

Last Remaining Suite



Multi-Tenant Retail | For Lease

Pecos Wigwam Center

SEC of Pecos Road and Wigwam Parkway, Henderson, NV 89074

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Accelerating success.

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Availabilities

Suite	SF	Asking Rate	Comments
2545	±1,000 SF	\$2.00/SF	Open Vanilla Shell

Property Highlights

- 2026 CAMs estimated at \$0.33 PSF/Month
- City of Henderson: Neighborhood Commercial (CN) Zoning
- Excellent access and visibility
- Ample parking
- Less than 1 mile to the I-215 Beltway

Demographics

Radius	2024 Total Population	2024 Average Household Income	2029 Total Population
1 Mile	19,063	\$117,387	19,491
3 Mile	158,784	\$116,231	163,060
5 Mile	344,596	\$112,691	355,504

DATA SOURCE: ACS, Esri, Esri-Data Axle, Esri-U.S. BLS, U.S. Census



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■ = Leased ■ = Vacant



Building A: 2531-2545 Wigwam Parkway

2531	Rae's Restaurant & Lounge
2539	L A Nails
2541	Glacé Cryotherapy Las Vegas
2543	Kumon Math & Reading Center
2545	Vacant - ±1,000 SF

Building B: 2549-2563 Wigwam Parkway

2549	Results Martial Arts Henderson
2553	Lean Dog Fitness
2555	Tony's Gyros
2557	Wellness Institute of Nevada Chiropractic
2559	Lake Mead Radiology
2561	Dehoff Insurance Agency
2563	K-9 Aquatics

Building C: 80 N. Pecos Road

Suite A	Grooming By Andalynn
Suite B, C & D	3rd Reef Divers
Suite E & F	Le Petit Prince
Suite G & H	Green Valley Lock & Safe
Suite I	R/S Development
Suite J	Ryan's Hearing Center

Building D: 100 N. Pecos Road

Suite A, B & C	Jesus Is Lord Church
Suite D & E	SalonCentric

For Illustration Purposes Only. Not To Scale.

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2545 Wigwam Parkway

±1,000 SF

Lease Rate: \$2.00 PSF/Month NNN

CAMs: \$0.33 PSF/Month

Open Vanilla Shell Space

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Property Photos



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Why Henderson?

Population

Roughly 359,059 people, 15.6% of Southern Nevada's population of 2.3 million live in Henderson. Exceptional Quality of Life - known for its master-planned communities and high-quality of living, Henderson leads Nevada cities in the per-capita income and education levels of its residents. Henderson has been ranked a top place to live by several national publications, including Fortune Small Business, Bloomberg and Businessweek, which utilize ranking indicators such as cost of living, housing affordability, school quality, medical care and crime rates. It was also named one of America's safest cities.



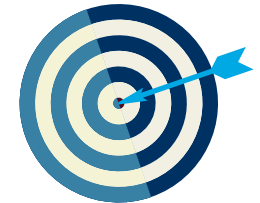
±359,059 Population

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Henderson is Pro-business

As an emerging global hub, Henderson offers a compelling combination of business-empowering advantages, beginning with a business climate of unmatched ease and local pro-growth culture powerfully supportive of a range of dynamic industries.



While Nevada is recognized as one of the top states in the nation in which to do business, Henderson offers many additional benefits.

- Henderson's Development Service Center is rated among the best in the nation for permitting efficiency, service and reliability.
- Companies may also qualify for Henderson's Utility Franchise fee abatement incentive, providing additional savings.

Henderson Schools Among The Best

Henderson schools consistently rank near the top in the state of Nevada for elementary through high school, offering families an array of choices that best suit their children's needs. Henderson public schools outperform the national averages in reading, math and graduation rates according to a report by research firm Applied Analysis. The results also show that Henderson's collective graduation rates are higher than both the national and state averages.



\$5.6B Annual revenue

70 Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$108B Assets under management

24,000 Professionals

Exclusive Listing Agents:

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