

For Lease

Pecos Windmill Commercial Center



178 N. Pecos Rd.
Henderson, NV 89074

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Listing Snapshot



\$0.99 PSF NNN
Lease Rate



± 2,731 SF
Available Square Footage



\$0.54 PSF/Mo.
CAM

Property Highlights

- Six months promotional rate of \$0.99 PSF NNN
- Fully improved spec office suite
- Turn-key professional office suites
- Excellent parking
- Great public transportation access and many food options within walking distance
- Traffic counts of ± 28,000 CPD via Windmill Pkwy.
- Ideal location in the heart of Green Valley just 1 mile north of the I-215 near Windmill Pkwy. and Pecos Rd.
- Close proximity to Green Valley Ranch Resort & Casino and The District

Demographics


	1-mile	3-mile	5-mile
2024 Population	21,571	149,547	368,132
2024 Average Household Income	\$117,931	\$114,192	\$108,794
2024 Total Households	8,787	62,295	149,907














LAS VEGAS STRIP



 Retail




Pecos Windmill Plaza


  



  




 Retail

 Retail


  

SUBJECT

Suite 205 | ± 2,731 SF

N. Pecos Rd. // 21,100 CPD


Windmill Pkwy. // 12,600 CPD

 Parks

Pecos Legacy Park



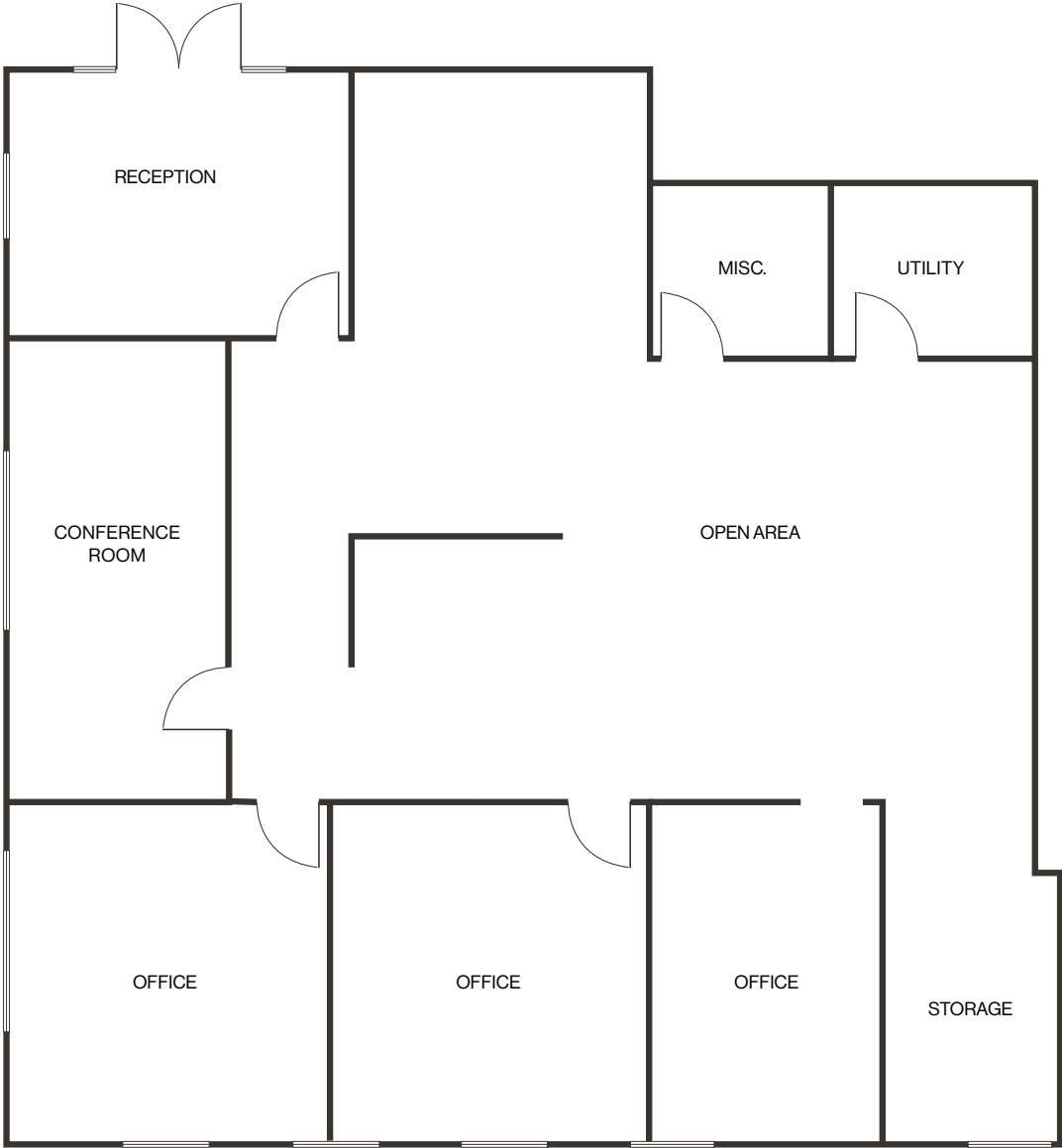
Floor Plan
Second Floor | Suite 205



±2,731 SF
Available Square Footage



\$0.54 PSF/Mo.
CAM



Property Photos



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For inquiries please reach out to our team.

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