

For Lease

# Pecos Windmill Commercial Center



178 N. Pecos Rd.  
Henderson, NV 89074

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## Listing Snapshot



**\$1.25 PSF NNN**  
Lease Rate



**± 2,731 SF**  
Available Square Footage



**\$0.54 PSF/Mo.**  
CAM

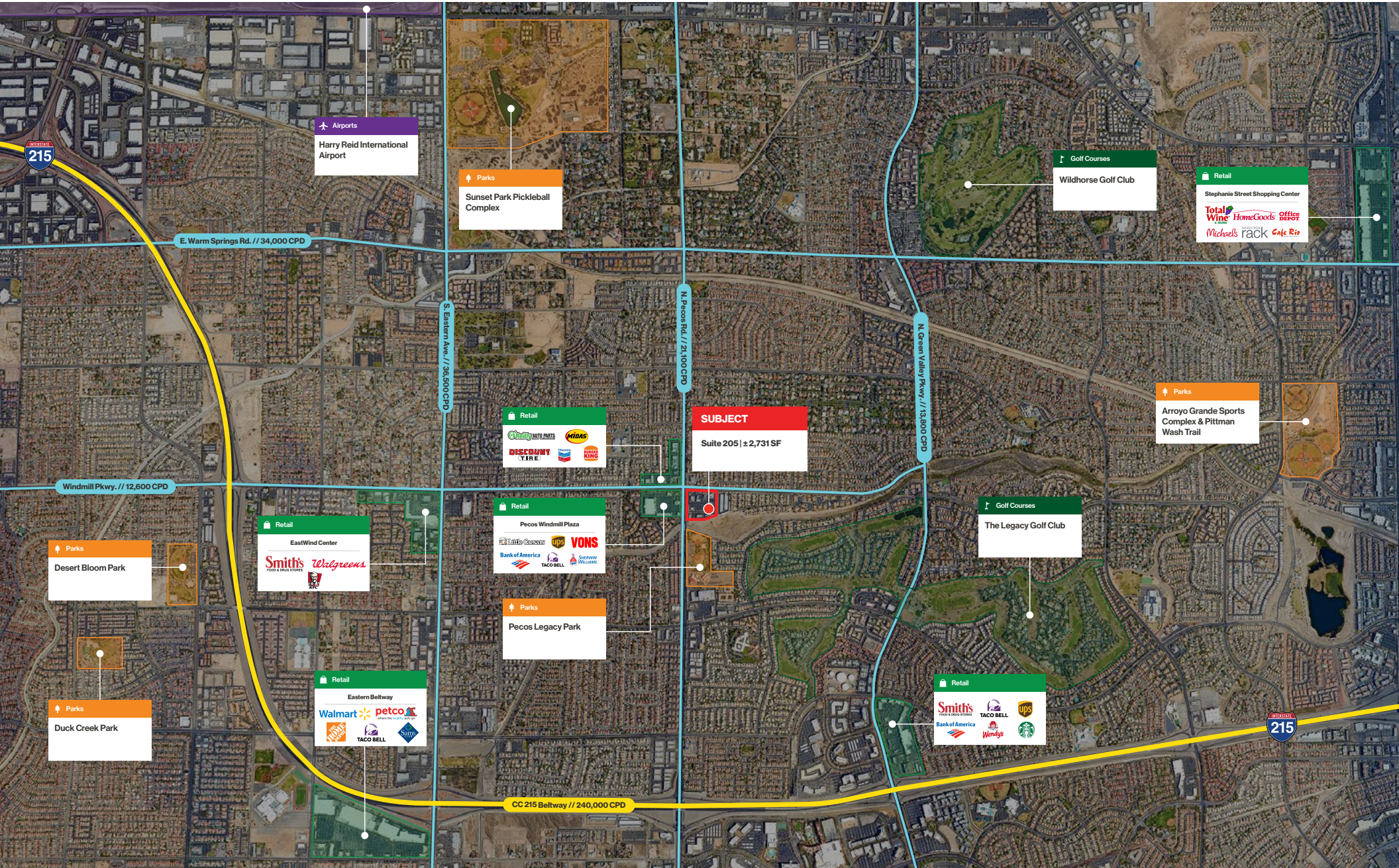
## Property Highlights

- 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
2023 Population	21,416	147,784	368,136
2023 Average Household Income	\$113,324	\$108,981	\$102,583
2023 Total Households	8,736	61,532	149,748











LAS VEGAS STRIP



 Retail


**Pecos Windmill Plaza**


  


  




 Retail

 Retail


  

**SUBJECT**

Suite 205 | ± 2,731 SF

N. Pecos Rd. // 21,100 CPD

Windmill Pkwy. // 12,600 CPD

 Parks

**Pecos Legacy Park**



# Floor Plan

## Second Floor | Suite 205



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Lease Rate



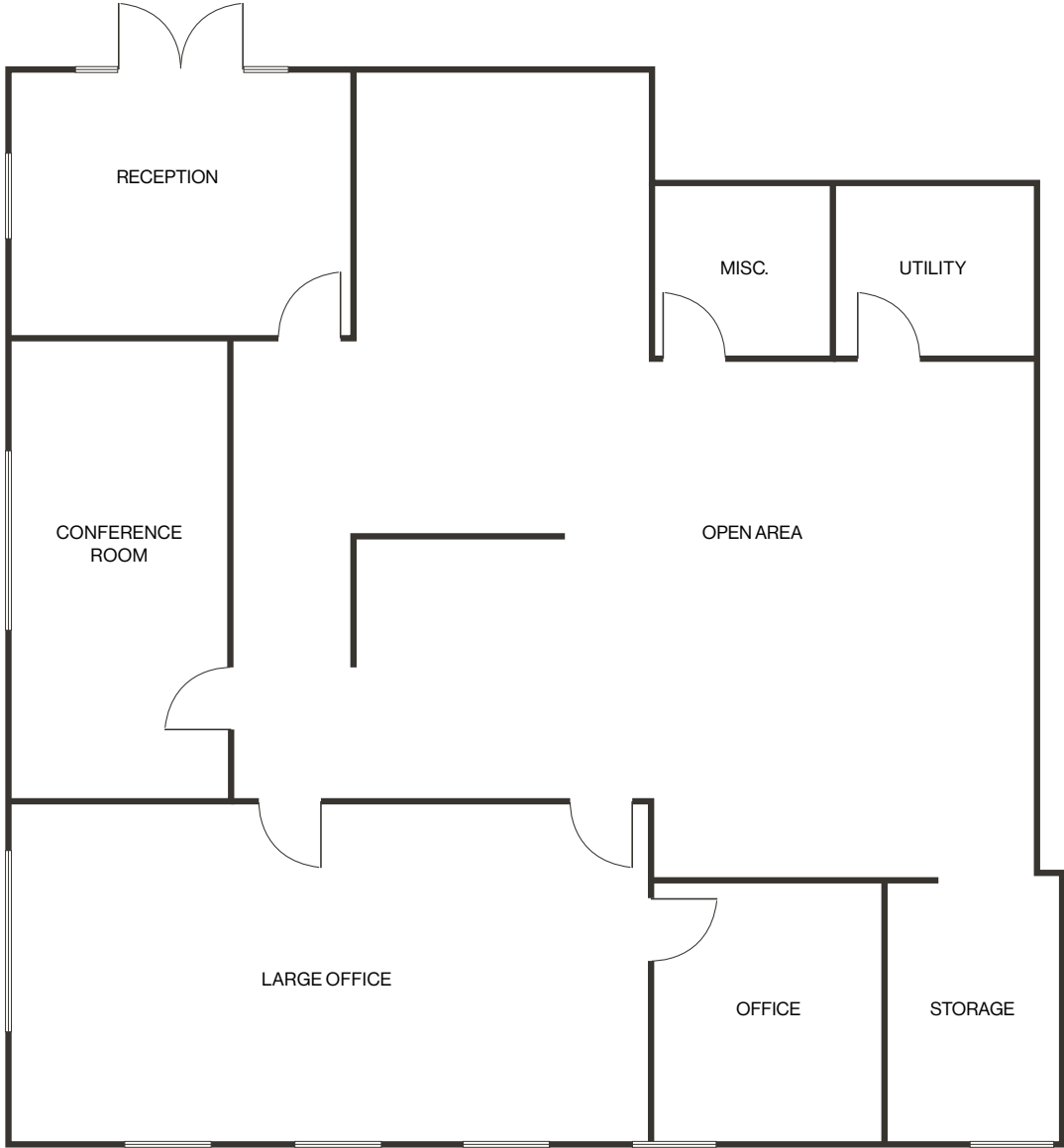
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Property Photos



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For inquiries please reach out to our team.

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