

PADS AVAILABLE FOR GROUND  
LEASE OR BUILD TO SUIT

FOR LEASE *RETAIL SPACE AVAILABLE IN ±100,500 SF SHOPPING CENTER*

# PECOS LEGACY CENTER

NEC OF PECOS ROAD AND WIGWAM PARKWAY // HENDERSON, NV

LAS VEGAS "STRIP"



PRIME LOCATION FOR SANDWICH OPERATOR

FOR MORE INFORMATION, PLEASE CONTACT:

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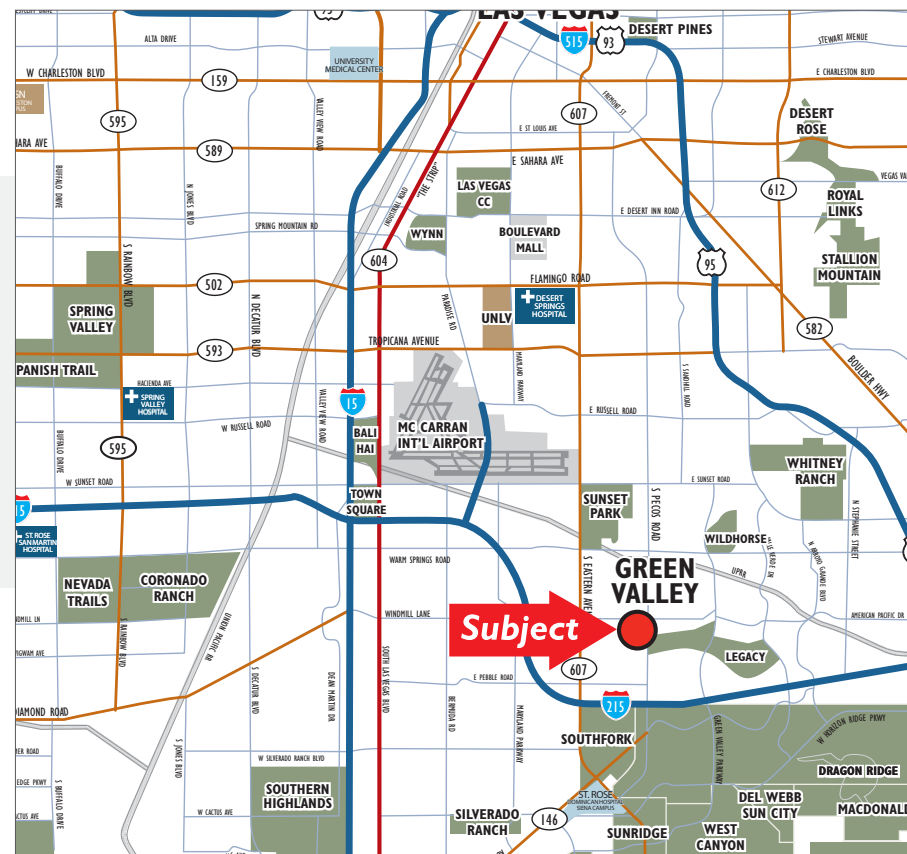
## BEAUTIFUL FULLY BUILT-OUT OFFICE SPACE READY FOR IMMEDIATE OCCUPANCY

- Anchored by 24 Hour Fitness
- Multi Pads Available for Ground Lease, Asking \$100,000-\$125,000 Per Annum.
- Join CVS Drugs, Oroweat Bakery, Arthur Murray Dance Studio, Teriyaki Madness, Palm Beach Tan, Pacific Dental and many more quality tenants.
- ±100,500 SF Shopping Center
- Excellent Access and Visibility
- City of Henderson: CN Zoning (Neighborhood Commercial)

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION:	17,933	157,721	312,570
AVG. HH. INCOME:	\$80,093	\$74,846	\$71,041

Claritas 2015



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SUITE	TENANT	SF
2548-100	Entenmann's Oroweat Bakery	2,077
2548-110	Mixtix Salon	1,050
2548-120-130	Karate	2,100
2548-140	Big Apple Bagels	1,050
2548-150	Teriyaki Madness	1,050
2556	24 Hour Fitness	-
2558 B03	Palm Beach Tan	3,336
2558 B01 2558 B02	Step Up Academy	6,745
2560	Mens Health	1,400
2562	Come Pet It	1,400
2564	AVAILABLE	900
2566	Nail FX	900
2568	AVAILABLE	1,200
2570-110	Pacific Dental	3,000
2570-100	Arthur Murray	2,722
2578	AVAILABLE	1,200
2580	Thrifty Ice Cream	1,200
2584	Maple Cleaners	2,400

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