

For Sale

Office Condo For Sale Pecos Windmill Commercial Center



178 N. Pecos Rd.
Henderson, NV 89074

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Listing Snapshot



\$330 PSF
Sale Price



± 2,731 - 4,137 SF
Available Square Footage

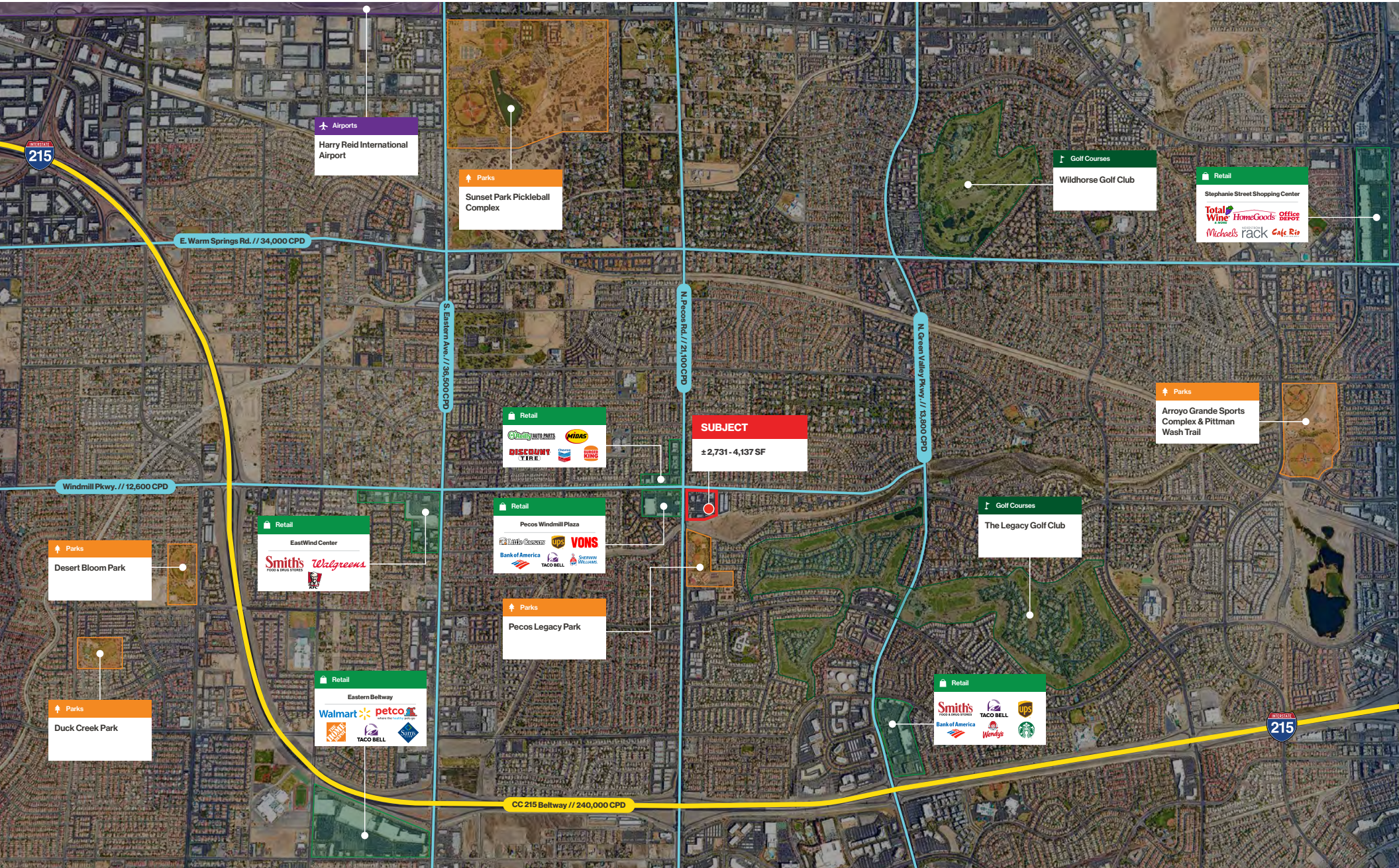
Property Highlights

- 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

± 2,731 - 4,137 SF

N. Pecos Rd. // 21,100 CPD

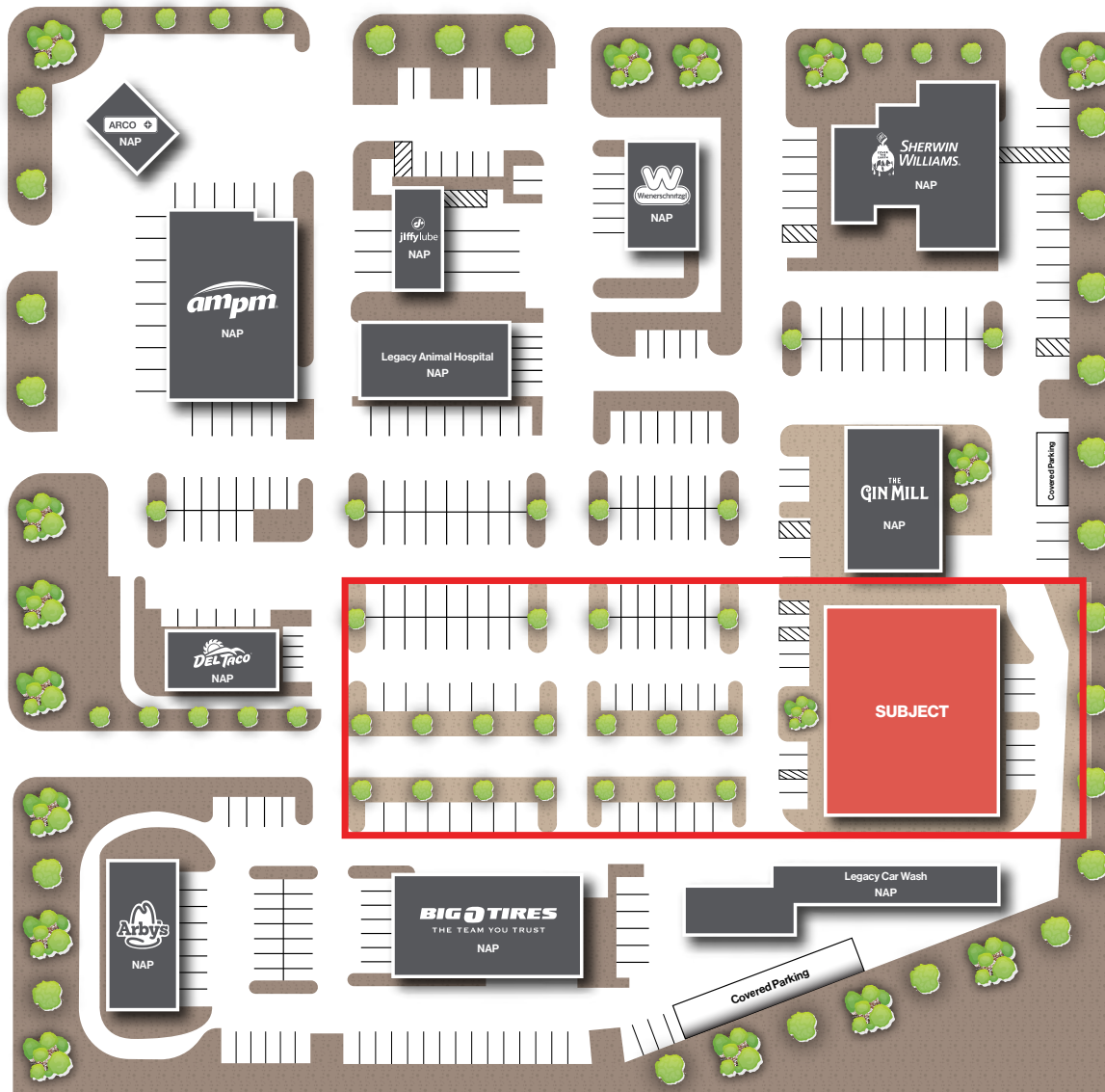
Windmill Pkwy. // 12,600 CPD

 Parks

Pecos Legacy Park

Pecos Rd. // 21,100 CPD

Windmill Pkwy. // 12,600 CPD



Floor Plan

Second Floor | Suite 205



\$901,230

Sale Price



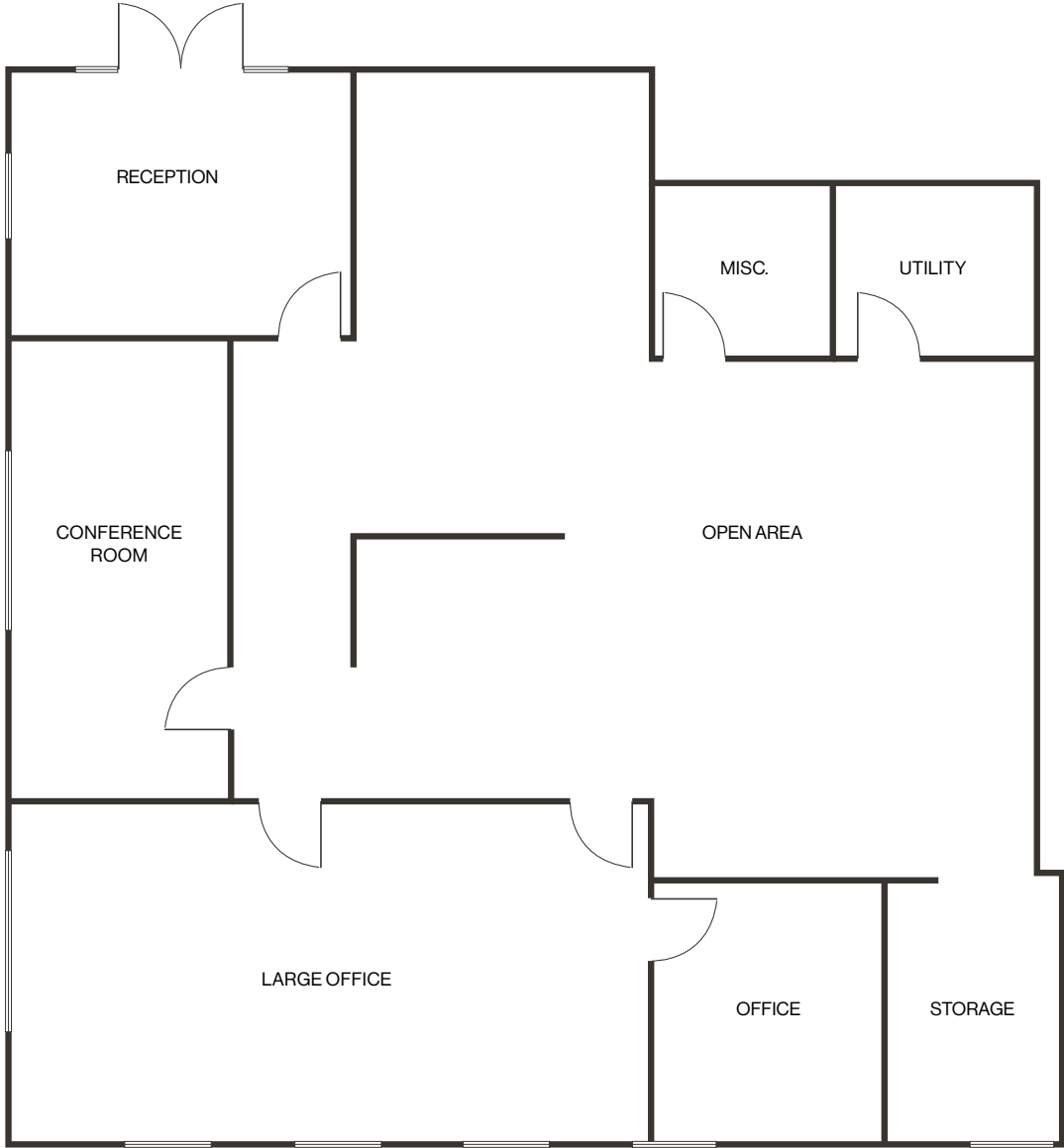
\$330 PSF

Sale Price Per Square Foot



± 2,731 SF

Available Square Footage



Floor Plan

Second Floor | Suite 215



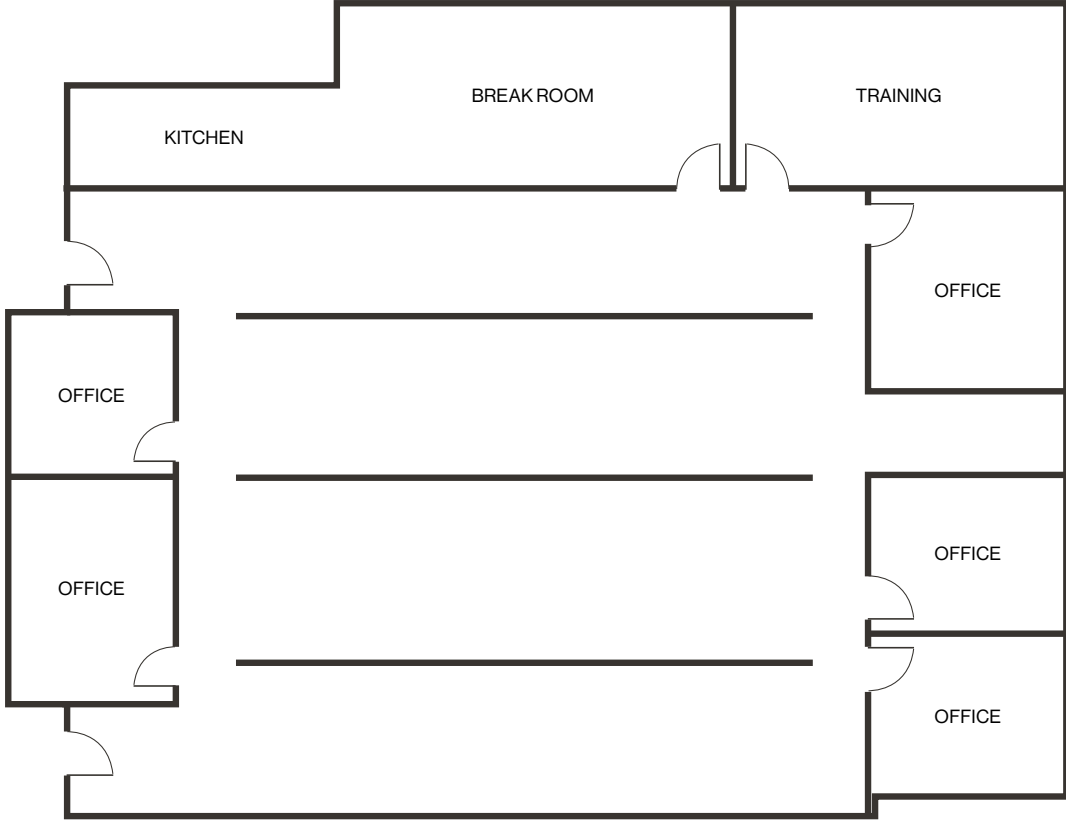
\$1,365,000
Sale Price



\$330 PSF
Sale Price Per Square Foot



± 4,137 SF
Available Square Footage



Property Photos



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For inquiries please reach out to our team.

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