

The Pacific Center
Downtown Water Street District

Opportunity Zone Location
\$382,256 NOI

10-18 W. PACIFIC AVE



MULTI-TENANT INVESTMENT | HENDERSON, NV 89015

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents





01

EXECUTIVE SUMMARY



PROPERTY SUMMARY

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

PROPERTY OVERVIEW

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 \$382,256 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.





1018
W. PACIFIC AVE





10-18 W. PACIFIC AVENUE



MULTI-TENANT INVESTMENT



02

FINANCIAL ANALYSIS

INVESTMENT SUMMARY

Category	Amount
Base Rental Income	\$395,150
TICAM Reimbursements	\$56,501
Gross Operating Income	\$442,091.00
Recoverable Expenses	(\$69,562.68)
Non-Recoverable Expenses	(\$4,872.78)
Total Operating Expenses	(\$74,435.46)
Net Operating Income (NOI)	\$382,256
Purchase Price	\$4,985,000
Cap Rate	7.67%

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%

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



RENT ROLL

Tenant	Suite	Rentable SF	Lease Start	Lease End	Options	Option Years	Base Rent	TICAM	Escalations
Broadbent & Associates Inc.	10	4,350	6/1/2025	11/30/2029	3	5	\$94,090	\$19,407	3.00%
Baja Mar Inc.	12	2,145	9/1/2024	8/31/2029	—	—	\$78,990	\$9,570	3.00%
Kai Sushi, LLC dba Kai Sushi	14	1,900	8/1/2025	6/30/2035	0	0	\$58,710	\$9,524	3.00%
J. Anne Photography	16-1	437	4/1/2025	3/31/2028	0	0	\$17,428	—	3.00%
Daniela Salcido	16-2	327	4/1/2025	3/31/2028	0	3	\$9,888	—	3.00%
Daniela Salcido	16-3/4	1,036	1/1/2025	12/31/2027	0	3	\$34,608	—	3.00%
Vacant / Not Shown	16-5/6	577	—	—	—	—	—	—	—
Vacant / Not Shown	16-7	685	—	—	—	—	—	—	—
J. Anne Photography	16-8	356	9/15/2025	3/31/2028	0	0	\$6,180	—	3.00%
Pacific Diner	18	3,600	3/1/2024	2/28/2031	0	0	\$95,256	\$18,000	3.00%



03

LOCATION OVERVIEW

HENDERSON, NV

PRIMED FOR BUSINESS

Henderson is a city in Clark County, Nevada, United States, about 16 miles (26 km) southeast of downtown Las Vegas. It is the 2nd most populous city in Nevada, after Las Vegas, with an estimated population of 331,701 in 2022. The city is part of the Las Vegas Valley. There's a reason that the City of Henderson is experiencing significant growth. It's not marketing hype or spin that motivates a company to consider Henderson. It's the strength of the data, which demonstrates favorable attributes and significant advantages for doing business in the City.



331,701

Population

\$85,311

Avg HH
Income

\$427,900

Median Home
Value

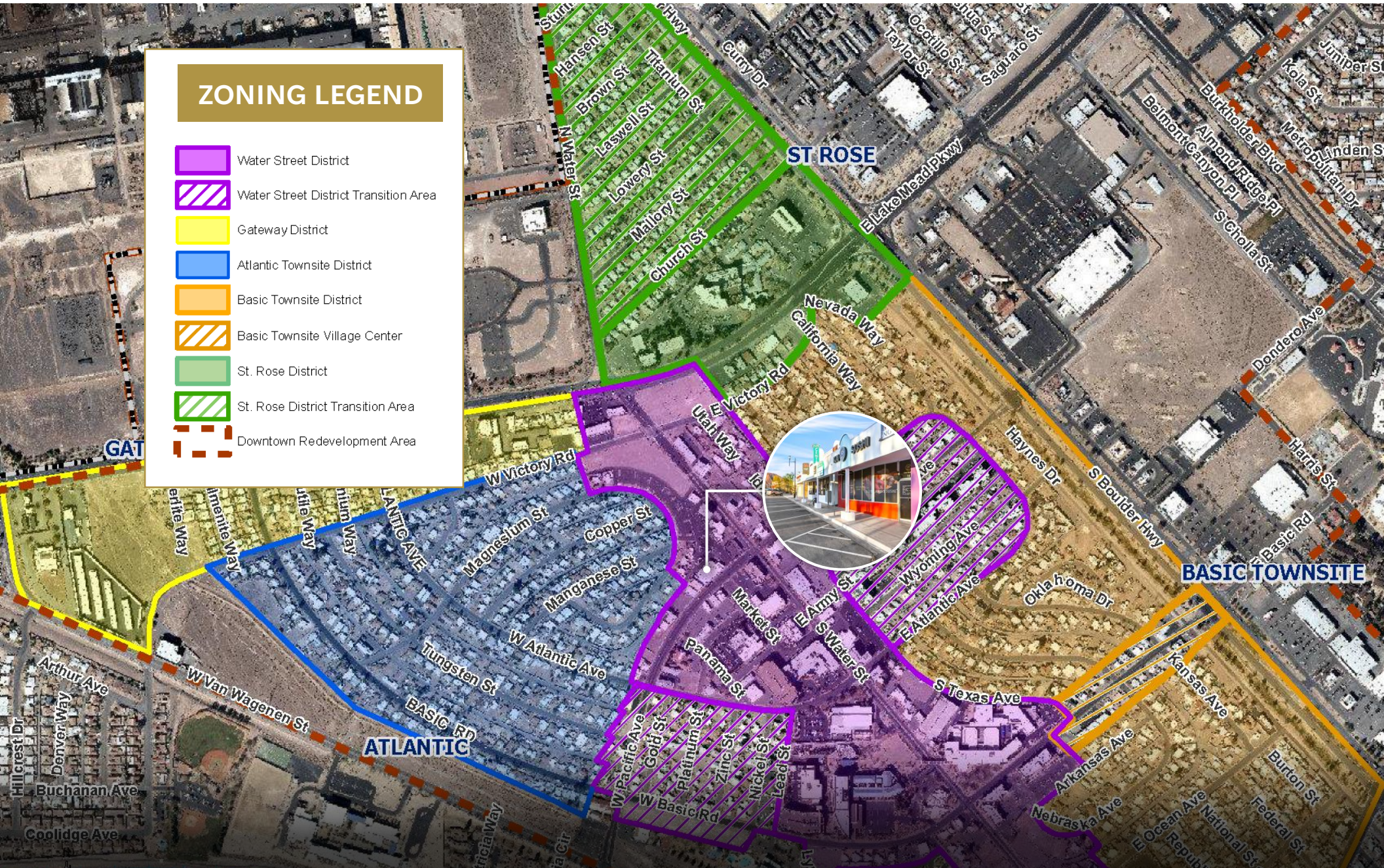


AMENITIES

WITHIN A 5-MILE RADIUS



ZONING MAP



BUSINESS ENVIRONMENT

Henderson knows business: Business services comprise a higher-than-average percentage of the city's economy. That yields strategic experience for our workforce, fortified as well by a high concentration of white-collar professionals. Business administration and management is one of the top ten degrees earned by local community college and university graduates, with nine area institutions of higher learning supporting the talent pipeline.



Henderson grows business: Low business costs, low-or-no taxes, fewer regulations—every single day Henderson's business-friendly environment adds to your bottom line even as it unleashes greater opportunity. And in the nation's second-fastest growing county, with immediate access to a population of two million within a 50-minute radius, Henderson offers strength in numbers for a powerful future.

HENDERSON™

TOP INDUSTRIES

BUSINESS
SERVICES



FINANCIAL
SERVICES



HEALTHCARE



HOSPITALITY &
TOURISM



LIFE SCIENCES



OIL &
ENERGY



REAL ESTATE



TECHNOLOGY



HENDERSON, NV

ECONOMIC DEVELOPMENT



Lee's Family Forum is a state-of-the-art sports and entertainment venue that opened its doors in March 2022. Built in partnership between the City of Henderson and the Vegas Golden Knights, The Forum provides a family-friendly, year-round entertainment venue in Nevada's second-largest city in a 5,567-seat arena.

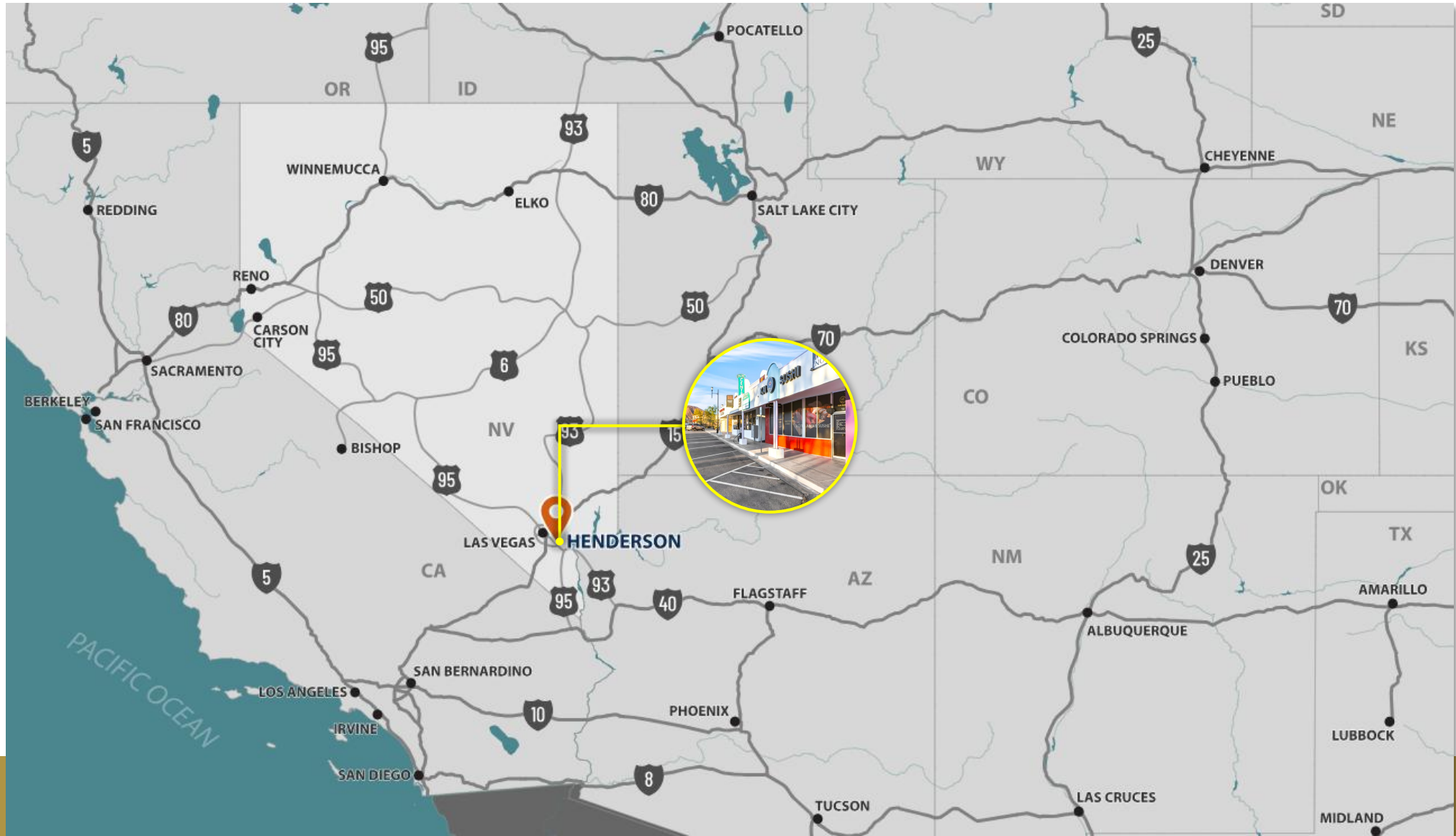


Google broke ground on its first \$600 million data center in East Henderson in July 2019, with an additional \$600 million data center being added in 2021. Design LLC, a subsidiary of Google, owns the facility with Google managing it. The data center supports Google services in North America such as YouTube, Google Calendar, Gmail and more, as well as cloud computing services.



Serving as the headquarters and practice facility of the Las Vegas Raiders, the Raiders Headquarters and Intermountain Health Performance Center includes a three-story, 135,000 sq. ft. office area, along with a 150,000 sq. ft. field house that houses one-and-a-half indoor football fields. There are three outdoor football fields and a 50,000 sq. ft. performance center

REGIONAL MAP



- Deliver to Southern California (including Los Angeles and Long Beach ports) in a one-day turnaround with bargain back haul rates.
- Reach other major markets such as Phoenix, Salt Lake City, and San Diego in a half-day or less, with 10 major American cities and Mexico all within a single day's drive.
- Ship via highway on the I-15 corridor, by port, or by air at Harry Reid International Airport, one of the nation's top airports, just fifteen minutes away.

COMMERCIAL CENTERS

BUSINESS PARKS

- 1 Gibson Business Park
- 2 Black Mountain Business Park
- 3 Traverse Point Center
- 4 Green Valley & Whitney Mesa Business Parks
- 5 Henderson Executive Airport Center
- 6 Conestoga Industrial Area
- 7 Cornerstone
- 8 Eastside & Sunpac Industrial Area
- 9 Black Mountain Industrial Center
- 10 Henderson Commerce Center
- 11 Green Valley Corporate Center
- 12 Green Valley Corporate Center South
- 13 Siena Office Park



MAJOR RETAIL CORRIDORS

- | | |
|------------------------------|---------------------------------------|
| 1 St Rose Pkwy & Eastern | 4 Boulder Hwy & Lake Mead Pkw |
| 2 Sunset & Green Valley Pkwy | 5 The District @ Green Valley Ranch |
| 3 Galleria Mall Area | 6 MonteLago Village at Lake Las Vegas |

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