

PECOS LEGACY CENTER

RETAIL SPACE IN \pm 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

PECOS ROAD





IT ALL HAPPENS HERE!

DRIVE TIMES:



1 Min



7 Min



10 Min

- 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

DEMOCRAPHICS:	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



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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 franchise tax
- ❑ No unitary tax
- ❑ No inventory tax
- ❑ No inheritance tax
- ❑ No estate tax



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