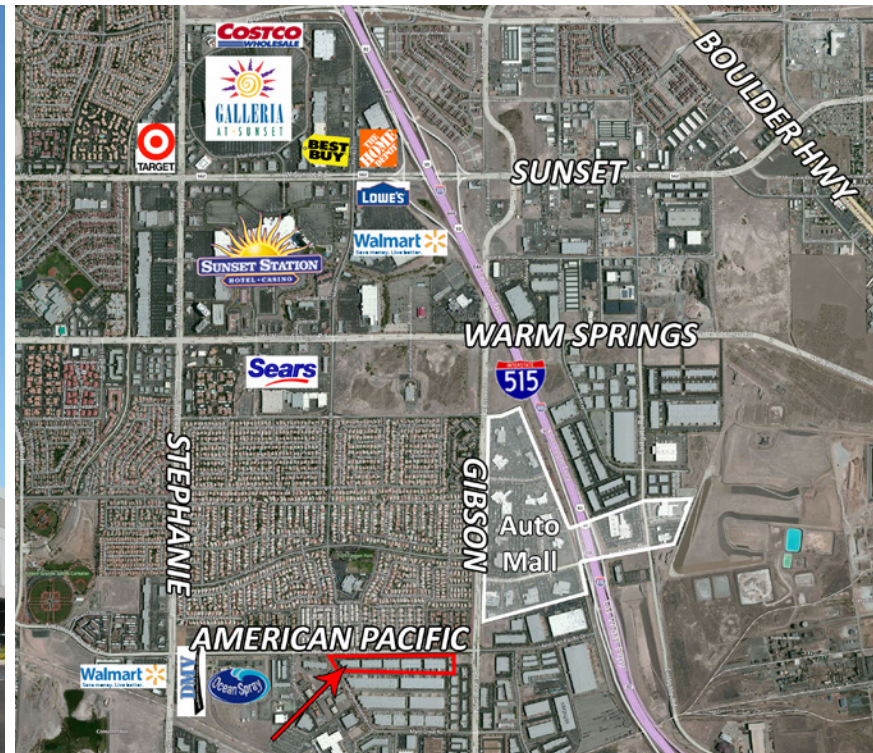


# FOR LEASE | RETAIL

## Pacific Business Center

Henderson, Nevada

**Voit**  
REAL ESTATE SERVICES



Competitive Lease Rates from \$0.55 PSF (NNN)

### Pacific Business Center

- Excellent visibility
- American Pacific frontage
- High traffic counts
- BTS opportunity
- Building signage available
- ±11,210 - 15,579 SF unit available
- Immediate freeway access to I-215 & US-95
- Motivated landlord
- TI allowance available
- Densely populated neighborhood

### 2012 Demographics

#### Population

1 Mile: 18,593  
3 Mile: 1114,083  
5 Mile: 305,401

#### Average Household Income

1 Mile: \$52,227  
3 Mile: \$59,756  
5 Mile: \$65,439

### Property Details

**Spaces from:** ±11,210 to ±15,579 SF

**Zoning:** IG (General Industrial)

**Traffic Counts:** 17,000 cars per day (Gibson Rd.)  
33,000 cars per day (Stephanie St.)  
113,000 cars per day (I-215 between Stephanie St. & Gibson Rd.)

# FOR LEASE | RETAIL

## *Pacific Business Center*

Henderson, Nevada

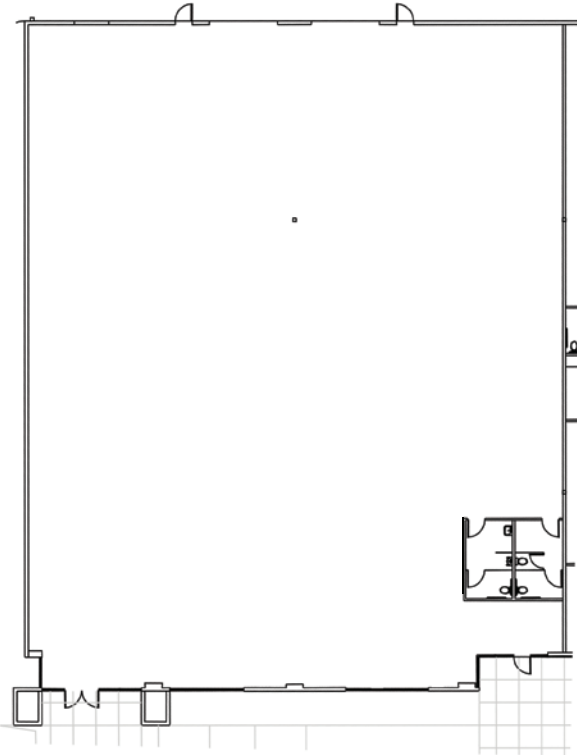
### 1125 American Pacific Dr.

#### Suites A/B

- ±11,210 SF
- Landlord will build-to-suit
- Perfect for showroom

**Rate: \$0.55 PSF**

**NNNs: \$0.13 PSF**



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# FOR LEASE | RETAIL

## *Pacific Business Center*

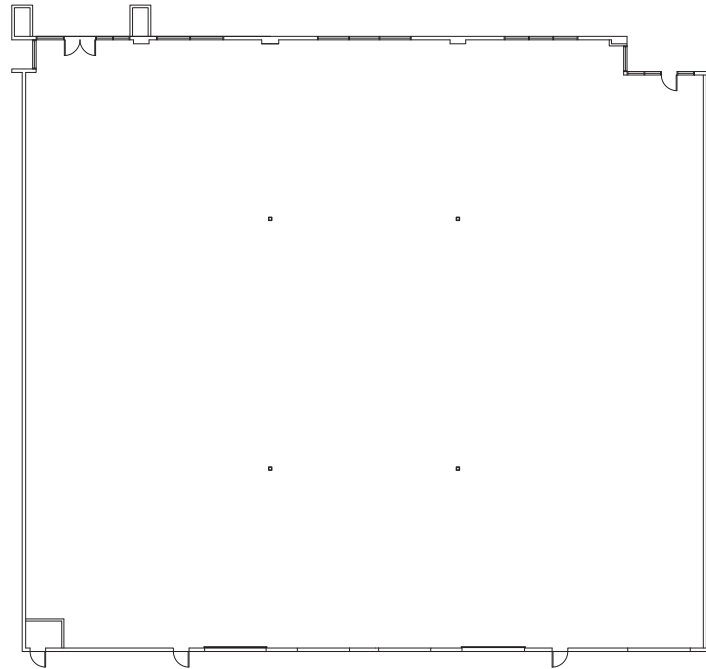
Henderson, Nevada

### 1125 American Pacific Dr.

#### Suite E

- ±15,579 Total SF
- “White Box” condition
- Landlord will build office/showroom to suit
- Unit is Divisible to
  - 10,101 SF / 5,478 SF
- Clear Height: 24'
- Grade Doors: 2
- 

**Rate: \$0.55 PSF**  
**NNNs: \$0.13 PSF**



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