

PECOS WINDMILL

COMMERCIAL CENTER

178 N PECOS ROAD, HENDERSON NV, 89074

FOR LEASE



COMMERCIAL REAL ESTATE SERVICES

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

DAVID BAUMAN, SIOR, CCIM

Principal

○ (702) 490-0699

○ (702) 460-7013

dbauman@lee-associates.com

License: S.0182687

NICOLE CLOVIS

Principal

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\$0.99 PSF NNN

Lease Rate (six-month promo rate)



±2,731 SF

Total SF 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



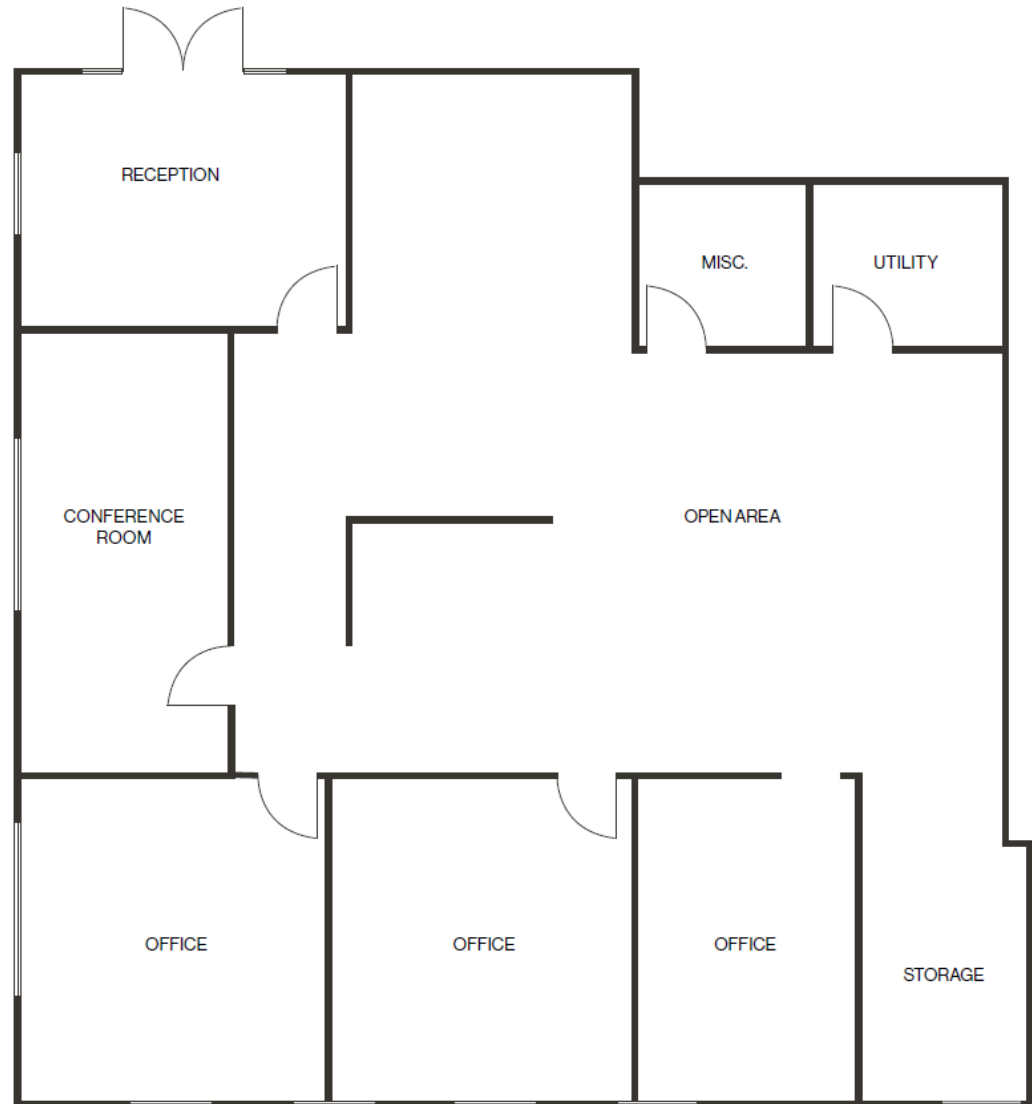
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Suite 205 | For Lease

- ±2,731 SF
- Lease Rate: \$0.99 PSF NNN (six-month promo rate)
- Months 7-12: \$1.35 PSF NNN
- CAM: \$0.56 PSF/Mo.



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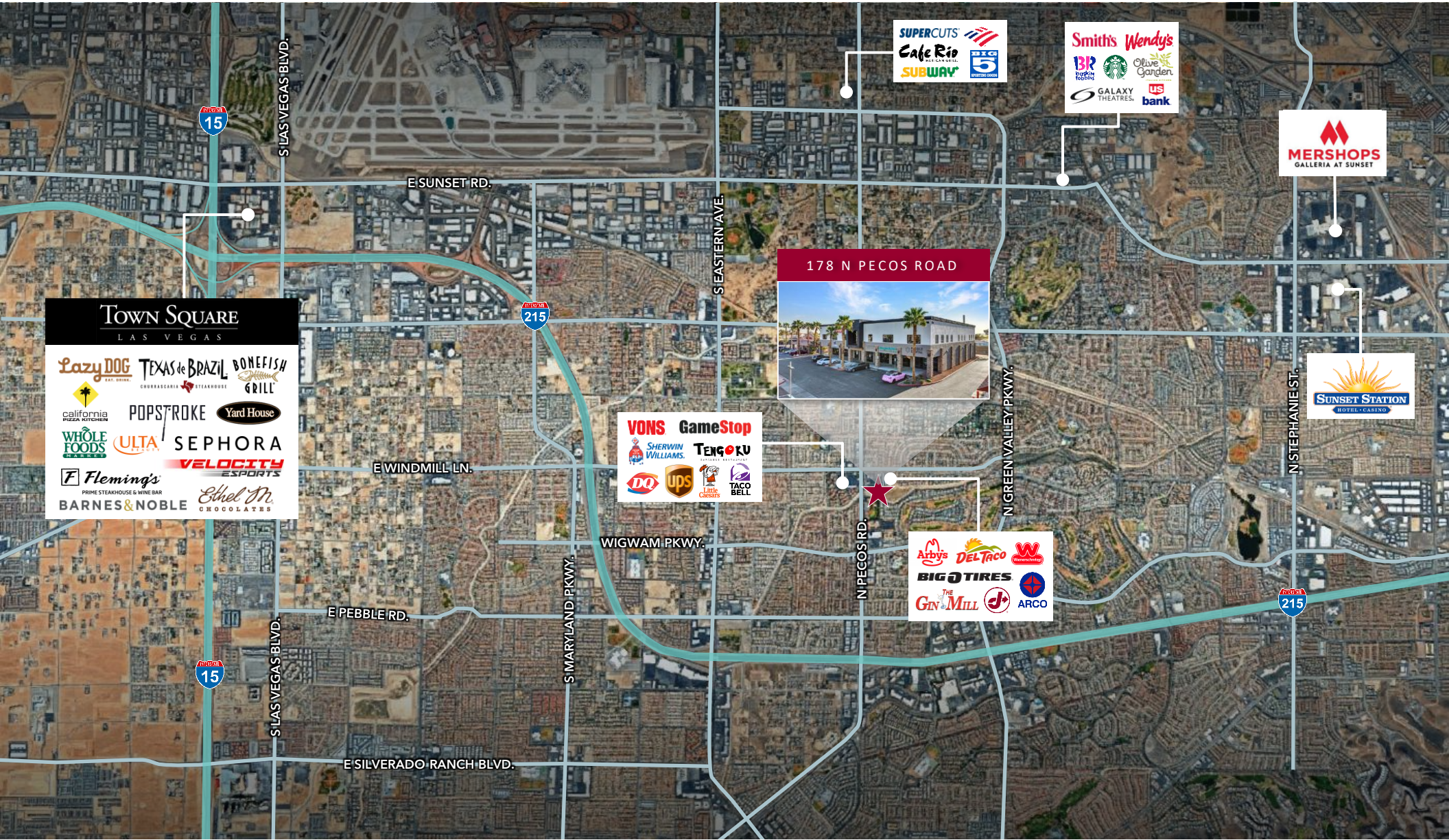
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TOWN SQUARE
LAS VEGAS

- Lazy DOG
- TEXAS de BRAZIL
- BONEFISH GRILL
- california PIZZA KITCHEN
- POPSTROKE
- Yard House
- WHOLE FOODS
- ULTA
- SEPHORA
- VELOCITY ESPORTS
- Fleming's
- BARNES & NOBLE
- Ethel M. CHOCOLATES



- VONS
- GameStop
- SHERWIN WILLIAMS
- TENGO
- DO
- UPS
- LITTLE CAKES
- TACO BELL

- Arbys
- DEL TACO
- Wendy's
- BIG TIRES
- THE GUY MILL
- ARCO



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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LEE & ASSOCIATES OF LAS VEGAS | B.0146492 | 8311 W SUNSET ROAD, SUITE 120, LAS VEGAS, NV 89113

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