

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



Suite	Tenant	SF
2548-100	AVAILABLE	1,088
2548-105	AVAILABLE	989
D110	Mixtix Salon	1,050
2548-120-130	Karate	2,100
2555	AVAILABLE	2,100
2558 803	Crunch Fitness	43,486

Suite	Tenant	SF
2558	AVAILABLE	3,336
2558A	Step Up Academy	8,145
2562	AVAILABLE	2,520
2564	Step Up Academy	900
2566	Nail FX	900
2568	Subway	1,200

Suite	Tenant	SF
2570-100-110	Pacific Dental	5,722
2578	Cleaners	1,200
2580 & 2584	Arthur Murray	3,600
PAD A	Teriyaki Madness	2,500
PAD B	AVAILABLE	6,800

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 franchise tax
- ❏ No unitary tax
- ❏ No inventory tax
- ❏ No inheritance 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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