Pecos Wigwam Center

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



FOR LEASE

Last Remaining ±1,000 SF Retail Suite

CONTACT US

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

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

Last Remaining Retail Suite

Colliers

The Leasing Opportunity

Suite 2545 | ±1,000 SF | Open Vanilla Shell

Property Highlights

- Last remaining ±1,000 SF suite
- Neighborhood Commercial (CN) zoning
- City of Henderson jurisdiction
- Excellent access and visibility
- Ample parking
- Less than one mile to the I-215 Beltway

Asking Rate: $2.00 PSF/Month NNN
2026 Estimated CAM: $0.33 PSF/Month

Demographics (Within 3-Mile Radius)

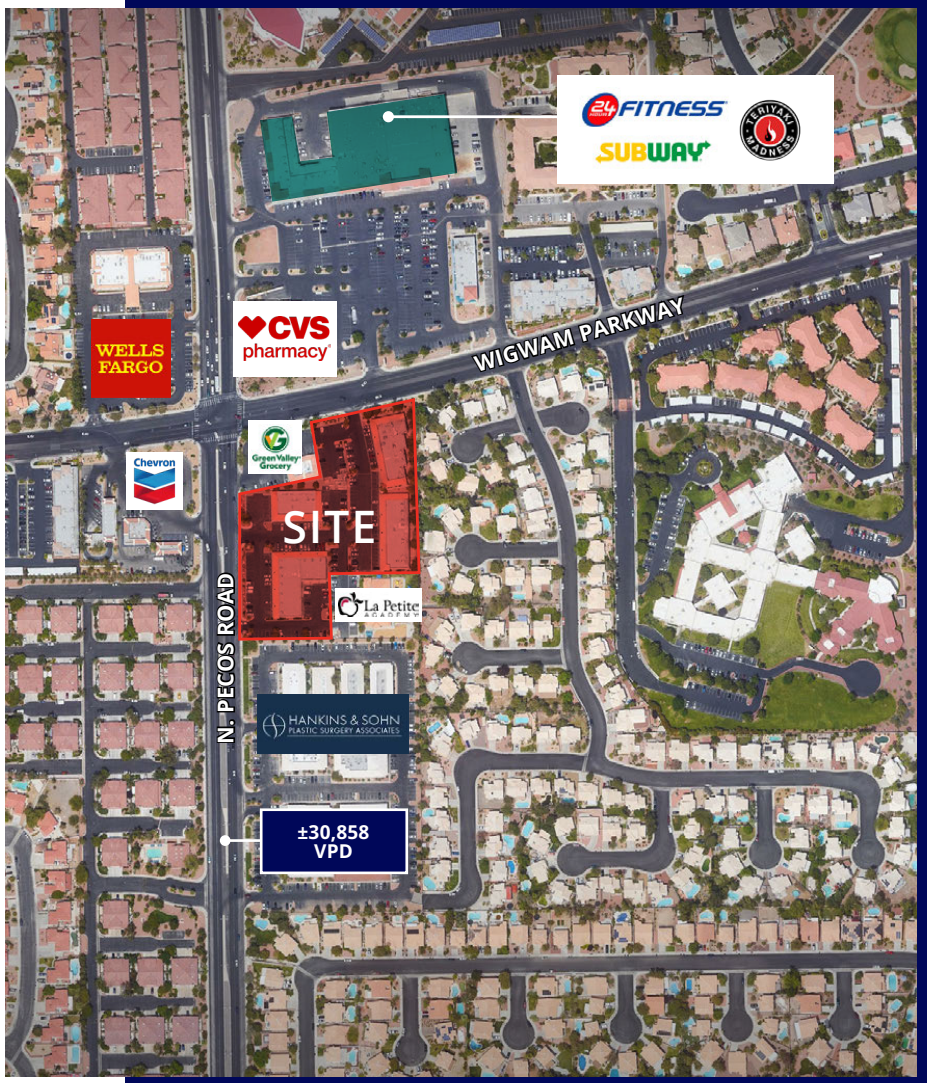
Population
156,949

Avg. Household Income
$132,140

Households
65,855

Employees
63,655

2026 demographics | Esri, U.S. Census, Esri-Data Axle, ACS, Esri-U.S. BLS



Site Plan & Tenant Mix

Established Tenant Mix

Food, fitness, education, health and service uses

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	**Available – ±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

Suite 2545 Available

Prominent last remaining suite within an established multi-tenant center



Floor Plan

2545 Wigwam Parkway | Henderson, Nevada

±1,000 SF Available

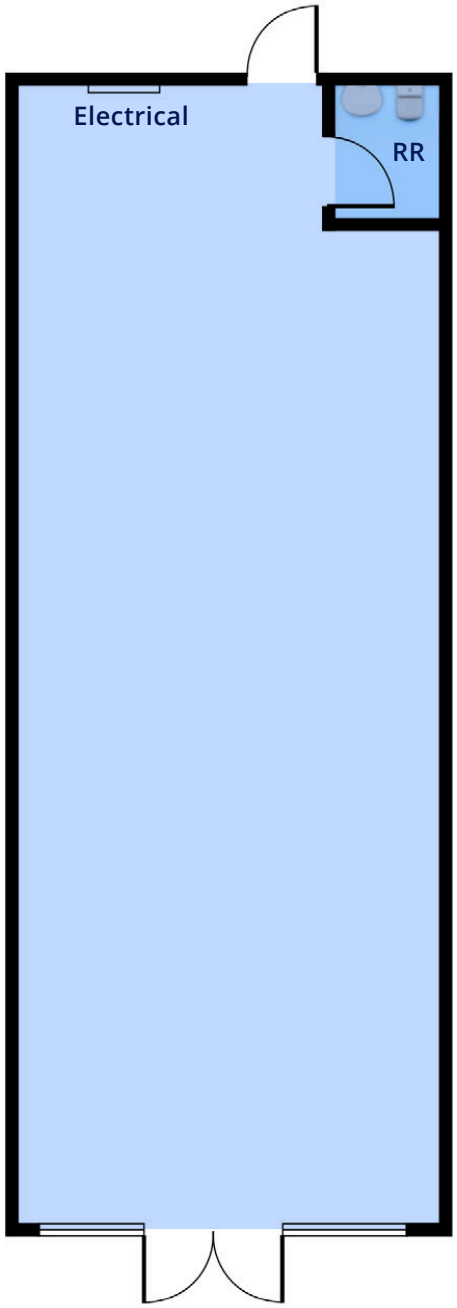
Building A, Suite 2545

- Open vanilla shell
- Existing restroom
- Electrical panel
- Flexible open configuration
- Less than one mile to I-215
- Ample parking

Asking Rate:
$2.00 PSF/Month NNN

2026 Estimated CAM:
$0.33 PSF/Month

For illustration purposes only. Not to scale.



Pecos Wigwam Center

Established Henderson Retail Center

Excellent Visibility | Convenient Access | Ample Parking



Location Advantage: ±30,858 VPD on Pecos Road near Wigwam Parkway | Less Than One Mile to I-215



Established Retail Environment



Evening Property View

MARKET OVERVIEW

A GLIMPSE AT HENDERSON

The City of Henderson was named one of the country's best places to live by Money Magazine in 2012, 2008, and 2006, and the #3 safest city in America among 297 others according to MoneyGeek.com.

Henderson Is Pro-business

Henderson's pro-business environment has attracted internationally recognized companies such as Ocean Spray, Graham Packaging, Berry Plastics, Poly-West, Barclays 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 Services 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.



Ranked Top 10 in the Nation

Henderson, Nevada, is the second largest city in Nevada, with a population of over 337,000. Henderson ranked 3rd on the 15 Safest Large Cities list in 2023. The city is considered to be one of the best places to live in Nevada and ranked among the top 50 Best Places to Live in America by Money Magazine (2021).

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.

ABOUT COLLIERS

$6B Annual revenue

70+ Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

$110B Assets under management

28,000 Professionals

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