

PECOS LEGACY CENTER

RETAIL SPACE IN ±75,740 SF SHOPPING CENTER
ANCHORED BY CRUNCH FITNESS | RETAIL & RESTAURANT SPACE AVAILABLE



NEC OF PECOS ROAD AND WIGWAM PARKWAY, HENDERSON

[WATCH VIDEO](#)

PROPERTY HIGHLIGHTS

±989 SF - ±6,800 SF Available



766 Surface Parking Spaces



Over 40,000 Vehicles Passing Daily



City of Henderson CC (Community Commercial Zoning)



\$24.00/NNN



SITE PLAN



Suite	Tenant	SF
2548-100	AVAILABLE	1,088
2548-105	AVAILABLE	989
D110	Mixtix Salon	1,050
2548-120-130	Karate	2,100
2555	AVAILABLE	2,100
2558 803	Crunch Fitness	43,486

Suite	Tenant	SF
255 B01-B02 & 2560	AVAILABLE	3,336
2562	Step Up Academy	9,045
2563	Come Pet It	2,520
2564	Nail FX	900
2566	Subway	1,200
2570-100-110	Pacific Dental	5,722

Suite	Tenant	SF
2578	Cleaners	1,200
2580 & 2584	Arthur Murray	3,600
PAD A	Teriyaki Madness	2,500
PAD B	AVAILABLE	6,800

IT ALL HAPPENS HERE!



DRIVE TIMES:



- 1 Legacy Golf Club & Restaurant: 3 min
- 2 The District at Green Valley Ranch: 5 min
- 3 Green Valley Ranch Resort Spa & Casino: 5 min
- 4 Lee's Family Forum Arena: 5 min
- 5 Water Street District: 10 min
- 6 Allegiant Stadium: 20 min
- 7 Las Vegas Strip: 25 min
- 8 Lake Las Vegas: 25 min

DEMOGRAPHICS:

	1 MILE	3 MILES	5 MILES
POPULATION	20,665	158,554	351,974
MEDIAN AGE	44	42	40
AVG. HOUSEHOLD INCOME	\$117,036	\$115,328	\$111,799
POPULATION	21,088	162,945	362,943
MEDIAN AGE	45	43	42
AVG. HOUSEHOLD INCOME	\$136,285	\$133,412	\$129,716

2029 2024



PECOS LEGACY CENTER



STATE OF NEVADA

tax benefits

STANDARD ABATEMENTS

Sales and Use Tax Abatement

- Sales and use tax abatement on qualified capital equipment purchases, with rate reductions as low as 2%

Modified Business Tax Abatement

- An abatement of 50% of the 1.17% rate on quarterly wages exceeding \$50,000

Personal Property Tax Abatement

- An abatement on personal property not to exceed 50% over a maximum of 10 years

Real Property Tax Abatement for Recycling

- Up to 50% abatement for up to 10 years on real and personal property for qualified recycling businesses

NEVADA'S TAX STRUCTURE:

The low-tax climate in Southern Nevada is one of the most-cited reasons to do business in Nevada. Companies doing business in Nevada can save millions of dollars by having a long-term presence in the state. Nevada has...

- ❏ No personal income tax
- ❏ No franchise tax
- ❏ No unitary tax
- ❏ No inventory tax
- ❏ No inheritance tax
- ❏ No estate tax



#1

STATE FOR JOB GROWTH IN THE U.S.

Source: U.S. Bureau of Labor Statistics (June 2020 vs June 2022)

#1

BEST STATE FOR INFRASTRUCTURE

Source: U.S. News & World Report (2021)

#5

FASTEST GROWING STATE

Source: Census Bureau (2020)

#5

BUSINESS COSTS

Source: Forbes (2020)

#5

MOST TAX-FRIENDLY STATES

Source: Kiplinger (2021)

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FOR MORE INFORMATION, PLEASE CONTACT:



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