

OFFICE FOR LEASE

PECOS 215 PLAZA
8925 S. PECOS RD., SUITE 14B
HENDERSON, NV 89074



FIRST FEDERAL REALTY



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50 S Stephanie Street Suite 101
Henderson, NV 89012



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PRESENTED BY:

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PROPERTY DESCRIPTION

8925 SOUTH PECOS ROAD | HENDERSON, NV 89074



Property Description

This ±2,114 SF office suite is currently under renovation and will feature a reception area, eight offices, a large conference room, a break room, and private restrooms. The suite is currently being renovated with modern finishes and design.

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PROPERTY SUMMARY

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Property Summary

Lease Rate:	\$2.00 NNN
Lease Term:	3-5 years
Building SF:	±4,110
Available SF:	±2,114
Year Built:	2005
Renovated:	2026
Building Class:	B
Floors:	1
Zoning:	CP

Property Overview

Located in the Pecos 215 Plaza, this office suite sits in one of Henderson's most convenient and high-traffic commercial areas, just off the busy Pecos and Pebble intersection. The suite is currently being renovated with modern finishes and a more functional layout designed for professional office use.

Location Overview

Situated near the I-215 and Pecos Road, Pecos 215 Plaza sits in a convenient Henderson corridor with strong traffic and great visibility. The plaza is close to shopping, dining, and a wide range of professional services.

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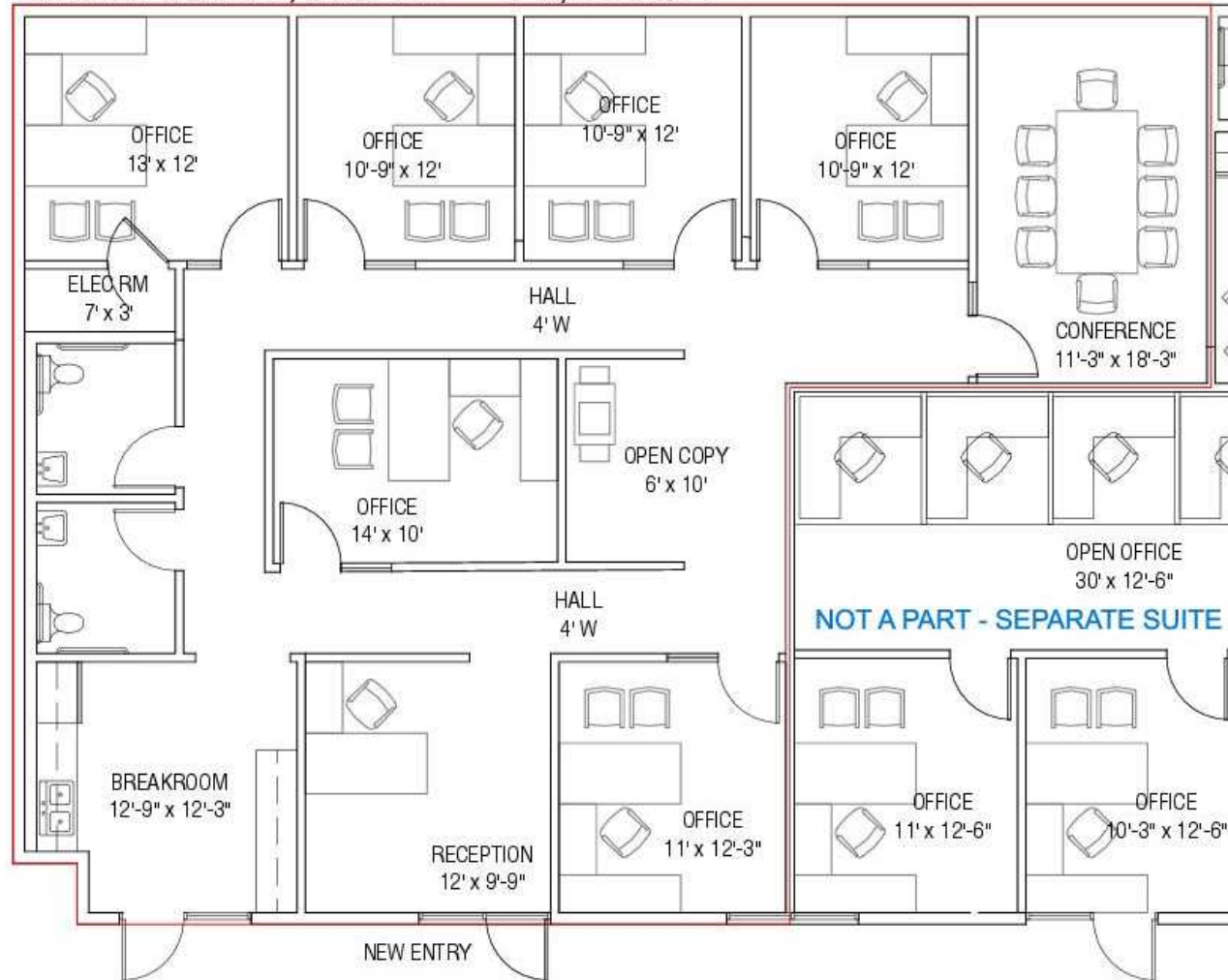
FLOOR PLAN

8925 SOUTH PECOS ROAD | HENDERSON, NV 89074



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8925 S. Pecos Rd., Suite 14B +/- 2,114 SQ FT



space plan

05-27-26
3/16"=1'-0"

atwood
DESIGN

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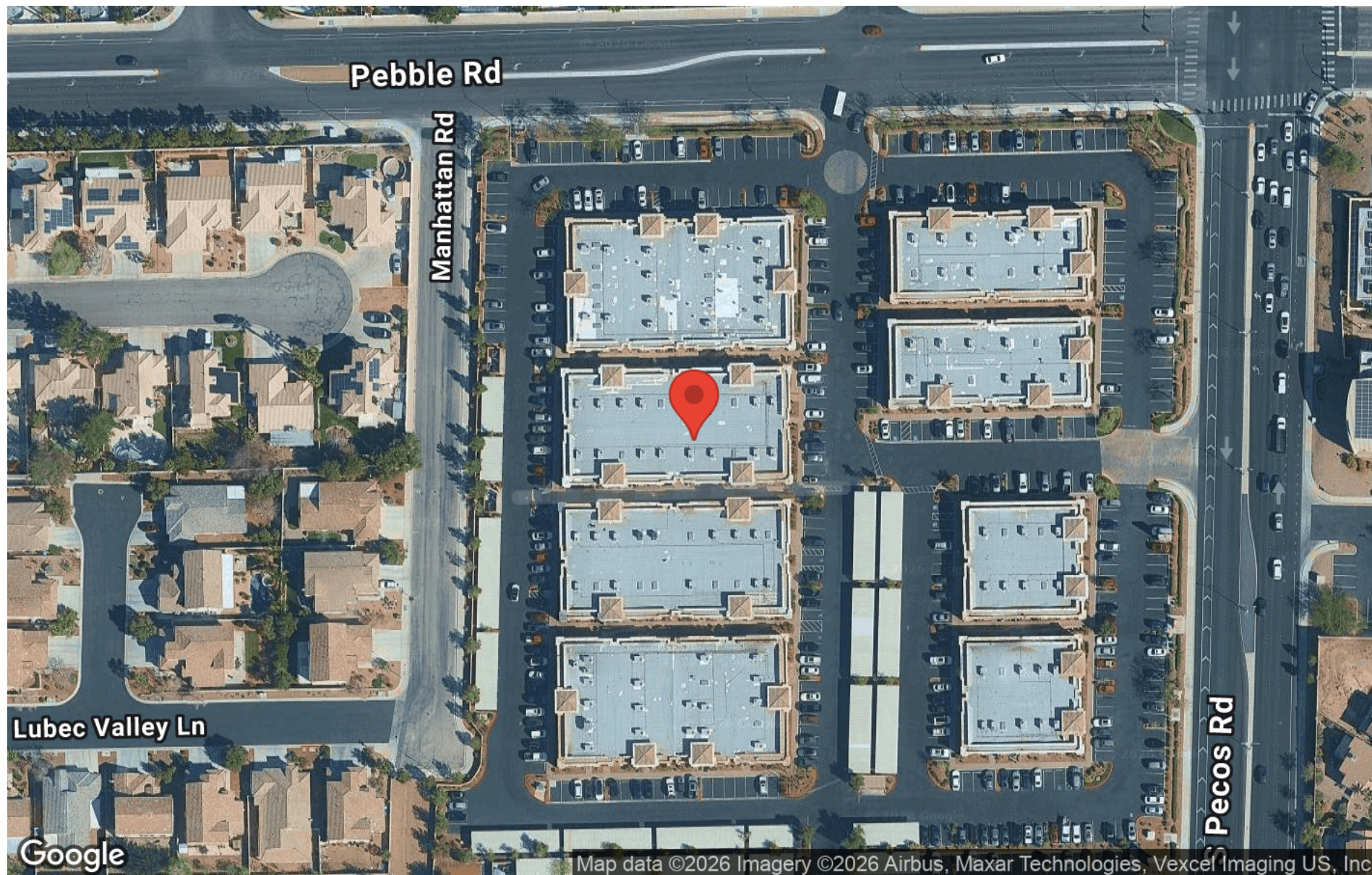
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AERIAL MAP

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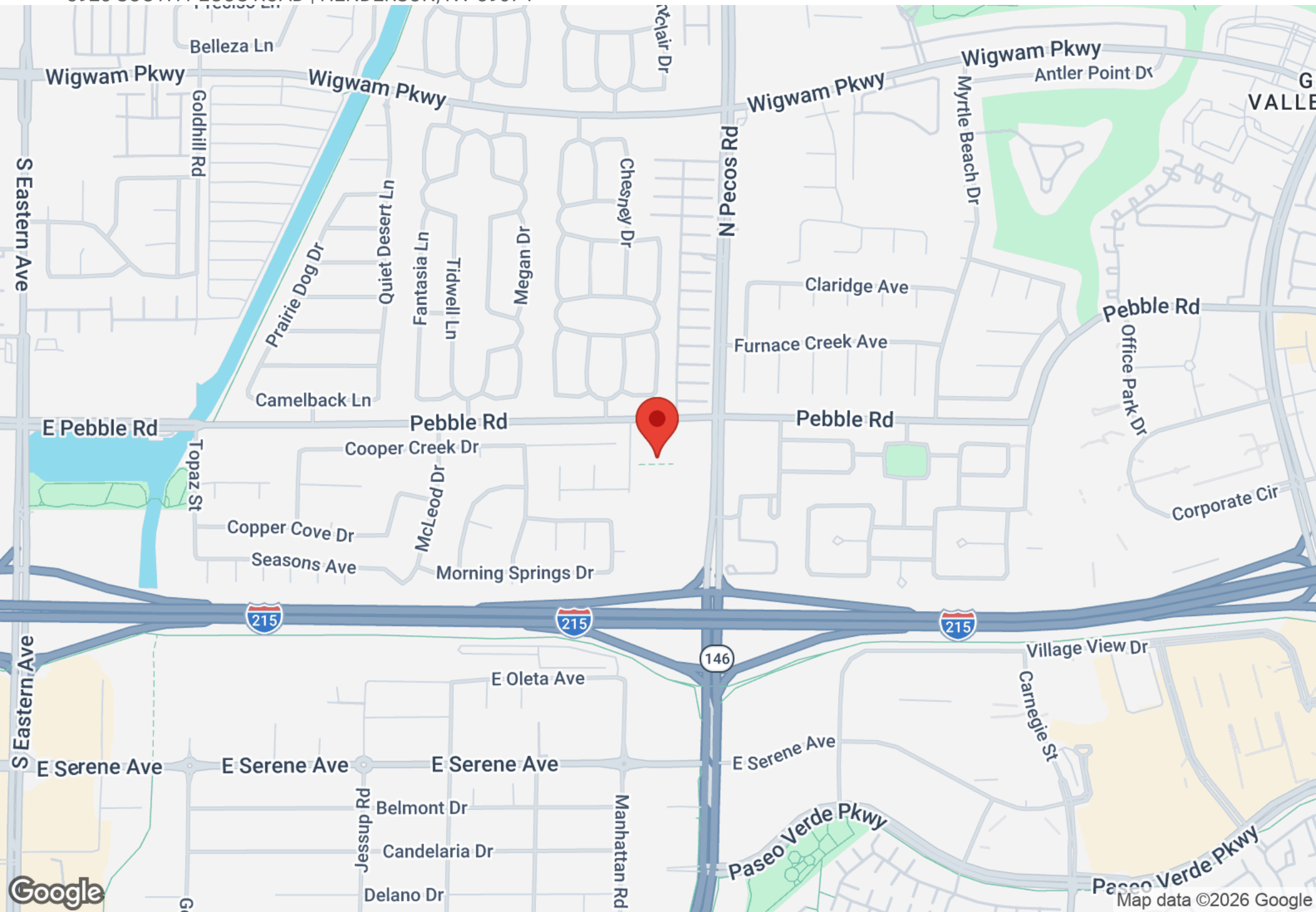
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BUSINESS MAP

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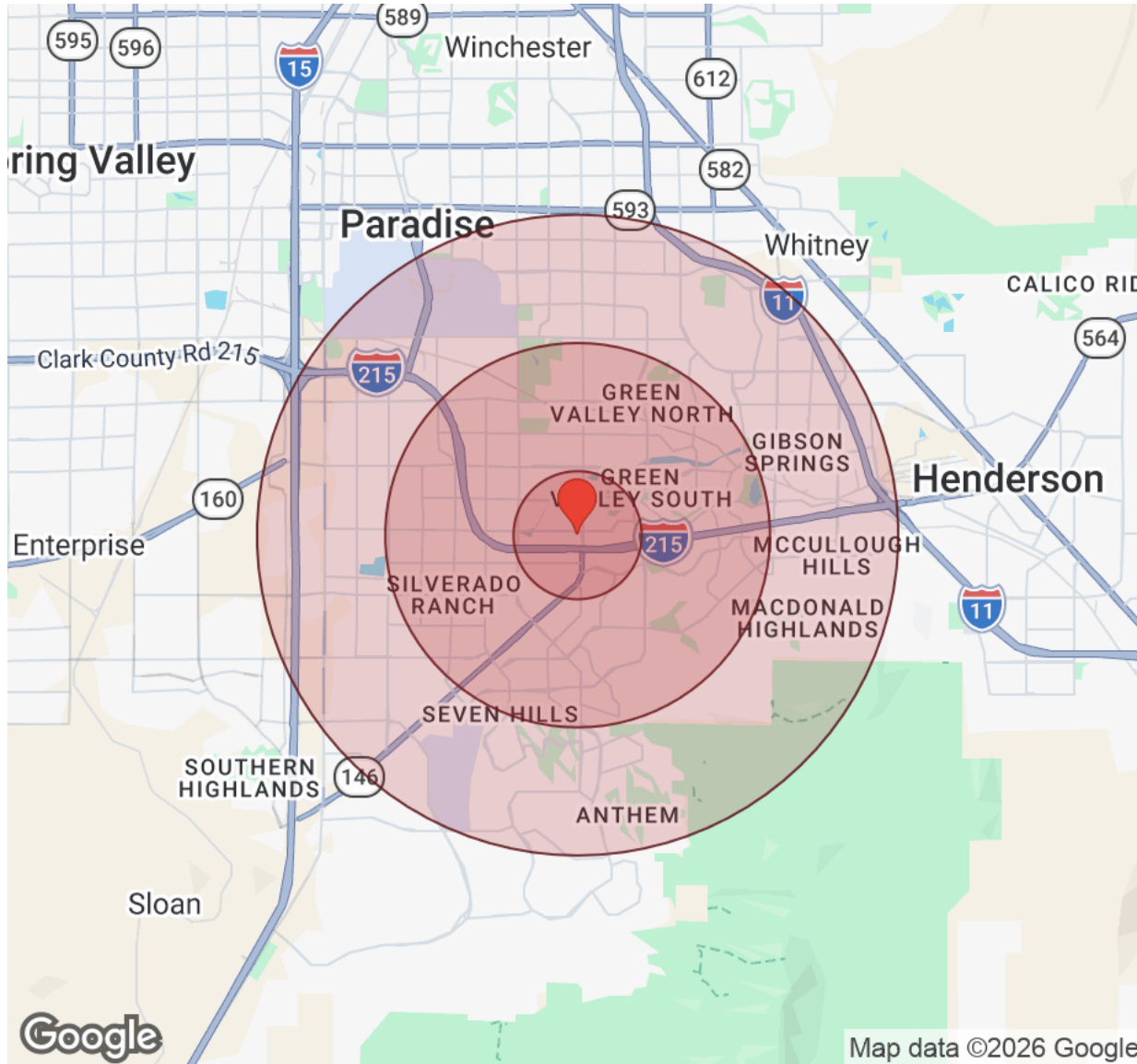
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DEMOGRAPHICS

8925 SOUTH PECOS ROAD | HENDERSON, NV 89074



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	8,046	82,453	157,028
Female	8,094	85,177	160,727
Total Population	16,140	167,630	317,755

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	8,428	81,099	146,644
Black	1,244	14,399	29,710
Am In/AK Nat	45	436	858
Hawaiian	102	1,442	2,796
Hispanic	3,652	39,427	78,295
Asian	1,809	22,144	42,611
Multiracial	815	8,314	16,015
Other	45	352	826

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,166	74,562	142,966
Occupied	6,717	69,961	133,642
Owner Occupied	4,153	39,035	70,060
Renter Occupied	2,564	30,926	63,582
Vacant	448	4,601	9,323

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,401	25,864	48,879
Ages 15 - 24	1,590	18,218	35,123
Ages 25 - 54	6,215	68,347	131,667
Ages 55 - 64	2,303	22,044	40,783
Ages 65+	3,632	33,157	61,304

Income	1 Mile	3 Miles	5 Miles
Median	\$102,248	\$93,796	\$90,090
Under \$15k	477	4,437	9,387
\$15k - \$25k	259	2,619	5,671
\$25k - \$35k	306	3,300	6,520
\$35k - \$50k	595	6,553	13,231
\$50k - \$75k	830	10,854	21,379
\$75k - \$100k	815	9,601	17,615
\$100k - \$150k	1,296	13,735	25,852
\$150k - \$200k	802	8,393	15,002
Over \$200k	1,335	10,471	18,985

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DISCLAIMER

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