

1130 Wigwam Pkwy  
Henderson NV 89074

Offered at \$2,700,000



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# Property Information

Positioned in one of the most desirable submarkets in Henderson, this well-maintained professional office and flex property offers a rare combination of functionality, location, and long-term upside. Designed to accommodate a range of business uses, the asset features a balanced mix of office and warehouse space, making it ideal for owner-users or investors seeking a versatile commercial holding.

With strong surrounding demographics, proximity to major transportation corridors, and immediate access to retail and service amenities, this property is strategically located for both operational efficiency and long-term appreciation.



Address	4375 S Buffalo Dr. Las Vegas, NV 89147
Price	\$2,700,000
APN	178-15-710-048
Building Size	10,741 sq feet
Price Per SF	\$251.37
Square footage	+/-7700 office space
	+/- 3000 warehouse
Zoning	CC Community Commercial
Parking	41 spaces plus 18 covered
Sprinklers	N/A
Property Type	Office
Investment Type	Owner Operator or Investor
Building Type	Shopping Center
Lot Square ft	1.12 Acres

# Location Overview

Located within the thriving Henderson submarket, the property benefits from immediate access to major highways including the 215 Beltway and 1-515, providing efficient connectivity throughout the Las Vegas Valley.

Nearby amenities include:

- Major national retailers and restaurants
- Auto dealerships and service centers
- Educational institutions and medical facilities
- High-traffic commercial corridors

Henderson continues to be one of the strongest-performing submarkets in Southern Nevada, known for its business-friendly environment, population growth, and high household incomes. Properties with flexible configurations and ample parking are increasingly limited, making this a compelling acquisition opportunity.



# Financial Analysis



- Property HOA \$1627.40 per month
- HOA Covers: Common Areas including plumbing, maintenance, sewer, water, property management and lighting
- Property Taxes : \$17,911 per year
- General Liability Policy : \$8,267

**Approximate yearly expenses \$45,707**

# Traffic Counts

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Bootspur Dr	Book Wagon St S	10,600	2019	0.23 mi
Bruce Woodbury Beltway	Woodcarver St SE	144,229	2025	0.27 mi
Bruce Woodbury Beltway	N Stephanie St W	136,409	2025	0.30 mi
I- 215	S Gibson Rd NE	9,854	2024	0.31 mi
I- 215	N Stephanie St W	136,302	2024	0.33 mi
Gibson Rd	Wigwam Pkwy N	20,438	2018	0.33 mi
Gibson Road	Wigwam Pkwy S	22,002	2025	0.34 mi
Gibson Rd	Wigwam Pkwy S	21,671	2024	0.35 mi
I- 215	S Gibson Rd W	6,154	2024	0.42 mi
I- 215	Gibson Rd SW	5,501	2023	0.51 mi

# Demographics

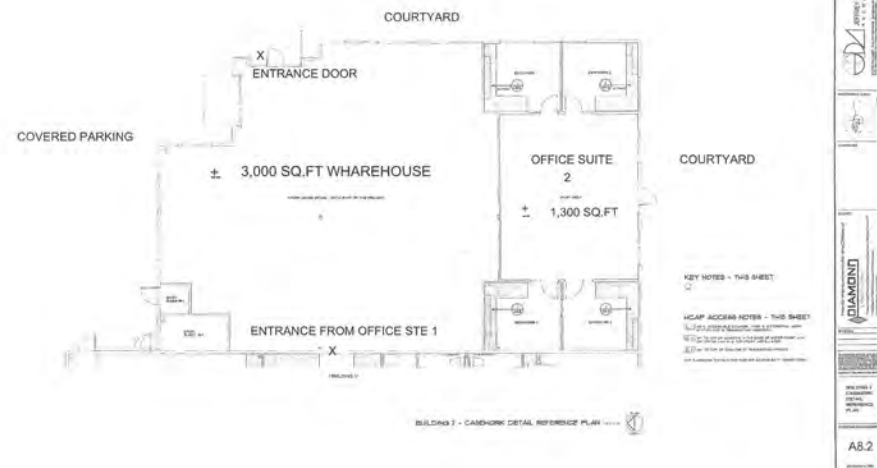
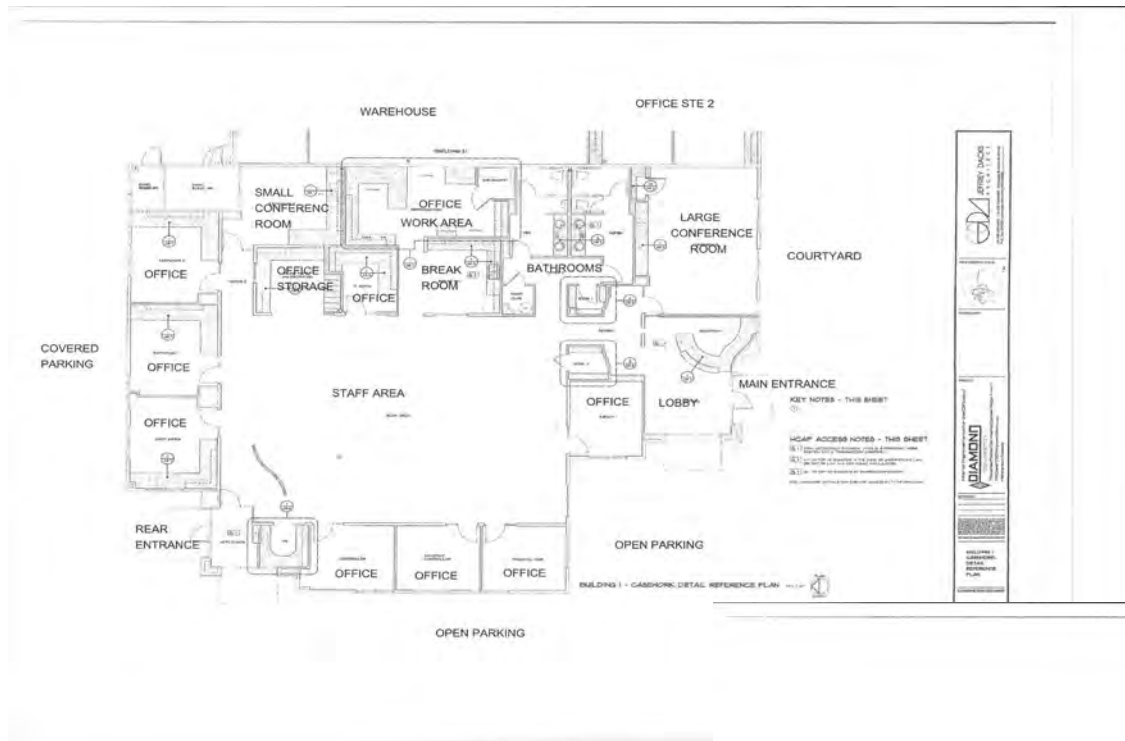
## Population

	2 miles	5 miles	10 miles
2020 Population	51,714	291,954	806,543
2025 Population	54,497	310,584	859,196
2030 Population Projection	57,244	326,833	904,395
Annual Growth 2020-2025	1.1%	1.3%	1.3%
Annual Growth 2025-2030	1.0%	1.0%	1.1%
Median Age	40.3	41.4	41
Bachelor's Degree or Higher	33%	27%	23%
U.S. Armed Forces	161	606	1,474

## Income

	2 miles	5 miles	10 miles
Avg Household Income	\$115,965	\$110,296	\$101,234
Median Household Income	\$92,263	\$86,446	\$75,504
< \$25,000	2,448	14,064	49,206
\$25,000 - 50,000	3,044	18,296	59,960
\$50,000 - 75,000	3,235	20,304	57,947
\$75,000 - 100,000	3,275	17,225	44,823
\$100,000 - 125,000	2,416	14,107	35,039
\$125,000 - 150,000	1,785	9,500	22,893
\$150,000 - 200,000	2,918	12,913	29,725
\$200,000+	2,856	14,692	36,439

# Floor plans



# Pictures



# Pictures



# Pictures



# Pictures





# Call To Schedule A Showing!

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