

10-18 W Pacific Ave.

HENDERSON, NV 89015

The Pacific Center - Located in The Downtown Water Street District



For Lease: 2nd Floor Office Spaces | Prime Downtown Location | +/- 577 - 1,262 SF

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PROPERTY OVERVIEW:

10-18 W PACIFIC AVE. | HENDERSON, NV 89015



STABILIZED RETAIL INVESTMENT IN HENDERSON'S WATER STREET DISTRICT

The Pacific Center offers an attractive leasing opportunity in Henderson's revitalized Downtown Water Street District. Located at 10–18 W. Pacific Avenue near the intersection of Water Street and Lake Mead Parkway, the property benefits from convenient access to Interstate 11 and Interstate 215, ample on-site parking, and proximity to the restaurants, retail, entertainment, professional services, and community amenities throughout Downtown Henderson.

The approximately 15,413-square-foot center features an established mix of retail, restaurant, office, and service-oriented tenants, creating a complementary environment for a variety of businesses. Available space includes Suite 5/6, approximately 577 square feet, and Suite 7, approximately 685 square feet, with the option to combine the suites to accommodate a larger user. The flexible second-floor spaces can accommodate a variety of business concepts and professional uses.

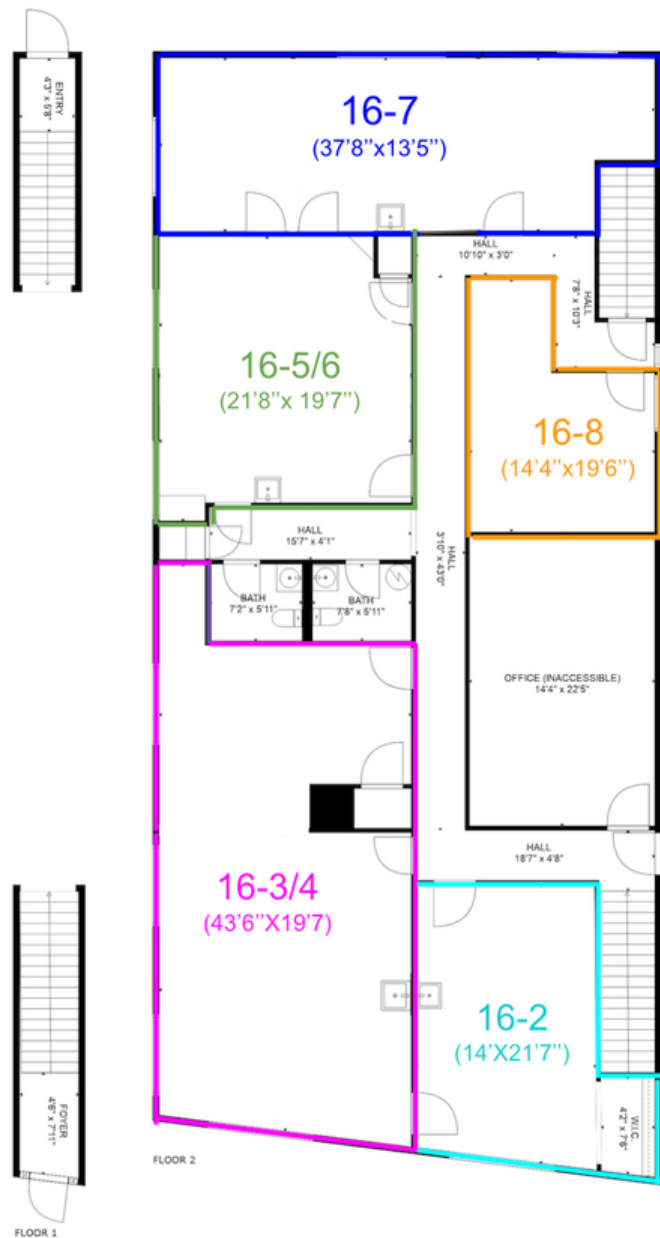
Potential uses include spa and wellness services, nail salon, beauty or esthetics studio, hair or barber salon, massage therapy, boutique retail, professional office, medical or wellness services, administrative office, consulting, and other retail or service-oriented businesses. The flexible configuration allows prospective tenants to select a smaller footprint or combine the suites for additional space as their business needs require.

The property has benefited from significant capital improvements, including roof replacement, HVAC upgrades, exterior enhancements, and interior improvements, providing a well-maintained and functional setting for tenants and their customers. The established tenant mix and convenient parking further enhance the property's appeal for businesses seeking an accessible commercial location. The Pacific Center is positioned within an active commercial corridor surrounded by established neighborhoods, growing residential communities, restaurants, entertainment, shopping, and local services. Its proximity to Water Street and the Downtown Henderson core provides businesses with convenient access to the area's growing customer base, while nearby residential development continues to support long-term demand for retail and personal services.

With flexible suite sizes, the ability to combine spaces, convenient access and parking, recent property improvements, and a location in Henderson's evolving Downtown Water Street District, The Pacific Center offers a versatile leasing opportunity for businesses looking to establish or expand their presence in Downtown Henderson.

FLOORPLAN:

10-18 W PACIFIC AVE. | HENDERSON, NV 89015



PROPERTY DETAILS:

10-18 W PACIFIC AVE. | HENDERSON, NV 89015



Building Size:	+/- 16,214 SF +/- 15,413 SF Rentable +/- 14,714 SF Net Usable
Land:	+/- 0.30 Acres
Buildings:	1
Year Built:	1956
Current Tenants:	8
Property Taxes:	+/- \$6,405.63 (2026)
Zoning:	Downtown Mixed-Use (DX), Henderson Jurisdiction
Location:	Opportunity Zone (Census Tract 52)
APNs:	179-18-710-005



PROPERTY HIGHLIGHTS

PROPERTY PHOTOS

10-18 W PACIFIC AVE. | HENDERSON, NV 89015



- 1 Lennar at Aqua
-0.9 miles
- 2 Lennar at Black Mountain Ranch
-2.8 miles
- 3 Tuscany Village
-3.5 miles
- 4 Cadence Master Planned Community
-1.9 miles
- 5 Dignity Health – St. Rose Dominican Hospital
-0.3 miles
- 6 Lake Mead Crossing Shopping Center
-0.3 miles
- 7 Future Public Sports Facility at Fiesta Henderson
-1.3 miles
- 8 Arroyo Grande Sports Complex & Pittman Wash Trail
-4.8 miles
- 9 Chimera Golf Club
-3.7 miles
- 10 Sunset Station Hotel and Casino
-4.1 miles
- 11 Rainbow Club Casino
-0.5 miles
- 12 Emerald Island Casino
-0.6 miles
- 13 The Pass Casino
-0.5 miles



DEMOGRAPHICS:

10-18 W PACIFIC AVE. | HENDERSON, NV 89015



11,795

Population
1 Mile

6.1%

Pop Growth
1 Mile

41

Median Age
1 Mile



\$67,000

Median HI
1 Mile

102,091

Population
3 Miles

6.4%

Pop Growth
3 Miles

41

Median Age
3 Miles

\$89,643

Median HI
3 Miles

210,905

Population
5 Miles

5.7%

Pop Growth
5 Miles

41

Median Age
5 Miles

\$89,698

Median HI
3 Miles

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All potential Buyers must take appropriate measures to verify all of the information set forth herein.

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