

291 N. PECOS ROAD

Henderson, NV 89074

AVAILABLE
For Lease



5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800
F 702.388.1010
www.mdlgroup.com

Buck Hujabre
Senior Vice President
Lic#: BS.1002453.LLC | PM.0168008
225.284.0985
bhujabre@mdlgroup.com

Michael Greene
Vice President
Lic#: S.016326
702.388.1800
mgreene@mdlgroup.com

Luke Ramous
Senior Advisor
Lic#: S.0188531
702.388.1800
lramous@mdlgroup.com

Hayim Mizrachi, SIOR, CCIM
CEO | Principal | Broker
Lic#: B.0143643.CORP
702.388.1800
hmizrachi@mdlgroup.com



Lease Details



\$2.15 - \$2.65 PSF MG

Lease Rate



±2,663 SF

Space Available



Henderson

Submarket

Demographics

	1 mile	3 miles	5 miles
2024 Population	±18,721	±137,278	±390,015
Average Household Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$132,010	\$114,808	\$104,746



Service you deserve. People you trust.



Property Highlights

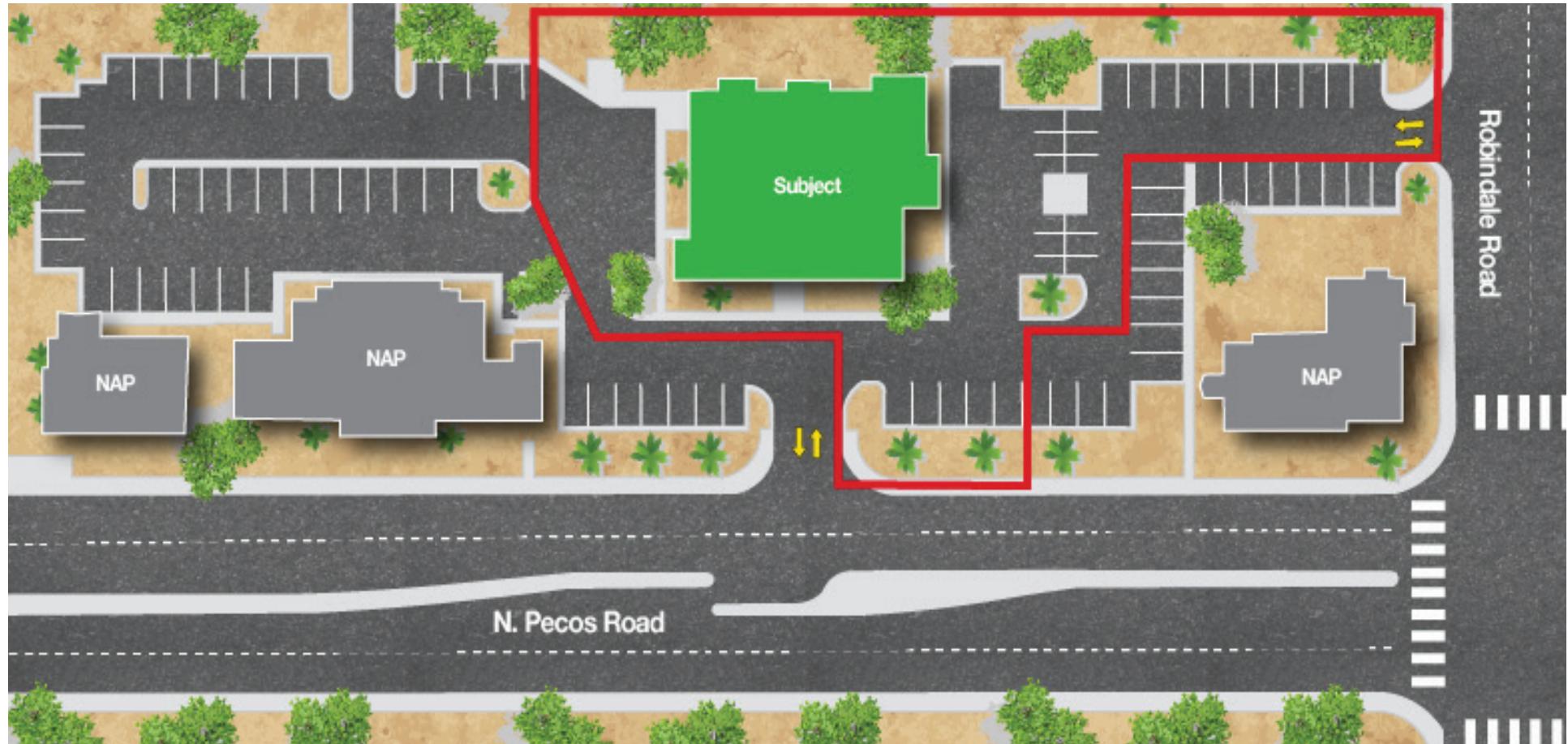
- Single-story medical and professional office building available for lease
- Built out with 6 offices, a kitchen, a lab area, and storage space
- Year built: 1996
- Lot size: ±1.03 acres
- Zoning: Neighborhood Commercial (CN)
- The property is nestled between the Henderson and Paradise areas of Las Vegas, situated on N. Pecos Road, south of W. Warm Springs Road
- This location offers excellent growth opportunities and accessibility to multiple existing and future business developments

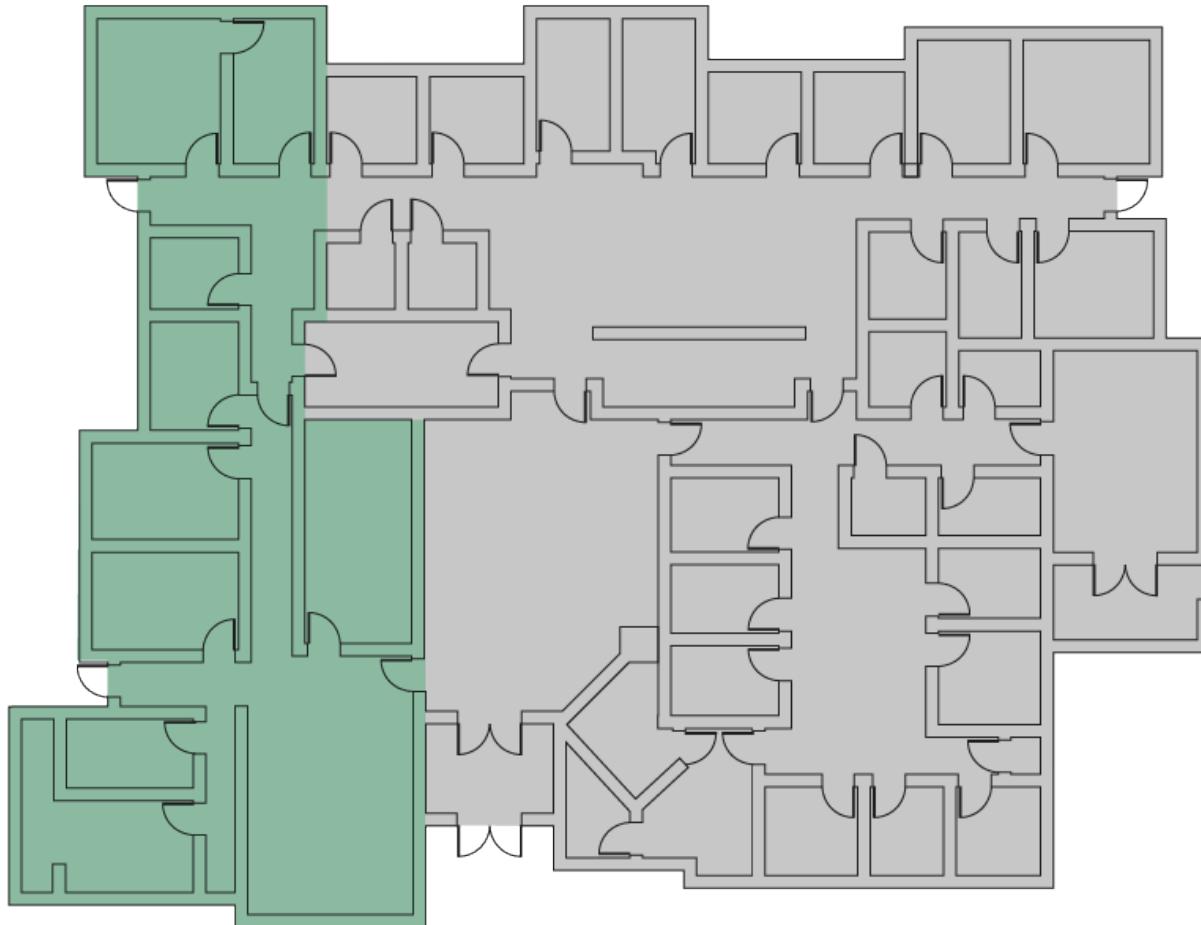
5960 South Jones Boulevard
Las Vegas, Nevada 89118

T 702.388.1800 | F 702.388.1010
www.mdlgroup.com

● Power Centers ● Master Community







● Available

● Not A Part

Lease Details

+ Suite	100
+ Available Space :	±2,663 SF
+ Lease Rate :	\$2.15 - \$2.65 PSF MG
+ Availability:	Immediately

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.



Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

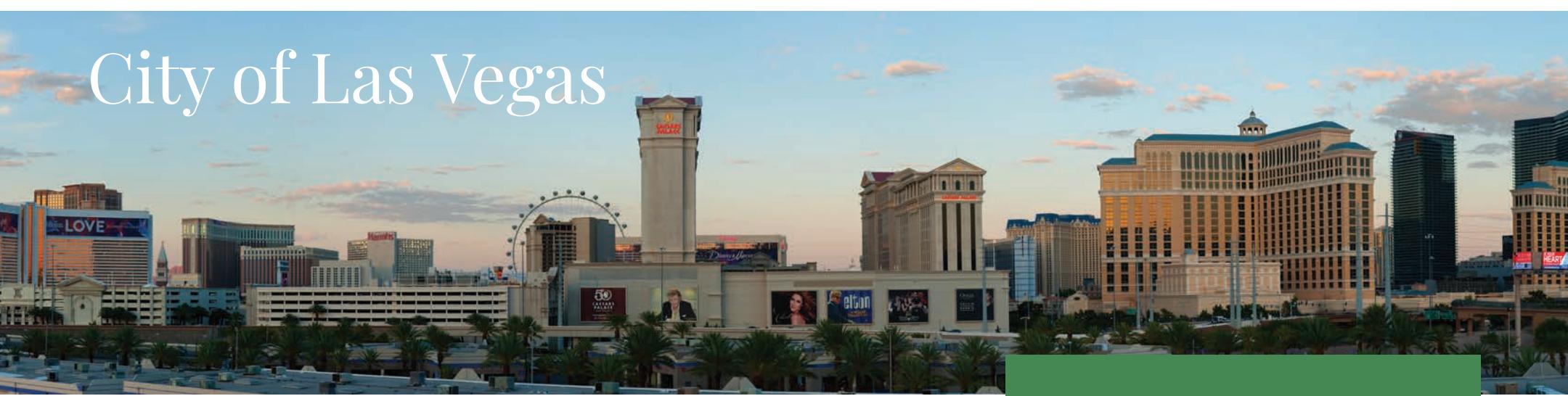
 **±7,892**
Land Area
(Square Miles)

 **2,265,461**
Population

 **298**
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

City of Las Vegas



Synopsis

The City has cultivated and championed a variety of important projects for the benefit of the community. Some highlights include the newest property MSG Sphere at the Venetian, scheduled to open 2023. MSG Sphere at the Venetian will be the first of its kind ever created. Once completed, it will be a 18,000-seat concert hall with a state of the art acoustic technology, costing \$2.2 billion.

Universal Studios is coming to Las Vegas! Universal Studios is building its first ever permanent horror experience. Just North of the Las Vegas Strip, the 110,000 square foot attraction will add on to the 20-acre Area15 entertainment district. The City is looking forward to the new developments and is anticipating these attractions to be groundbreaking additions to the Las Vegas entertainment scene.

Quick Facts

 ±141

Size (Sq. Mi.)

 641,903

Population

 4,525

Pop. Density (Per Sq. Mi.)

The City is also bringing new technologies and industry to Las Vegas.

The heart of the Innovation District is the International Innovation Center @ Vegas. The City of Las Vegas continues to be a hub for innovation and technology with opening 2 Innovation Centers for established and emerging tech companies developing smart technologies.

Professional Sports



Synopsis

The Las Vegas metropolitan area is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself.

The Las Vegas Valley has four major league professional teams: the Vegas Golden Knights of the NHL (began play in 2017 as the region's first major pro team), the Las Vegas Raiders of the NFL (began play in 2020), the Las Vegas Aces of the WNBA (began play in 2018), and the Las Vegas Athletics of the MLB (inaugural season will commence at its new ballpark for the 2028 season).

Las Vegas is home to three minor league sports teams: the Las Vegas Aviators of Minor League Baseball, The Las Vegas Lights FC of the USL Championship, the league at the second of US men soccer league system, The Henderson Silver Knights of the American Hockey league of the NHL. The Las Vegas Lights are currently the only team playing in the city of Las Vegas, at the city-owned Cashman Field.

Source: www.wikipedia.com



Nevada Tax Advantages

NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking
California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation's 2020 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

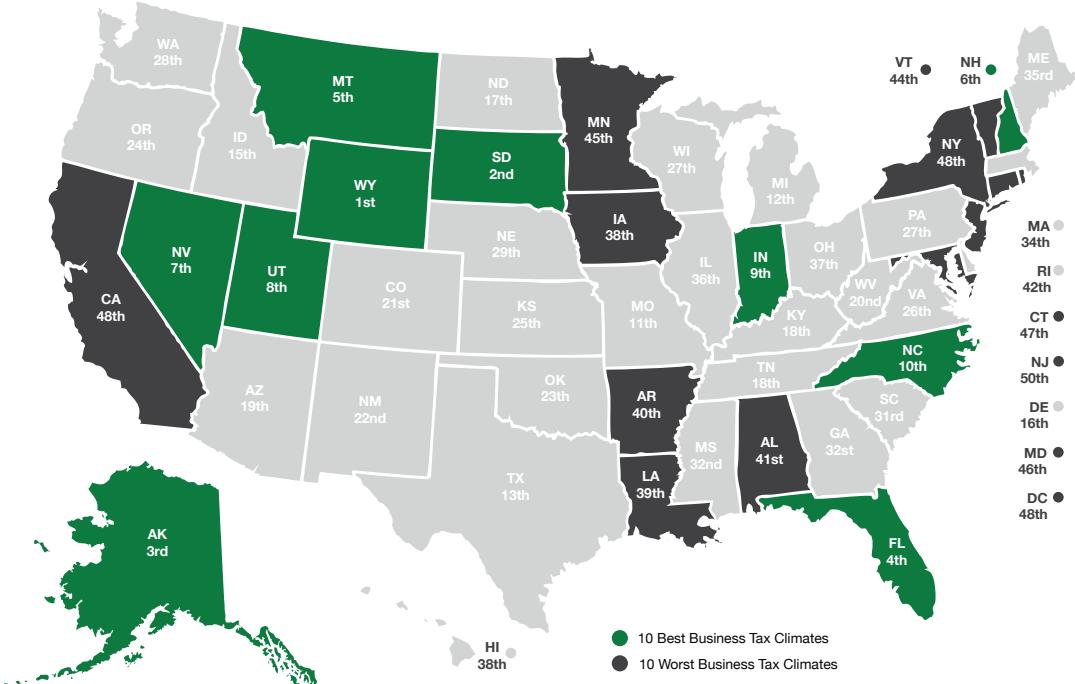
Source: Nevada Governor's Office of Economic Development;
www.TaxFoundation.org



Service you deserve. People you trust.



2024 State Business Tax Climate Index



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.

5960 South Jones Boulevard
Las Vegas, Nevada 89118

T 702.388.1800 | F 702.388.1010
www.mdlgroup.com

Southern Nevada Growth



Number of jobs added between 2011 and 2019.



Number of new businesses added between 2011 and 2019.



Milestone graduation rate for Clark County school district in 2019.



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)

Transit from Las Vegas

Destination	Est. Travel Time	Distance (Mi)
Los Angeles, CA	3 hrs, 55 min	265
Phoenix, AZ	4 hrs, 40 min	300
San Diego, CA	4 hrs, 45 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 15 min	565
Boise, ID	9 hrs, 30 min	634
Santa Fe, NM	9 hrs, 10 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 50 min	837
Helena, MT	12 hrs, 55 min	907
Portland, OR	15 hrs, 45 min	982
Seattle, WA	16 hrs, 50 min	1,129



Shipping and Mailing Services



Freight Service Center 3 Mi	Freight Center 3 Mi	Customer Service Center 5 Mi
Distribution Center 10 Mi	Ship Center 8 Mi	Cargo Center 3 Mi
UPS Air Cargo 18 Mi	Air Cargo 20 Mi	--



Service you deserve. People you trust.



5960 South Jones Boulevard
Las Vegas, Nevada 89118

T 702.388.1800 | F 702.388.1010
www.mdlgroup.com