

FOR LEASE  
PRIME END CAP SPACE

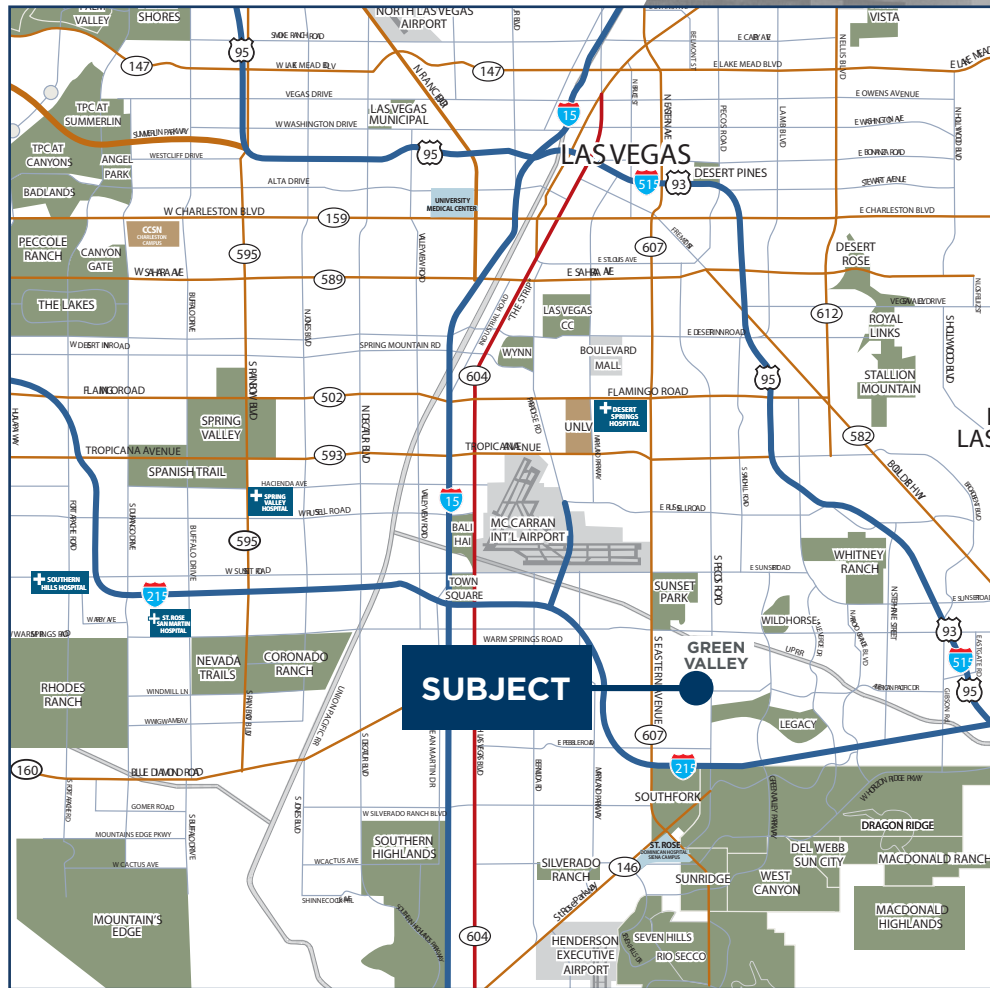
# MULTI-TENANT RETAIL CENTER

---

PECOS-WINDMILL **PLAZA**

2667 WINDMILL PARKWAY  
HENDERSON, NV 89014





## AREA DEMOGRAPHICS

SOURCE: 2021 ESRI



## TOTAL POPULATION

1 mile: 22,862  
3 miles: 155,698  
5 miles: 370,415



## AVG. HOUSEHOLD INCOME

1 mile: \$101,205  
3 miles: \$97,653  
5 miles: \$91,058

## PROPERTY HIGHLIGHTS

1.

Vons anchored shopping center

2.

Parking Ratio  
5/1,000 SF

3.

Pylon sign available  
along Pecos Road

4.

Located within the  
highly desirable  
Henderson Submarket

5.

Zoning: Community  
Commercial (CC)



## SHOPPING CENTER HIGHLIGHTS

This grocery anchored center is located in the highly desirable Henderson Submarket with easy ingress and egress and ample parking for customers and tenants. The center has great visibility from Pecos Road and Windmill Parkway and is just off the 215 Beltway. Join Dairy Queen, GameStop, Little Caesars Supercuts, Sherwin Williams, The UPS Store and many more fine amenities and services.

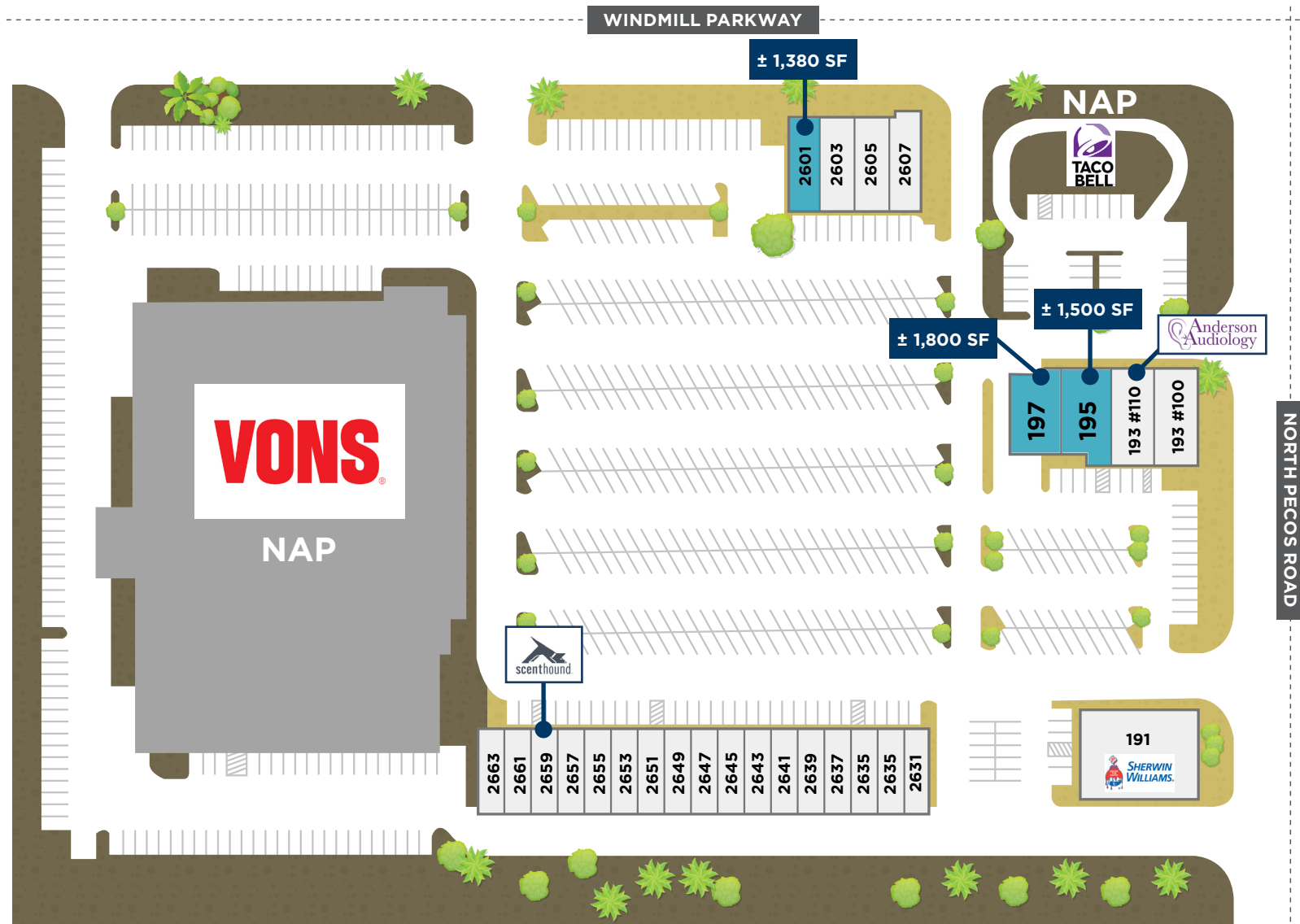


# SITE PLAN

## 2601 TOUR



**CLICK BUTTON TO VIEW 360 VIRTUAL TOUR**





# AVAILABILITIES

## 2601-2607 WINDMILL PARKWAY

SUITE	TENANT	SF
<b>2601</b>	<b>AVAILABLE</b>	<b>1,380</b>
2603	Tenkogu	1,200
2605	Siri Thai Restaurant	1,200
2607	Dairy Queen	1,200

## 193-197 NORTH PECOS ROAD

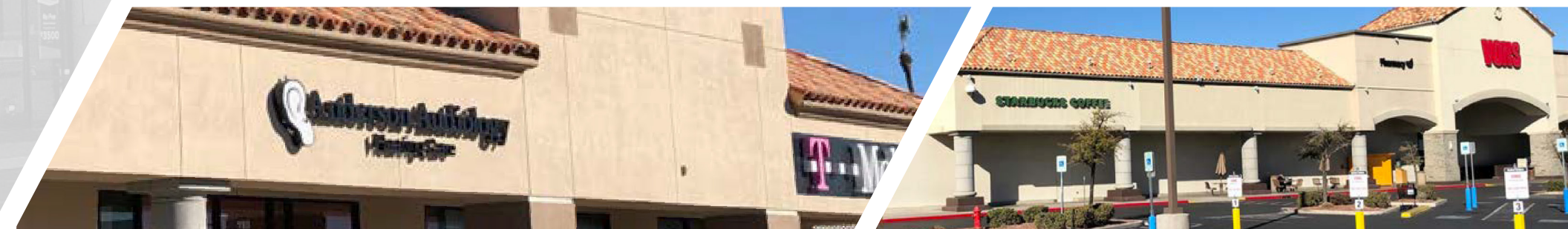
SUITE	TENANT	SF
193-100	Lean Dog Fitness	2,200
193-110	Anderson Audiology	1,119
<b>195</b>	<b>AVAILABLE</b>	<b>1,500</b>
<b>197</b>	<b>AVAILABLE</b>	<b>1,800</b>

## 191 NORTH PECOS ROAD

SUITE	TENANT	SF
191	Sherwin-Williams	4,800

## 2631-2663 WINDMILL PARKWAY

SUITE	TENANT	SF
2631	Gamestop	1,100
2633	Anthony's Jewelry and Watch Repair	1,100
2635	Jackson Hewitt	825
2637	Al Phillips The Cleaner	1,100
2629	Little Caesars Pizza	1,100
2641	Healing Garden	832
2643	Hashu Smoke Shop	1,191
2645	B of A ATM	747
2647	Pecos-Windmill Water Storage	1,100
2649	Supercuts	1,100
2651	Family ATA	1,925
2655	Cactus Comics	825
2657	The UPS Store	1,100
2659	Scent Hound	1,375
2661	VQ Nails	1,100
2663	Elle A Boutique and Salon	1,622





# AERIAL MAP





**For more information, please contact:**

**SCOT MARKER**

Director

+1 702 688 6890

scot.marker@cushwake.com

Lic #NV-S.0034109

6725 Via Austi Pkwy., Suite 275

Las Vegas, NV 89119

+1 702 796 7900

**cushmanwakefield.com**

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

