

178 N Pecos Rd.

Green Valley

RE/MAX
COMMERCIAL®

Retail & Office Condominiums For Sale



Great Space For You
Call: Wes 702-287-6553 cell/txt

Your Name Here
Call: Wes 702-287-6553 cell/txt

My Business
Call: Wes 702-287-6553 cell/txt

RE/MAX
COMMERCIAL
AVAILABLE
702.287.6553
Wes Drown, CCIM

178

Wes Drown, CCIM

REMAX ADVANTAGE

702-287-6553

178 N Pecos Rd.

RETAIL and OFFICE Condominiums For Sale

RE/MAX
COMMERCIAL®



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RETAIL & OFFICE Condominiums For Sale

RE/MAX
COMMERCIAL

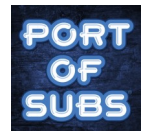


ON SITE:



AT
INTERSECTION

SUPERCUTS



T-Mobile



VONS

Image Landsat / Copernicus
© 2020 Google

Imagery Date: 5/2/2019 36°02'24.60" N 115°05'50.31" W elev 2022 ft eye alt 2282 ft

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REMAX ADVANTAGE

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Three SECOND-FLOOR UNITS

Fully Built Out

Can be Combined

RE/MAX
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Suite 205	2731 RSF
Suite 215	1796 RSF
Suite 225	2341 RSF



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REMAX ADVANTAGE

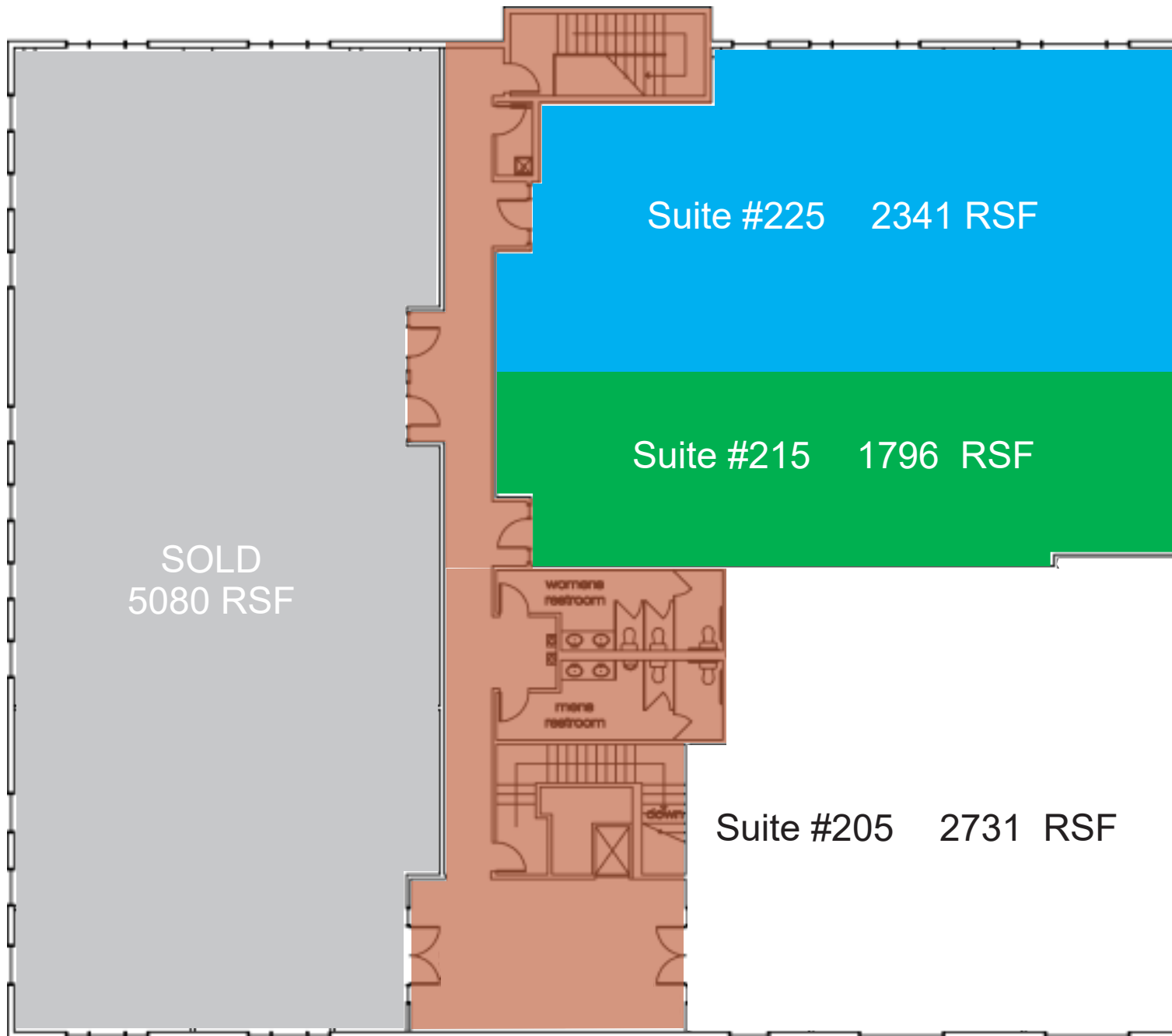
702-287-6553

3 SECOND-FLOOR UNITS

Fully Built Out

Can be Combined

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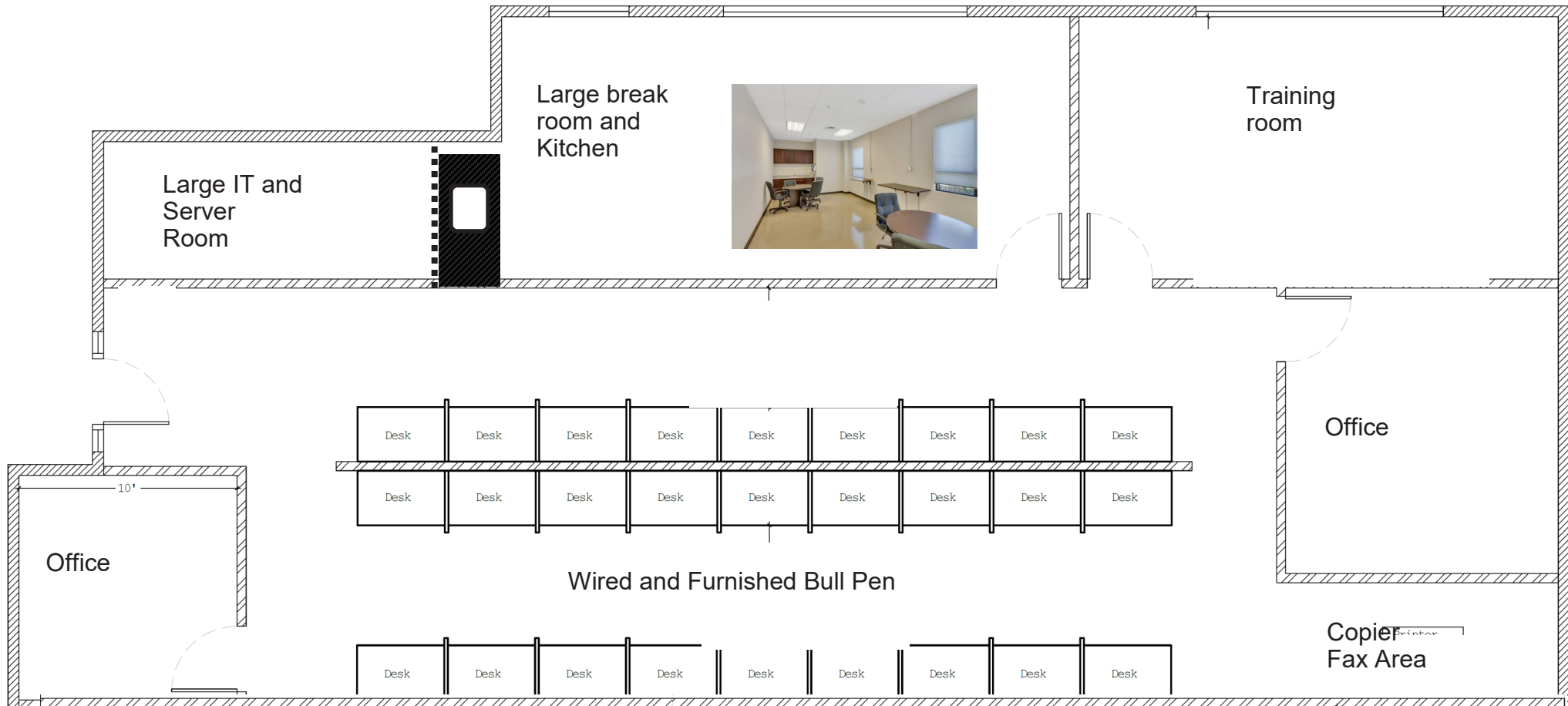


Second Floor Lobby View



Second Floor Hallway



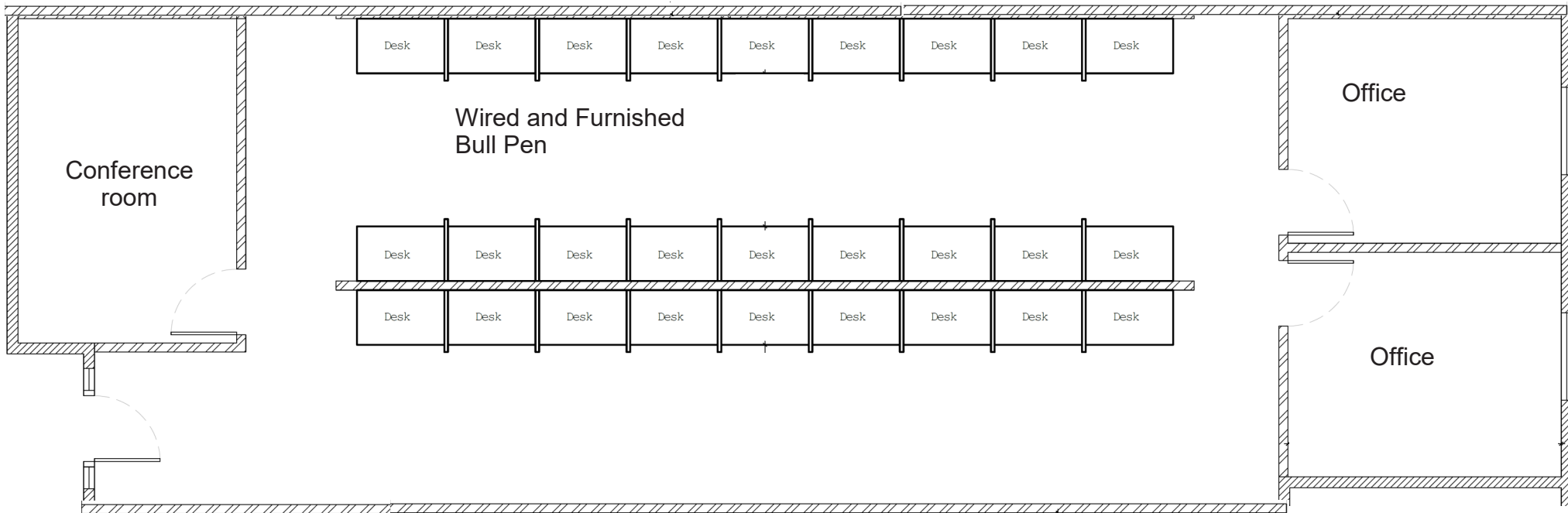


Corner Suite with lots of Natural light.

Can Be purchased with Furniture

Can be combined with Suite 215 for a Total of 4137 RSF





In-line suite with Offices on Glass

Conference Room

Can Be purchased with Furniture

Can be combined with Suite 215 for a
Total of 4137 RSF



Front-Corner Suite

Conference Room

Training Room

1 Office

Bull Pen

Can be combined with Suite 215 for a
Total of 4527 SF

Can be combined with 215 and 225
for a Total Combined SF of 6868 SF



Three First-FLOOR UNITS

Vanilla Shell

Can be Combined

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REMAX ADVANTAGE

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3 FIRST-FLOOR UNITS

VANILLA SHELL

Can be Combined

RE/MAX
COMMERCIAL

Vanilla Shell



SOLD
5388 RSF

Suite #130
1841 RSF

Suite #140
1787 RSF

Suite #150
1767 RSF

Bathrooms IN!

HVAC on roof

Fire Safety

Insulated

Sheet rock

Primer

Front & Rear Doors

Ready for Finishes!

178 N PECOS RD

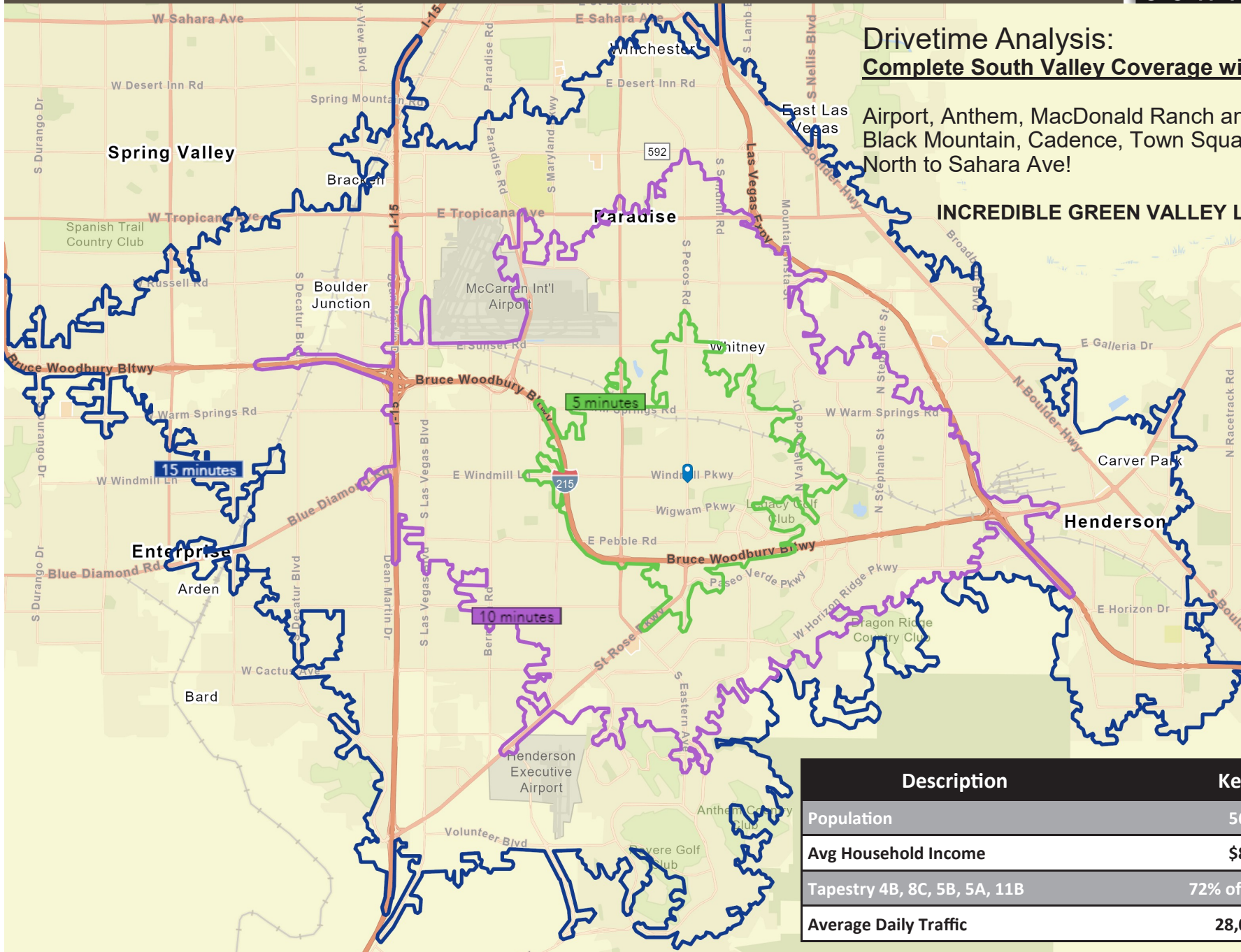
Drive-Time reach in 5,10, and 15 minutes

RE/MAX
COMMERCIAL®

Drivetime Analysis:
Complete South Valley Coverage within 15 minutes!

Airport, Anthem, MacDonald Ranch and Highlands, Black Mountain, Cadence, Town Square, the SW Curve, North to Sahara Ave!

INCREDIBLE GREEN VALLEY LOCATION!



Description	Key Data
Population	563,276
Avg Household Income	\$84,142
Tapestry 4B, 8C, 5B, 5A, 11B	72% of Population
Average Daily Traffic	28,000 Cars

178 N Pecos

Office & Retail Condos for sale

Photos

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REMAX ADVANTAGE

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Expansion

Growth

Diverse

Young

Entertainment

Sports

Aerospace

DOD

HIGHEST EMPLOYMENT RATE IN THE US

\$13B of New construction on the Strip alone

Thousands of new Multi-family and Single Family Homes—Under construction, and planned for 2021

2% Population Growth for 2019

Prime Tech Company Migration

New Las Vegas Raiders HQ and Training Facility Open

One of a kind MSG Sphere Theatre coming 2020

Virgin Trains-High speed rail coming 2023

FCC-Drone Studies-Development expanding

Welcome! Amazon, Google, FEDEX, HAAS

44,000,000 Visitors in 2019

Huge need. Tele-Commuters, migrating SW.

Top Quality of Life

1/3 COLA of San Francisco

New -Aviators AAA Facility Open

1M Speaker-Super-Computer controlled-VENUE

Terminus Approved

Civilian & DOD proving grounds