

# PECOS LEGACY CENTER

RETAIL SPACE IN ±75,740 SF SHOPPING CENTER  
ANCHORED BY CRUNCH FITNESS | RETAIL & RESTAURANT SPACE AVAILABLE



NEC OF PECOS ROAD AND WIGWAM PARKWAY, HENDERSON

[WATCH VIDEO](#)



# PROPERTY HIGHLIGHTS

±989 SF - ±6,800 SF  
Available



766 Surface  
Parking Spaces



Over 40,000 Vehicles  
Passing Daily



City of Henderson CC  
(Community Commercial  
Zoning)



\$24.00/NNN



# SITE PLAN



# IT ALL HAPPENS HERE!

## DRIVE TIMES:



- 1 Legacy Golf Club & Restaurant: 3 min
- 2 The District at Green Valley Ranch: 5 min
- 3 Green Valley Ranch Resort Spa & Casino: 5 min
- 4 Lee's Family Forum Arena: 5 min
- 5 Water Street District: 10 min
- 6 Allegiant Stadium: 20 min
- 7 Las Vegas Strip: 25 min
- 8 Lake Las Vegas: 25 min

## DEMOGRAPHICS:

	1 MILE	3 MILES	5 MILES
POPULATION	20,665	158,554	351,974
MEDIAN AGE	44	42	40
AVG. HOUSEHOLD INCOME	\$117,036	\$115,328	\$111,799
POPULATION	21,088	162,945	362,943
MEDIAN AGE	45	43	42
AVG. HOUSEHOLD INCOME	\$136,285	\$133,412	\$129,716

2029 2024







## PECOS LEGACY CENTER





# STATE OF NEVADA

# tax benefits

## STANDARD ABATEMENTS

### Sales and Use Tax Abatement

- Sales and use tax abatement on qualified capital equipment purchases, with rate reductions as low as 2%

### Modified Business Tax Abatement

- An abatement of 50% of the 1.17% rate on quarterly wages exceeding \$50,000

### Personal Property Tax Abatement

- An abatement on personal property not to exceed 50% over a maximum of 10 years

### Real Property Tax Abatement for Recycling

- Up to 50% abatement for up to 10 years on real and personal property for qualified recycling businesses

## NEVADA'S TAX STRUCTURE:

The low-tax climate in Southern Nevada is one of the most-cited reasons to do business in Nevada. Companies doing business in Nevada can save millions of dollars by having a long-term presence in the state. Nevada has...

- |                          |                      |
|--------------------------|----------------------|
| ❌ No personal income tax | ❌ No inventory tax   |
| ❌ No franchise tax       | ❌ No inheritance tax |
| ❌ No unitary tax         | ❌ No estate tax      |

# #1

## STATE FOR JOB GROWTH IN THE U.S.

Source: U.S. Bureau of Labor Statistics (June 2020 vs June 2022)

# #1

## BEST STATE FOR INFRASTRUCTURE

Source: U.S. News & World Report (2021)

# #5

## FASTEST GROWING STATE

Source: Census Bureau (2020)

# #5

## BUSINESS COSTS

Source: Forbes (2020)

# #5

## MOST TAX-FRIENDLY STATES

Source: Kiplinger (2021)

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FOR MORE INFORMATION, PLEASE CONTACT:



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