



INVESTMENT OPPORTUNITY 100% LEASED NNN INVESTMENT

Pecos I-215 Office Park

8915 S Pecos Rd Henderson, NV 89074

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PECOS I-215 OFFICE PARK

8915 S. Pecos Rd, Henderson NV 89074

PROPERTY OVERVIEW

Pecos I-215 is an approximate 232,000 SF 43 building garden-style office project developed in 2005. The asset is well positioned along heavily traveled Pecos Rd/St. Rose Pkwy, in close proximity to the St. Rose Hospital, with over 3,000 employees, while providing easy access to the I-15 and I-215 freeways. The Pecos/St Rose professional corridor services the affluent master planned communities of the Anthem Country Club, MacDonald Highlands, Inspirada, and Seven Hills. This trade area remained strong throughout the recession and continues to boast some of the highest office rents and occupancy levels in the Las Vegas valley. The 4 Buildings included in this portfolio sale is currently 100% occupied offering stabilized returns.

RESIDENTIAL DEMOGRAPHICS/DENSITY

Pecos 215 services the affluent master planned communities of Anthem Country Club, MacDonald Highlands and Seven Hills which boast some of the highest demographics throughout the Las Vegas valley. The immediate Henderson trade area consists of over 108,000 residents (and growing) and average household incomes exceeding \$101,000 per year within a 3-mile radius.

CONTACT INFO

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INVESTMENT SUMMARY

Property Name:	PECOS I-215 OFFICE PARK
Address	8915 S Pecos Rd Henderson, NV 89074
Description	100% Leased NNN investment
Purchase Price	\$5,720,948
Price/SF	\$303
Cap Rate	6%
In-Place NOI	\$343,257
Zoning	C-P
Total Size	± 18,828 SF
Occupancy	100%
Acreage	± .46 acres
APN	177-24-518-014; 015
Year Built	2005

LOCATION HIGHLIGHTS

- Less than ¼ mile from St. Rose Hospital
- Affluent Stabilized Area with historic low vacancy
- Busiest Corridor in the Valley: Pecos I-215
- Subject Property is Surrounded by Various Retail and Medical Properties
- Population within 8 Miles is over 250,000
- Over 65,000 cars per day



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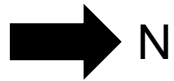
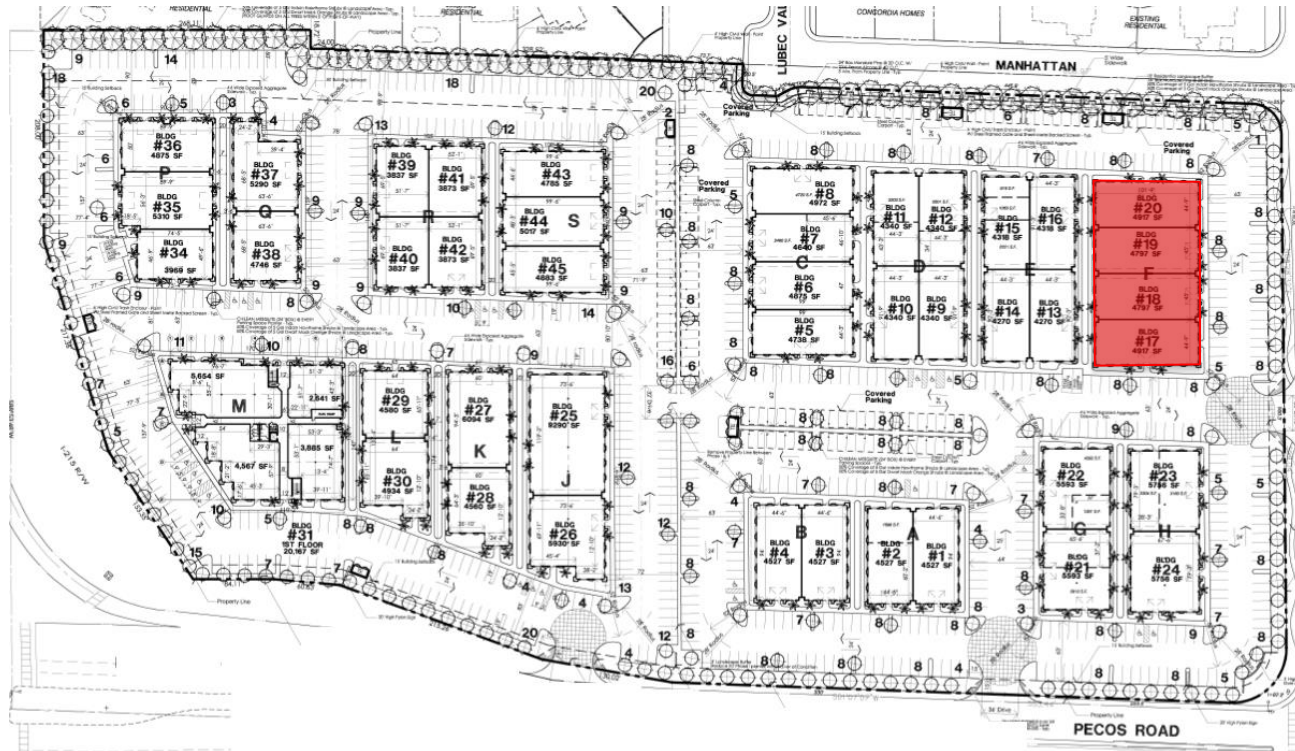
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SITE PLAN



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