHICS	3-MI.	5-MI	10-MI.
2025 Population	151,464	411,859	1,263,618
2025 Households	58,773	162,618	455,098
2025 Average Income	\$66,560	\$64,071	\$65,329

MOONBEAM  **LEASING
& MANAGEMENT LLC**

FOR MORE INFORMATION VISIT,
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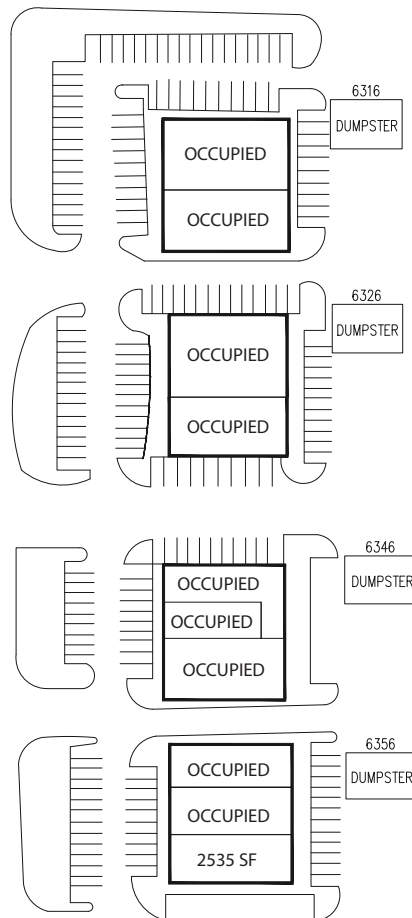
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PECOS ROAD



LEGEND

- LEASING
- ATM
- KIOSK
- SEASONAL
- EVENT AREAS
- RWY

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