

# 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)



Contact broker for rate



# 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    |
|-------|-----------------|-------|
| 2558  | AVAILABLE       | 3,336 |
| 2558A | Step Up Academy | 8,145 |
| 2562  | AVAILABLE       | 2,520 |
| 2564  | Step Up Academy | 900   |
| 2566  | Nail FX         | 900   |
| 2568  | Subway          | 1,200 |

| Suite        | Tenant           | SF    |
|--------------|------------------|-------|
| 2570-100-110 | Pacific Dental   | 5,722 |
| 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            | 18,551    | 162,144   | 344,130   |
| MEDIAN AGE            | 44.9      | 42.5      | 41.4      |
| AVG. HOUSEHOLD INCOME | \$128,021 | \$131,069 | \$126,346 |
| POPULATION            | 18,909    | 166,457   | 356,629   |
| MEDIAN AGE            | 45.9      | 43.7      | 42.5      |
| AVG. HOUSEHOLD INCOME | \$145,170 | \$147,508 | \$142,240 |

2031 2026





## 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 inventory tax   |
| ❌ No franchise tax       | ❌ No inheritance tax |
| ❌ No unitary 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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