

10-18 W Pacific Ave.

HENDERSON, NV 89015

The Pacific Center - Located in The Downtown Water Street District



For Sale: Multi Tenant Investment | Opportunity Zone Location | \$382,256 NOI

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TABLE OF CONTENTS

Property Overview	03
Property Details	04
Investment Summary	05
Rent Roll	06
Property Photos	07
Location Highlights	08
Amenities Within 5 Mi	09
Demographics	10
Confidentiality/Disclaimer.....	11
Contacts	12



PROPERTY OVERVIEW:

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



STABILIZED RETAIL INVESTMENT IN HENDERSON'S WATER STREET DISTRICT

Hiltz Commercial Group is pleased to present The Pacific Center, a multi-tenant retail and service property located at 10-18 W Pacific Avenue in Henderson, Nevada, within the Downtown Water Street District. The property consists of approximately 15,413 rentable square feet and is situated near the intersection of Water Street and Lake Mead Parkway.

The center is currently 92% occupied by a diverse mix of retail, restaurant, and service tenants, generating approximately \$367,656 in stabilized Net Operating Income. The tenant roster includes a variety of locally established businesses that serve the surrounding community and contribute to consistent activity at the property.

Since acquiring the property, ownership has invested significantly into improving the building through both structural upgrades and tenant improvements. Capital investments have included roof replacement, HVAC upgrades, exterior improvements, and interior renovations. Additionally, several tenants have completed substantial build-outs to accommodate restaurant and office operations, representing a meaningful commitment to the property.

The Pacific Center currently contains a limited amount of remaining vacancy, providing an investor with the opportunity to further increase income through leasing the remaining space.

The property benefits from its location within Downtown Henderson's Water Street District, an area that has experienced continued revitalization and new investment over recent years. The district has evolved into a growing hub for restaurants, entertainment venues, and community events, driving activity and visibility for nearby businesses.

In addition, the property is located a short distance from Cadence, one of Henderson's largest master planned communities with more than 12,000 planned homes, contributing to continued residential growth and demand for neighborhood retail and service businesses. With its stabilized income, recent capital improvements, strong tenant investment, proximity to a growing residential base, and location within one of Henderson's historic commercial corridors, The Pacific Center offers investors the opportunity to acquire a well-located retail asset with existing cash flow and additional upside potential.

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

INVESTMENT SUMMARY:

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



Base Rental Income	\$385,545
TICAM Reimbursements	\$56,546
Gross Operating Income	\$442,091
Recoverable Expenses	(\$69,562.68)
Non-Recoverable Expenses	(\$4,872.78)
Total Operating Expenses	(\$74,435.46)
Net Operating Income (NOI)	\$367,655.54
Purchase Price	\$5,252,222
Cap Rate	7.00%

Tenant	% of Base Rent
Pacific Diner	24.70%
Broadbent & Associates	23.70%
Baja Mar	19.90%
Kai Sushi	14.80%
Other Tenants Combined	16.90%

Occupancy	91.80%
Weighted Average Lease Term (WALT)	4.5 Years
Rentable Area	15,413 SF

RENT ROLL:

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



Tenant	Suite	SF	% of GLA	Lease Type	Lease Start	Lease Expiration	Rent / SF	Annual Base Rent	% of Base Rent
Broadbent & Associates Inc.	10	4,350	28.20%	NNN	6/1/2025	11/30/2029	\$21.00	\$91,350	23.70%
Baja Mar Inc.	12	2,145	13.90%	NNN	9/1/2024	8/31/2029	\$35.80	\$76,803	19.90%
Kai Sushi LLC	14	1,900	12.30%	NNN	8/1/2025	6/30/2035	\$30.00	\$57,000	14.80%
Pacific Diner	18	3,600	23.40%	NNN	3/1/2024	2/28/2031	\$26.46	\$95,256	24.70%
J. Anne Photography	16-1	437	2.80%	FS	4/1/2025	3/31/2028	\$36.47	\$15,936	4.10%
J. Anne Photography	16-8	356	2.30%	FS	9/15/2025	3/31/2028	\$16.85	\$6,000	1.60%
Daniela Salcido	16-2	327	2.10%	FS	4/1/2025	3/31/2028	\$29.36	\$9,600	2.50%
Daniela Salcido	16-3/4	1,036	6.70%	FS	1/1/2025	12/31/2027	\$32.43	\$33,600	8.70%
Vacant	16-5/6	577	3.70%		—	—	—	—	—
Vacant	16-7	685	4.40%		—	—	—	—	—

PROPERTY PHOTOS

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



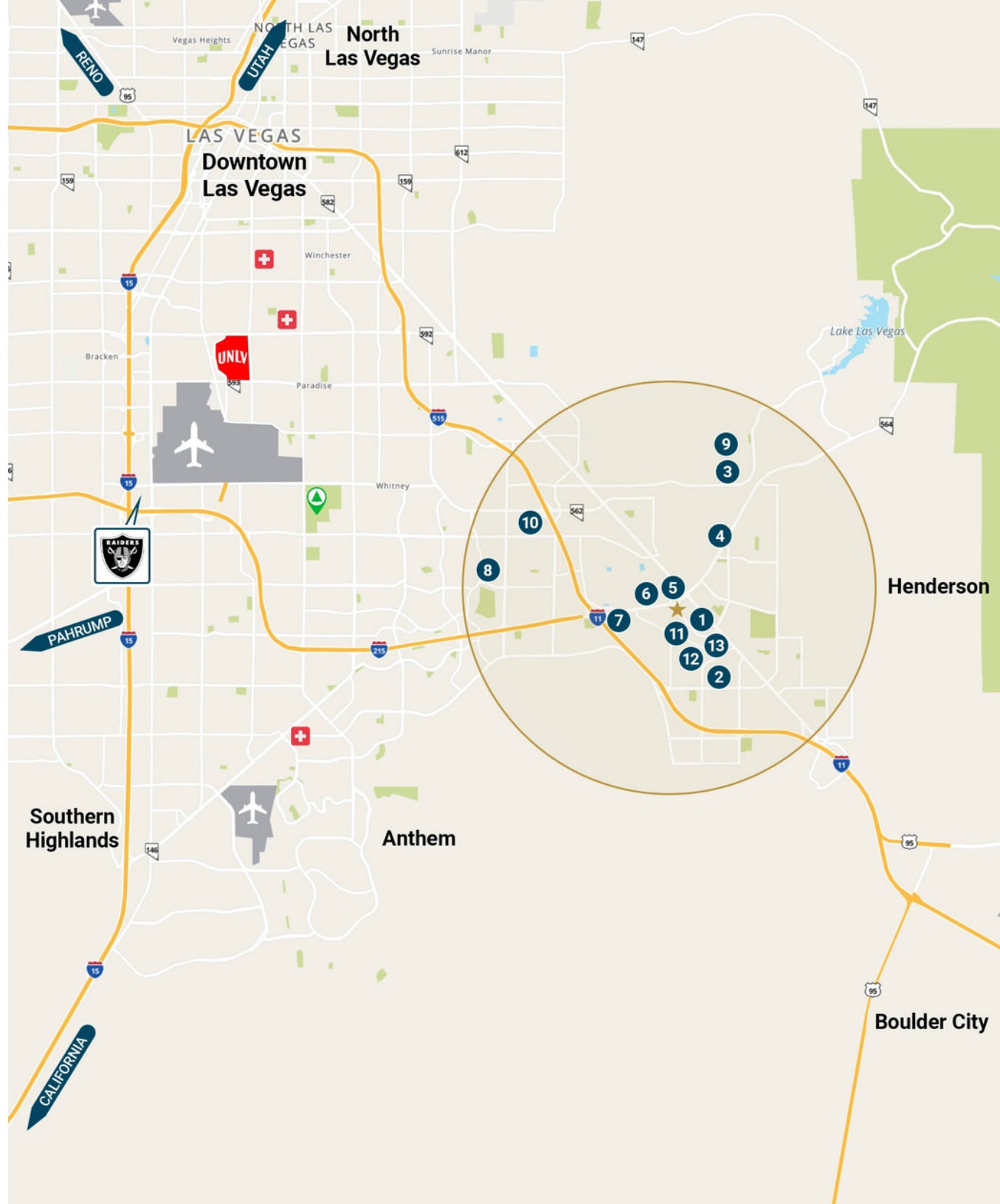
LOCATION HIGHLIGHTS:

3-7-11 S. WATER ST. | HENDERSON, NV 89015



AMENITIES WITHIN 5 MILES

- 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



AMENITIES WITHIN 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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