

# Investment Offering



**8915 South Pecos Road**

Henderson, NV 89074

**AVISON  
YOUNG**



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# Investment summary

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## 8915 South Pecos Road | Henderson, NV 89074

8915 South Pecos Road is a single-story building situated within Pecos 215 Plaza, a large professional office park in the Green Valley Ranch area of Henderson, just one block from the I-215 freeway, which has experienced significant development in recent years. Each suite features its own entrance and signage, eliminating costly common area fees and loss factor. The property offers ample parking with a 5:1,000 ratio. Restaurants, hotels, shopping, and other amenities are just minutes away. Additionally, the growing St. Rose Parkway corridor is nearby, and the major mixed-use project, The District, is only a short drive away.



**18,828 SF**  
BUILDING SF



**2005**  
BUILT



**0.46 acres**  
LAND ACRES



**100%**  
OCCUPANCY



**7 Tenants**  
TENANCY



## The Offering

**ASKING PRICE**  
**\$4,950,000**

**PRICE PER SQ. FT.**  
**\$263**

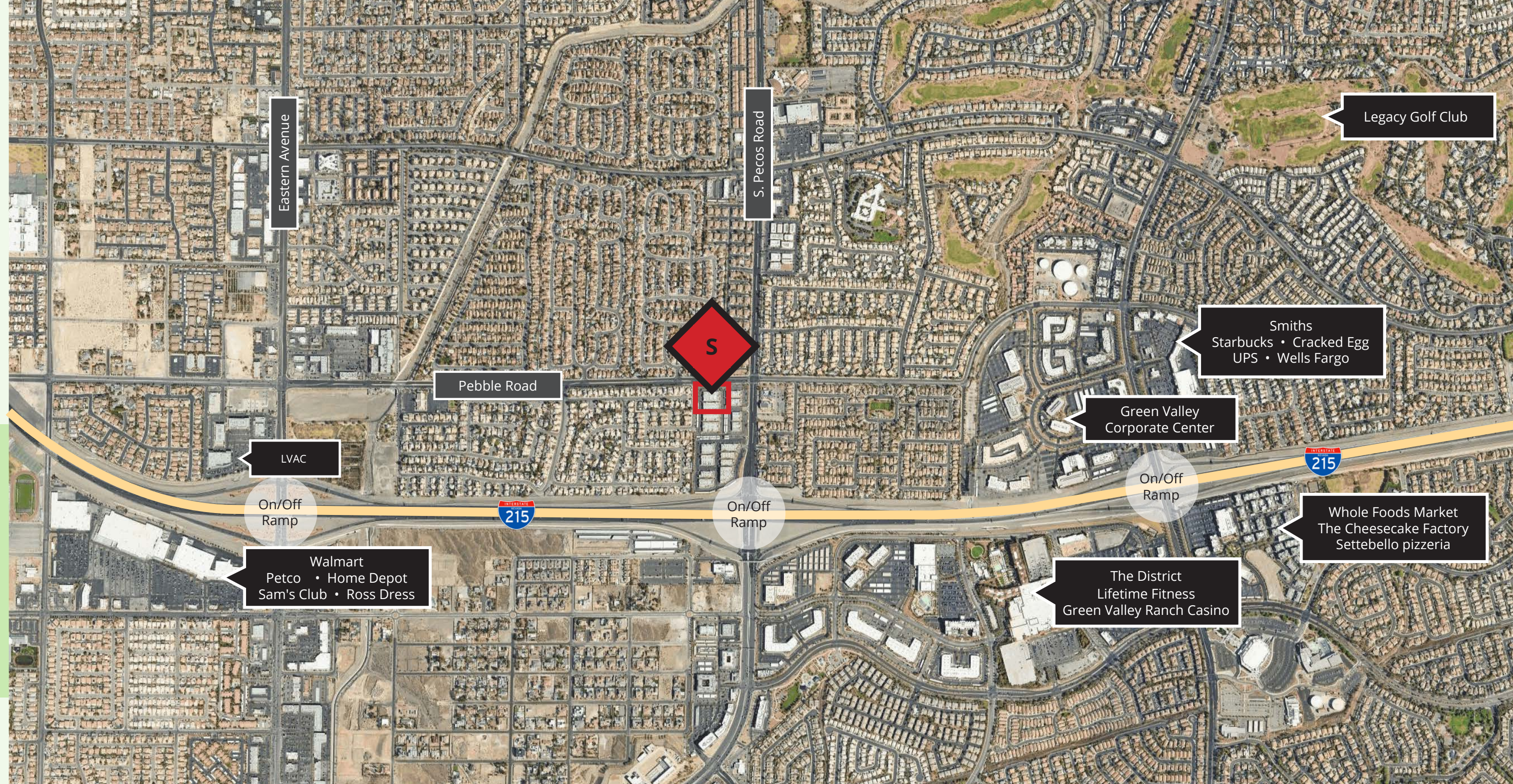
**CAP RATE**  
**7.75%**

**IN-PLACE NOI**  
**\$383,749**



# Location Highlights

This property's convenient proximity to the I-215 freeway offers a major advantage for current and future tenants, providing easy commutes for skilled workers from the Summerlin, Southwest, Airport, and Henderson areas.



## Drive Times



Harry Reid International	11 Minutes
The Las Vegas Strip	16 Minutes
The District at Green Valley	6 Minutes
St. Rose Dominican Hospital	7 Minutes
Interstate 11	7 Minutes





# Property summary

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# Property summary



**ADDRESS**  
8915 South Pecos Road  
Henderson, NV 89074



**APN**  
177-24-518-014 & 177-24-518-015



**ZONING**  
C-P Commercial Professional



**BUILDING SIZE**  
±18,828 sf



**LAND SIZE**  
±0.46 Acres



**YEAR BUILT**  
2005



**PARKING**  
5.0/1,000







PEBBLE ROAD



### POPULATION

16,757	172,698	326,953
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### MEDIAN HOME VALUE

\$461,477	\$473,189	\$480,127
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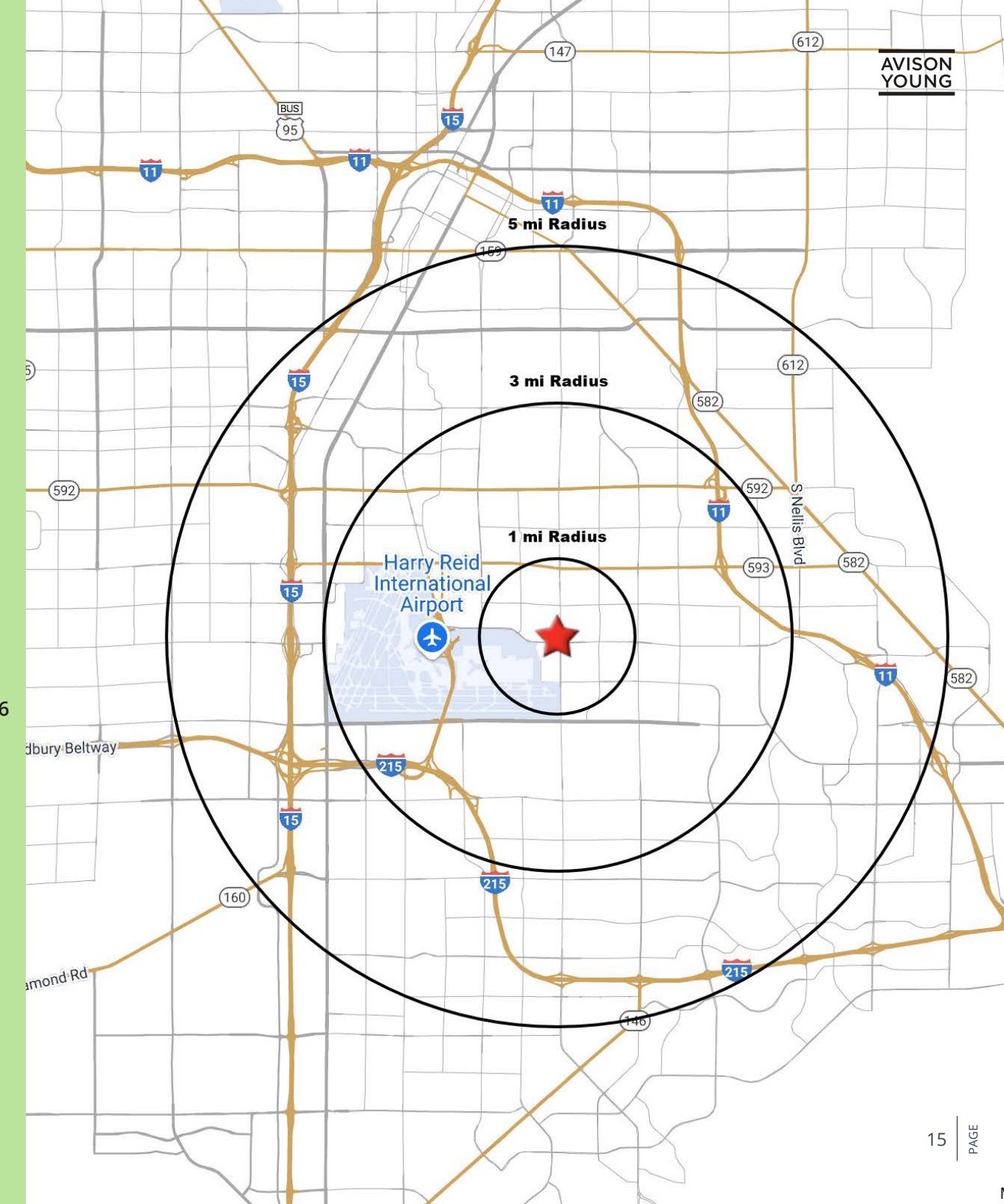
### AVERAGE HHI

\$122,329	\$122,981	\$117,656
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### TRAFFIC COUNTS

Pecos Road - 27,815 VPD  
Pebble Road - 10,978 VPD





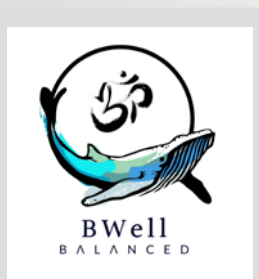
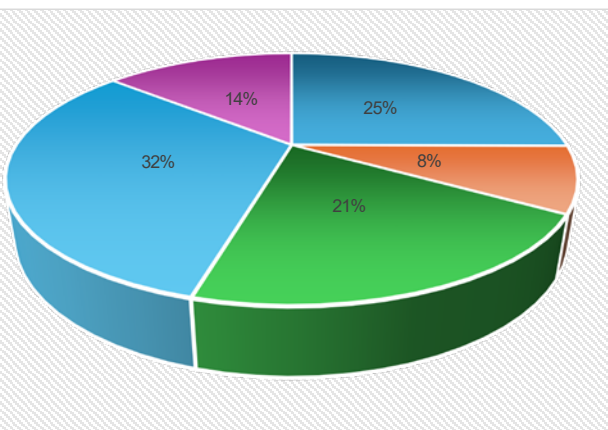
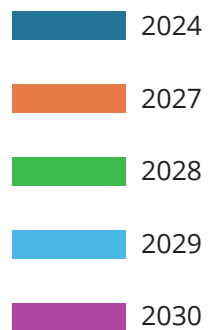


# Tenant profiles

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Tenant Expirations by Year



**B Well Balanced**  
OFFICE

B Well Balanced Wellness is a premier wellness center offering a wide range of services to promote overall well-being. The dedicated team specializes in providing exceptional Wellness and other services such as relaxation, stress relief, or holistic healing.

<b>Suite Number</b>	18B
<b>Suite sf</b>	1,329 sf
<b>Lease Exp Date</b>	7/31/29



**Precision Orthotics & Prosthetics**  
OFFICE

POP Prosthetics is accredited by the highest orthotic and prosthetics standards, The American Board of Certification (ABC), and has decades of experience caring for patients. Their services, technology, and techniques are continually challenged and upgraded to achieve the highest standard of excellence for our patients.

<b>Suite Number</b>	18A
<b>Suite sf</b>	1,588 sf
<b>Lease Exp Date</b>	7/31/27



**Wild Beauty LLC**  
OFFICE

Wild Beauty was established in 2018. With more than 5 years experience, Paula Melo graduated in Brazil with Alan Spadone Academy! All organic products from Brazil are used as well as the best in the world urban skin products and Dermalize cosmetics all from Brazil.

<b>Suite Number</b>	17A
<b>Suite sf</b>	1,918 sf
<b>Lease Exp Date</b>	4/30/28







**Mehrcpa.com, PLLC**  
**OFFICE**

Michael Mehr is a CPA with over 20 years in public practice. He strives to differentiate his practice by looking at all processes that feed the financial statements, from sales and marketing, operations and transaction processing. There are two locations, one in Henderson and the other in California.

website: mehrcpa.com

<b>Suite Number</b>	17C
<b>Suite sf</b>	1,988 sf
<b>Lease Exp Date</b>	5/31/28



**All American Home Mortgage**  
**OFFICE**

All American Home Mortgage pioneered Hi-Rise Lending in the Nevada marketplace and continues to be the premier mortgage lender for high-rise non-warrantable condominium and condotel projects. They are licensed in nine state and currently work with 44 lenders to bring their clients the best options.

<b>Suite Number</b>	17B
<b>Suite sf</b>	2,601 sf
<b>Lease Exp Date</b>	MTM

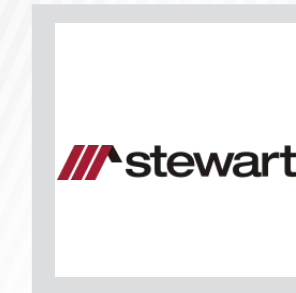


**Wellness Center**  
**OFFICE**

At The Center for Wellness and Pain Care, it is their goal and mission to make patients feel their best and pain-free. Their values are centered around the patient experience and ensuring that every individual receives the highest level of care possible.

website: cwplv.com

<b>Suite Number</b>	19A
<b>Suite sf</b>	4,670 sf
<b>Lease Exp Date</b>	09/30/29



**Stewart Title Company**  
**OFFICE**

Founded in Galveston, Texas in 1893, Stewart Title Company has grown into one of the largest global title insurance companies and underwriters in the industry. They specialize in title insurance and related services required for settlement by the real estate and mortgage industries,

website: stewart.com



<b>Suite Number</b>	20A
<b>Suite sf</b>	4,734 sf
<b>Lease Exp Date</b>	11/30/24





# Rent roll

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# Rent Roll

Unit	Tenant	Status	Sqaure footage	Monthly Rent	Annual Rent	Monthly Cam	Deposit	Lease From	Lease To	Move-in
17A	Wild Beauty LLC	Current	1,918	\$2,877.00	\$34,524.00	\$920.64	\$3,990.87	3/1/2023	4/30/2028	3/1/2023
17B	All American Home Mortgage, LLC.	Current	2,601	\$4,031.55	\$48,378.60	\$1,256.38	\$3,447.71	6/1/2014	M-T-M	6/1/2014
17C	Mehrcpa.com, PLLC	Current	1,988	\$3,180.80	\$38,169.60	\$960.20	\$3,580.00	4/3/2023	5/31/2028	4/3/2023
18A	Precision Orthotics & Prosthetics, LLC.	Current	1,588	\$2,540.80	\$30,489.60	\$767.06	\$2,731.36	6/1/2012	7/31/2027	6/1/2012
18B	Well Balanced	Current	1,329	\$2,126.40	\$25,516.80	\$641.91	\$3,106.99	6/1/2024	7/31/2029	10/1/2024
19A	Wellness Center	Current	4,670	\$8,172.50	\$98,070.00	\$2,255.61	\$11,453.83	10/1/2024	9/30/2029	10/1/2024
20A	Stewart Title Company	Current	4,734	\$9,050.01	\$108,600.12	\$2,286.52	\$8,316.00	2/1/2014	11/30/2024	2/1/2014
<b>7 Units</b>		<b>100% Occupied</b>	<b>18,828</b>	<b>\$31,979.06</b>	<b>\$383,748.72</b>	<b>\$9,088.32</b>	<b>\$36,626.76</b>			



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