

OFFICE FOR LEASE

PECOS COMMONS

72 N Pecos - Unit D, Henderson, NV 89074



PROPERTY FEATURES

- 1,144 Square Foot - Professional Suite/Single Story Building
- Mixed Use Medical/Business Center
- Rent - \$1.00 SF/M
- CAMs - \$0.66 SF/M
- Reception Area/Waiting Room
- Large Multi-Purpose Room
- Restroom
- Please make an appointment to see this fantastic property!
- Commercial Broker - Harvey Jacobson, MBA/CEO, 702.939.2000



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	7,610	57,045	124,792
Total Population:	19,079	143,805	315,737
Average HH Income:	\$91,393	\$87,298	\$82,405

KW COMMERCIAL
2230 Corporate Circle,
Suite 250
Henderson, NV 89074

KIM K. HENRY
Commercial Real Estate Advisor
O: 702.301.4275
kimhenry@kwcommercial.com
NV #BS.0144445.LLC

HARVEY M. JACOBSON, MBA/CEO
O: 702.497.2360
harveyjacobson@cox.net
NV #BS.0027746

Outside Broker Address: 2230 Corporate Circle Suite 250, Henderson, NV 89074

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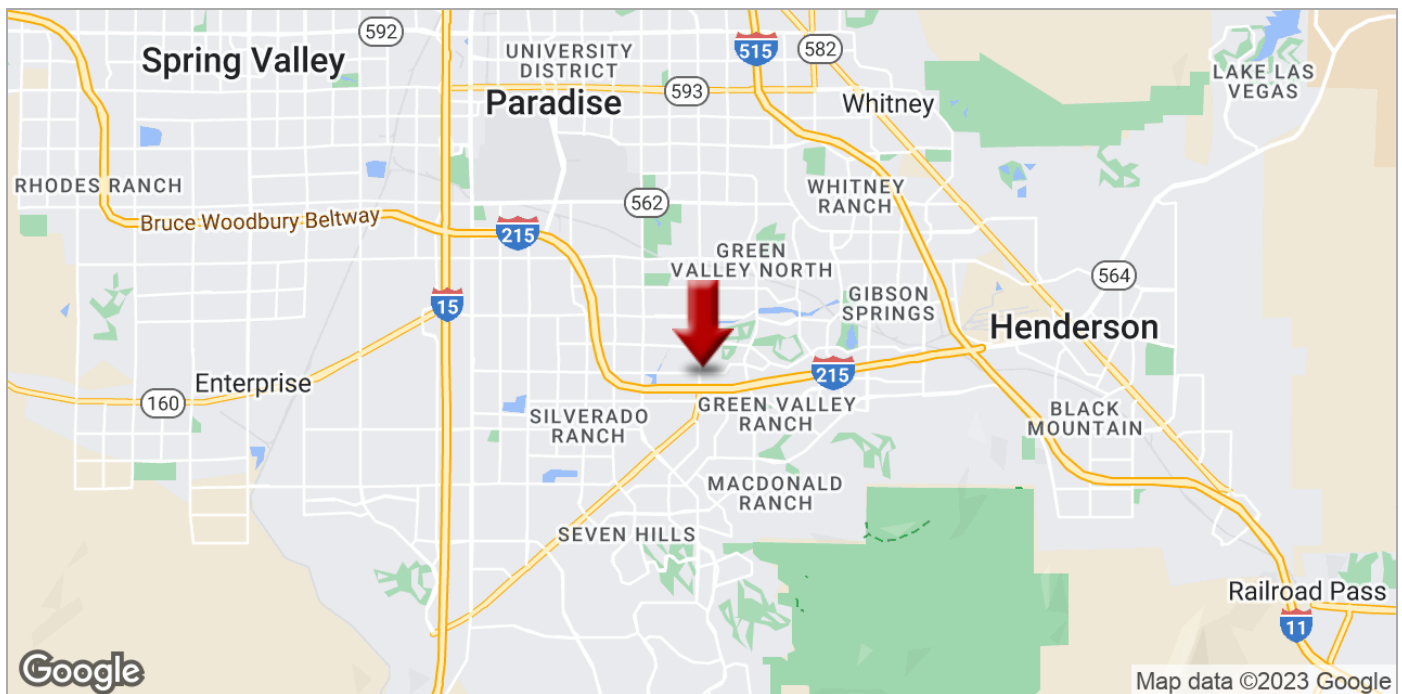
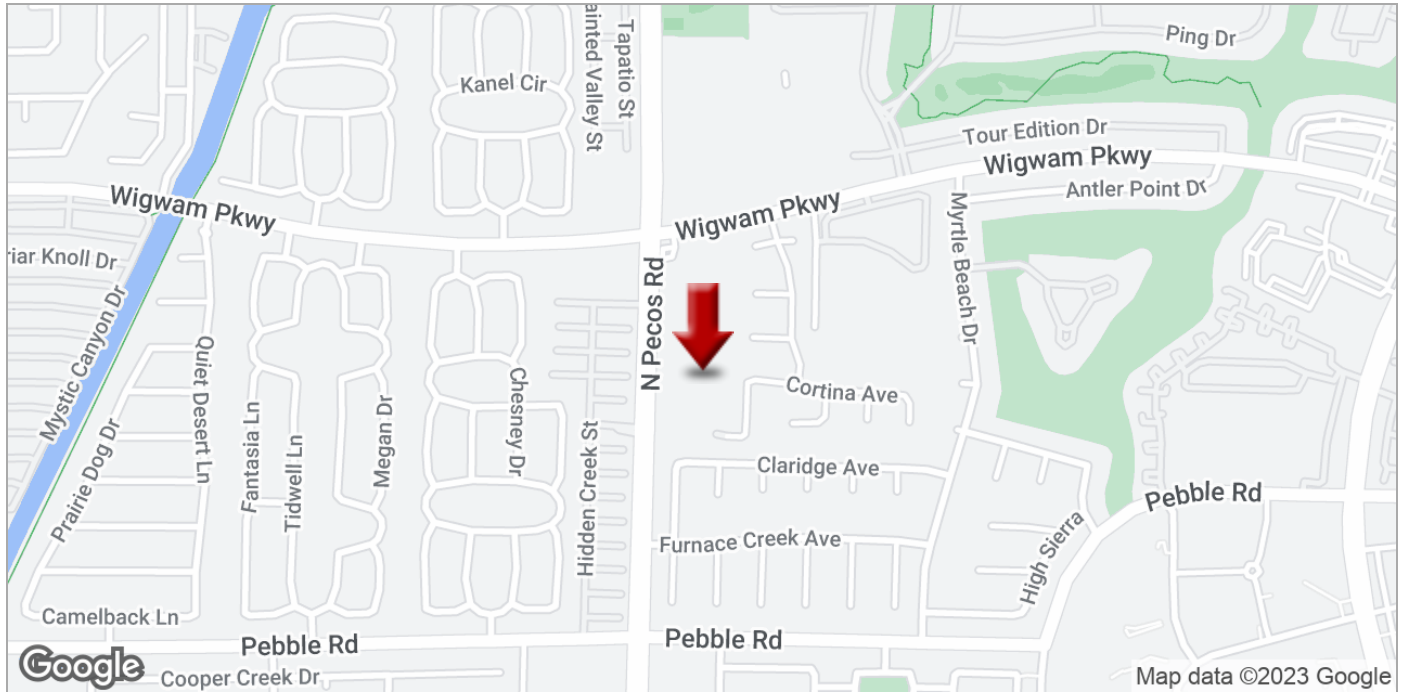
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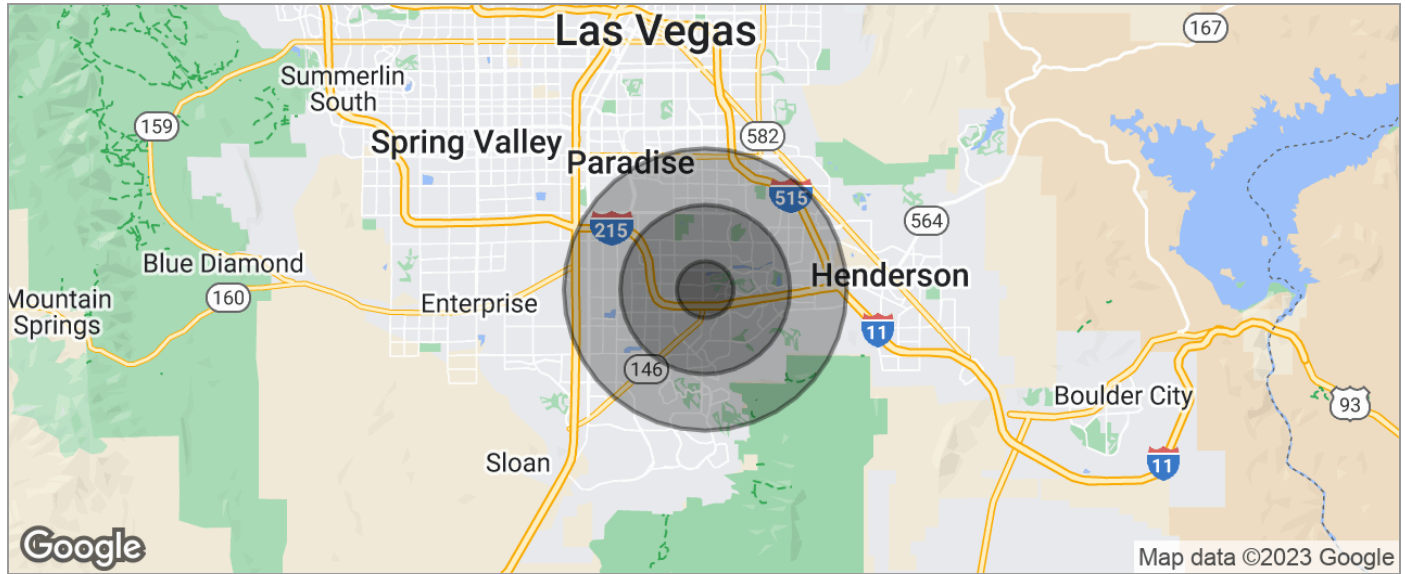
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	19,079	143,805	315,737
MEDIAN AGE	40.5	38.8	38.0
MEDIAN AGE (MALE)	39.6	37.8	37.3
MEDIAN AGE (FEMALE)	42.6	39.9	38.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,610	57,045	124,792
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$91,393	\$87,298	\$82,405
AVERAGE HOUSE VALUE	\$332,876	\$354,782	\$361,798
RACE	1 MILE	3 MILES	5 MILES
% WHITE	80.4%	75.9%	74.6%
% BLACK	6.7%	6.1%	6.3%
% ASIAN	6.4%	9.2%	9.2%
% HAWAIIAN	0.6%	0.8%	1.2%
% INDIAN	0.1%	0.3%	0.5%
% OTHER	3.3%	4.3%	5.0%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	11.6%	13.7%	17.3%

* Demographic data derived from 2020 ACS - US Census

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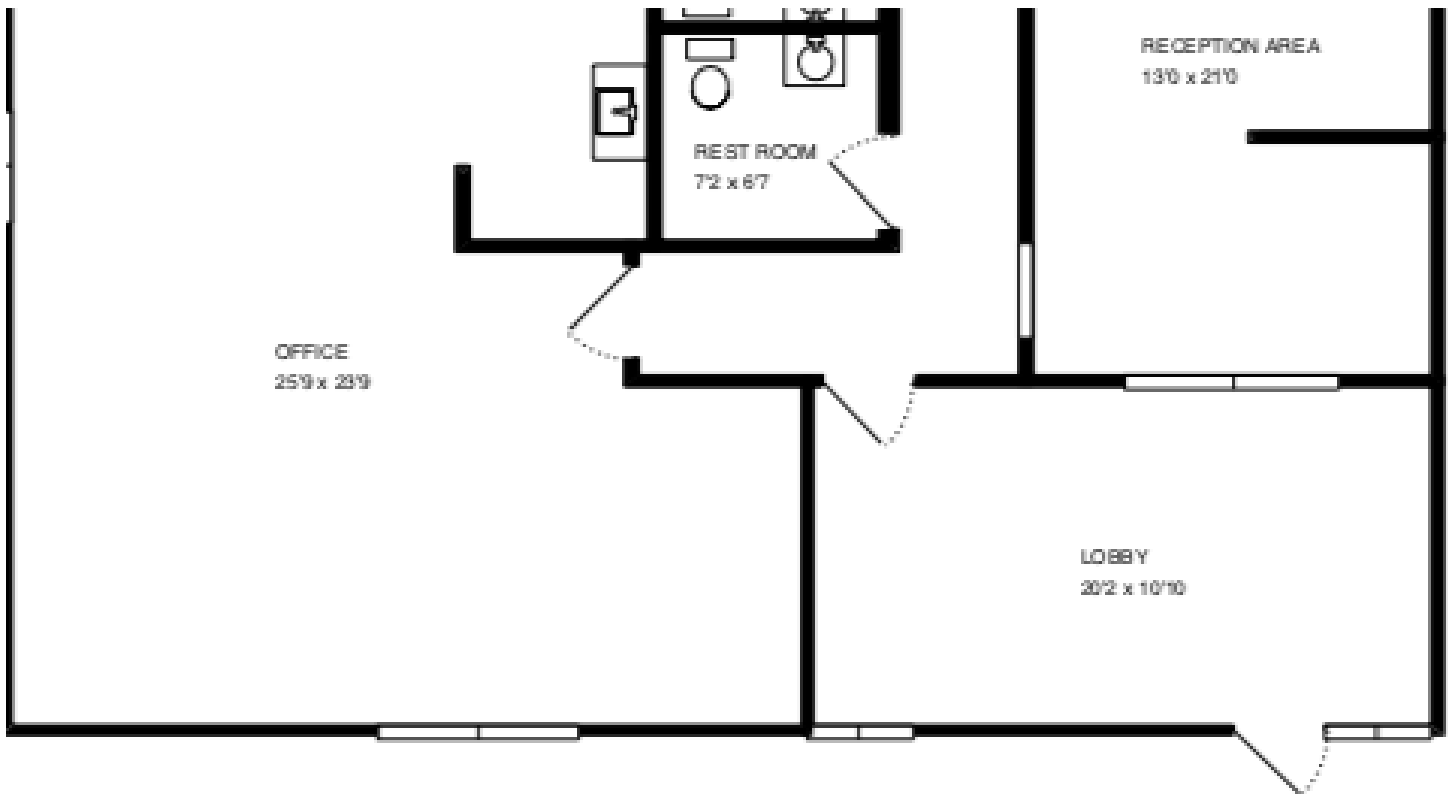
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