



Multi-Tenant Retail | For Lease

Pecos Wigwam Center

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

Chris Connell, SIOR
+1 702 524 9431
chris.connell@colliers.com
License # NV-S.0075502

Grant Traub, SIOR
+1 702 836 3789
grant.traub@colliers.com
License # NV-S.0039295

Two Suites Remaining
±1,440 SF & ±1,580 SF

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Availabilities

Suite	SF	Asking Rate	Comments	
Suite 2553	±1,440 SF	\$1.85/SF	Former Hair Salon	Virtual Tour Suite 2553
Suite J	±1,580 SF	\$1.95/SF	Available	Virtual Tour Suite J

Property Highlights

- 2023 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	2023 Total Population	2023 Average Household Income	2028 Total Population
1 Mile	24,593	\$86,766	25,347
3 Mile	170,693	\$108,815	176,591
5 Mile	352,837	\$103,381	364,758

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	Green Valley Shoe Repair
2545	Sal's Dry Cleaning & Alterations

Building B: 2549-2563 Wigwam Parkway

2549	Results Martial Arts Henderson
2553	Vacant - ±1,440 SF - Former Hair Salon
2555	Gyro's
2557	Wellness Institute of Nevada Chiropractic
2559	Lake Mead Radiology
2561	Insurance
2563	Canine Bodywork & Aquatics

Building C: 80 N. Pecos Road

Suite A	Grooming By Andalynn
Suite B, C & D	3rd Reef Divers
Suite E & F	Fanny's Bistro & Deli
Suite G & H	Green Valley Lock & Safe
Suite I	Pecos Wigwam Management Office

Suite J Vacant - ±1,580 SF

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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2553 Wigwam Parkway

±1,440 SF

[Virtual Tour](#)

Lease Rate: \$1.85 PSF/Month NNN

CAMs: \$0.33 PSF/Month

Former Hair Salon

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Colliers Las Vegas

6795 Agilysys Way, Suite 210

Las Vegas, NV 89113

www.colliers.com/lasvegas

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80 N. Pecos Road, Suite J

±1,580 SF

[Virtual Tour](#)

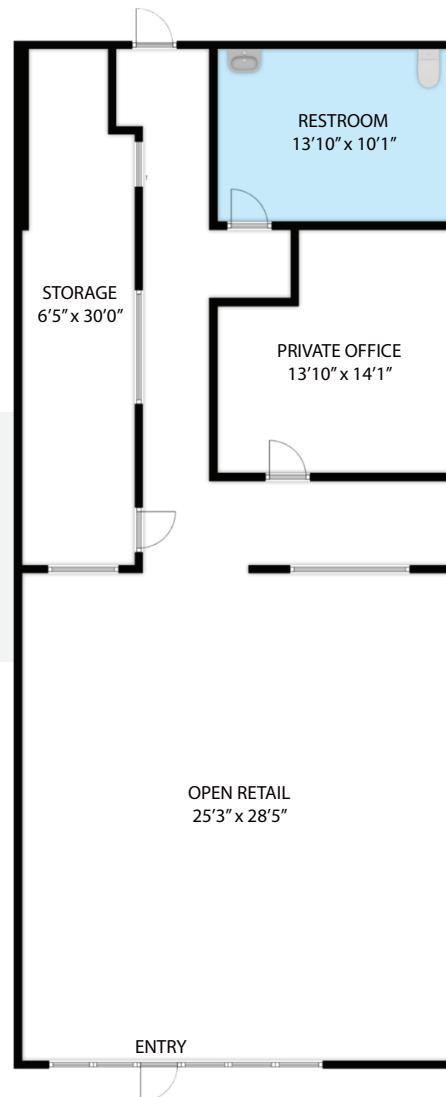
Lease Rate: \$1.95 PSF/Month NNN

CAMs: \$0.33 PSF/Month

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Property Photos



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Why Henderson?

Population

Roughly ±322,000 people, 14% 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 Business week, 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.



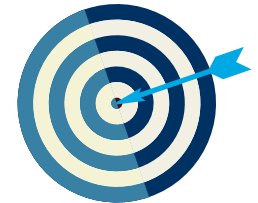
±322,000 Population

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Henderson is Pro-business

Henderson's pro-business environment has attracted internationally recognized companies such as Ocean Spray, Graham Packaging, Berry Plastics, Poly-West, Barclay's Services, Dignity Health, Core Mark, Levi Strauss & Company, FedEx Ground, Unilever Manufacturing, Goodman Distribution, Titanium Metals, Cashman Equipment and many others.



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.

cityofhenderson.com/economic-development-and-tourism/incentives

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.



\$4.3B Annual revenue

66 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

\$98B Assets under management

19,000 Professionals

Exclusive Listing Agents:

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