

# PECOS WINDMILL

## COMMERCIAL CENTER

178 N PECOS ROAD, HENDERSON NV, 89074

FOR SALE OR LEASE

PRICE  
REDUCED!



COMMERCIAL REAL ESTATE SERVICES

LEE & ASSOCIATES OF LAS VEGAS LLC | NV LICENSE #B.0146492

**DAVID BAUMAN, SIOR, CCIM**

Principal

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**NICOLE CLOVIS**

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## COMMERCIAL CENTER

178 N PECOS ROAD | HENDERSON, NV 89074



~~\$299~~ **\$284 PSF**

Reduced Sale Price



**\$0.99 PSF NNN**

Lease Rate (six-month promo rate)



**±2,731 SF**

Total Square Footage Available

### PROPERTY HIGHLIGHTS

- Fully improved spec office suite
- CAM: \$0.56 PSF/Mo
- Ample parking
- Easy access to transportation and several dining 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

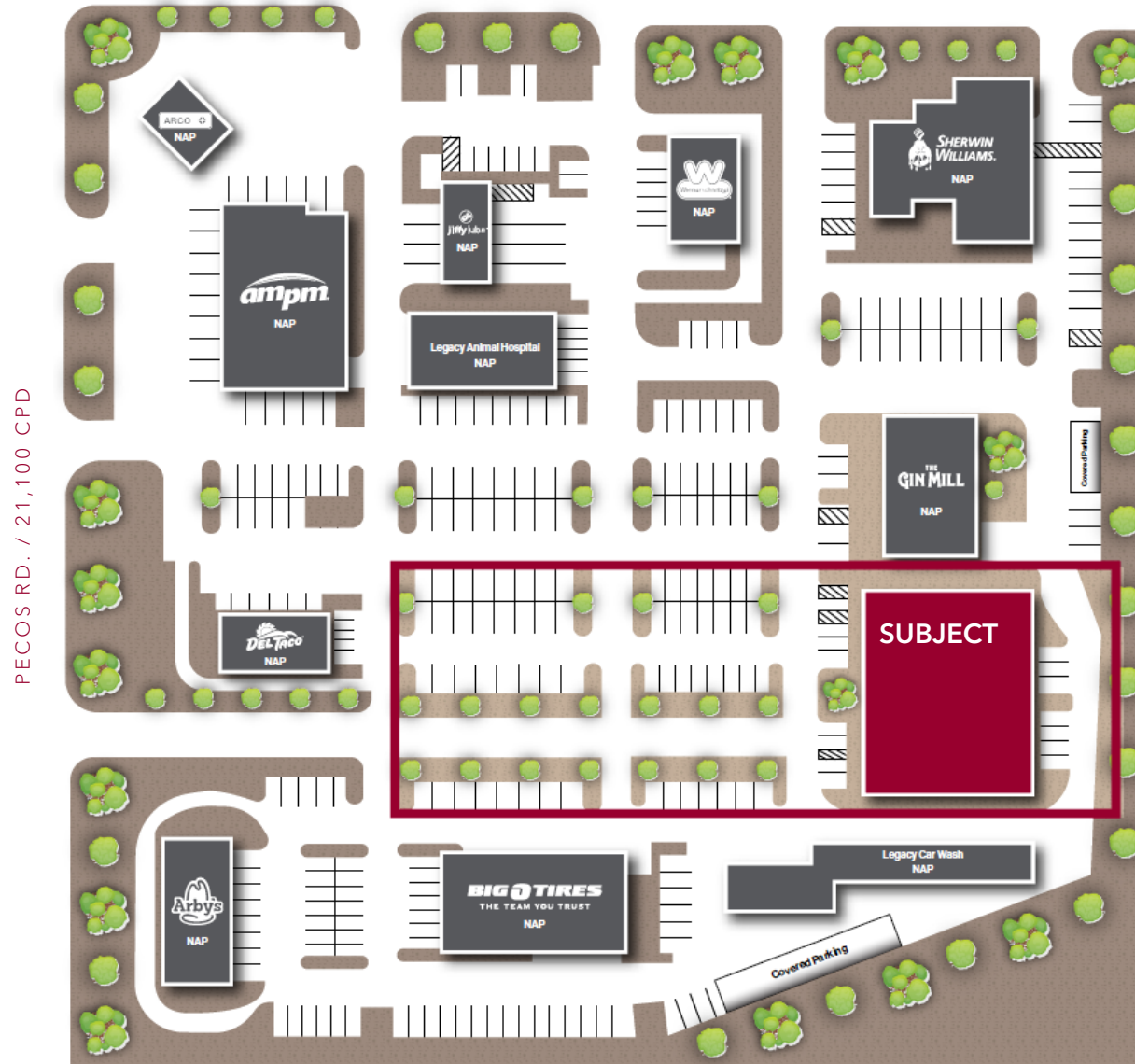


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WINDMILL PKWY. / 12,600 CPD



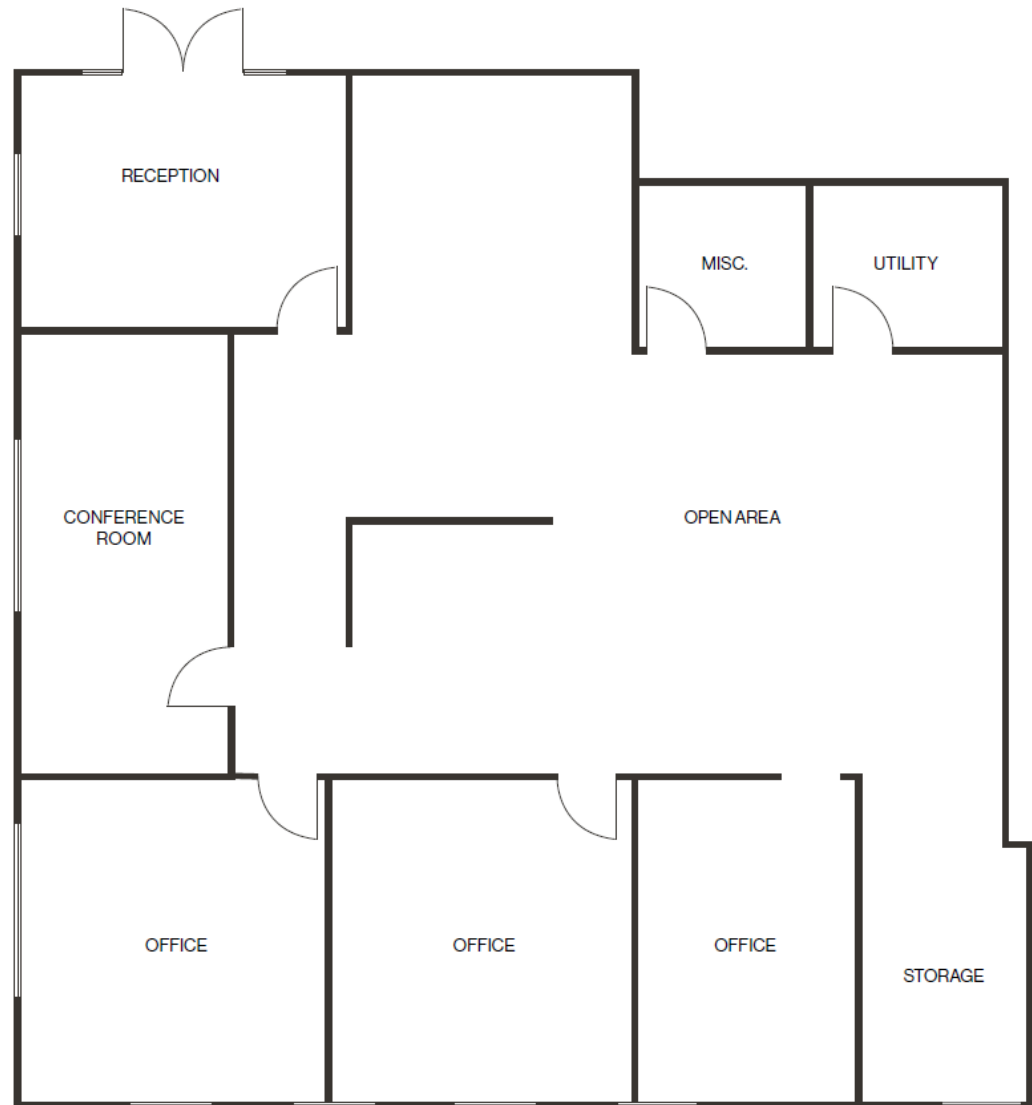
# PECOS WINDMILL

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178 N PECOS ROAD | HENDERSON, NV 89074

### Suite 205 | For Sale or Lease

- ±2,731 SF
- Sale Price: \$775,000 / \$284 PSF
- Lease Rate: \$0.99 PSF NNN (six-month promo rate)
- CAM: \$0.56 PSF/Mo.





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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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