

# 2039 PABCO ROAD

Henderson, Nevada 89011

AVAILABLE  
For Lease

SECURED PRIVATE YARD



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Las Vegas, Nevada 89118  
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2039 PABCO ROAD  
Henderson, NV 89011

|                  |                                                  |
|------------------|--------------------------------------------------|
| + Parcel ID      | 178-01-511-060                                   |
| + Zoning         | Limited Industry (IL)                            |
| + Year Built     | 2005                                             |
| + Building Size  | ±6,600 SF                                        |
| + Lot Size       | ±0.39 Acres                                      |
| + Cross Streets  | Pabco Rd & E Galleria Dr                         |
| + Submarket      | Henderson                                        |
| + Traffic Counts | Pabco Rd ±1,900 VPD<br>E Galleria Dr ±12,200 VPD |

## Property Details



**\$1.30 PSF NNN**  
**\$1.25 PSF NNN**

Lease Rate



**\$0.318 PSF**

CAM Charges



**±6,600 SF**

Available Space

## Demographics

| Population                 | 1 mile    | 3 miles   | 5 miles   |
|----------------------------|-----------|-----------|-----------|
| 2025 Population            | ±11,622   | ±86,215   | ±239,702  |
| Ave. Household Income      | 1 mile    | 3 miles   | 5 miles   |
| 2025 Ave. Household Income | \$134,644 | \$110,428 | \$110,001 |

## Property Highlights

- ±6,600 SF Office/Warehouse Suite
- Two-story Office: ±1,200 SF
- Secured Private Yard: ±5,900 SF
- Clear Height: 18'
- Five (5) Grade Level Loading Doors
- Power: TBD
- Parking: Five (5) Surface Level Parking Spaces + Yard

## Property Overview

2039 Pabco Road is a ±6,600 square foot office/warehouse suite available for lease. The building features a two-story office with ±600 square feet on the first-floor and ±600 square feet on the second floor. The ±5,400 square feet warehouse area is serviced by five (5) grade-level doors along with ±5,900 square feet of an attached, fully secured, private yard.



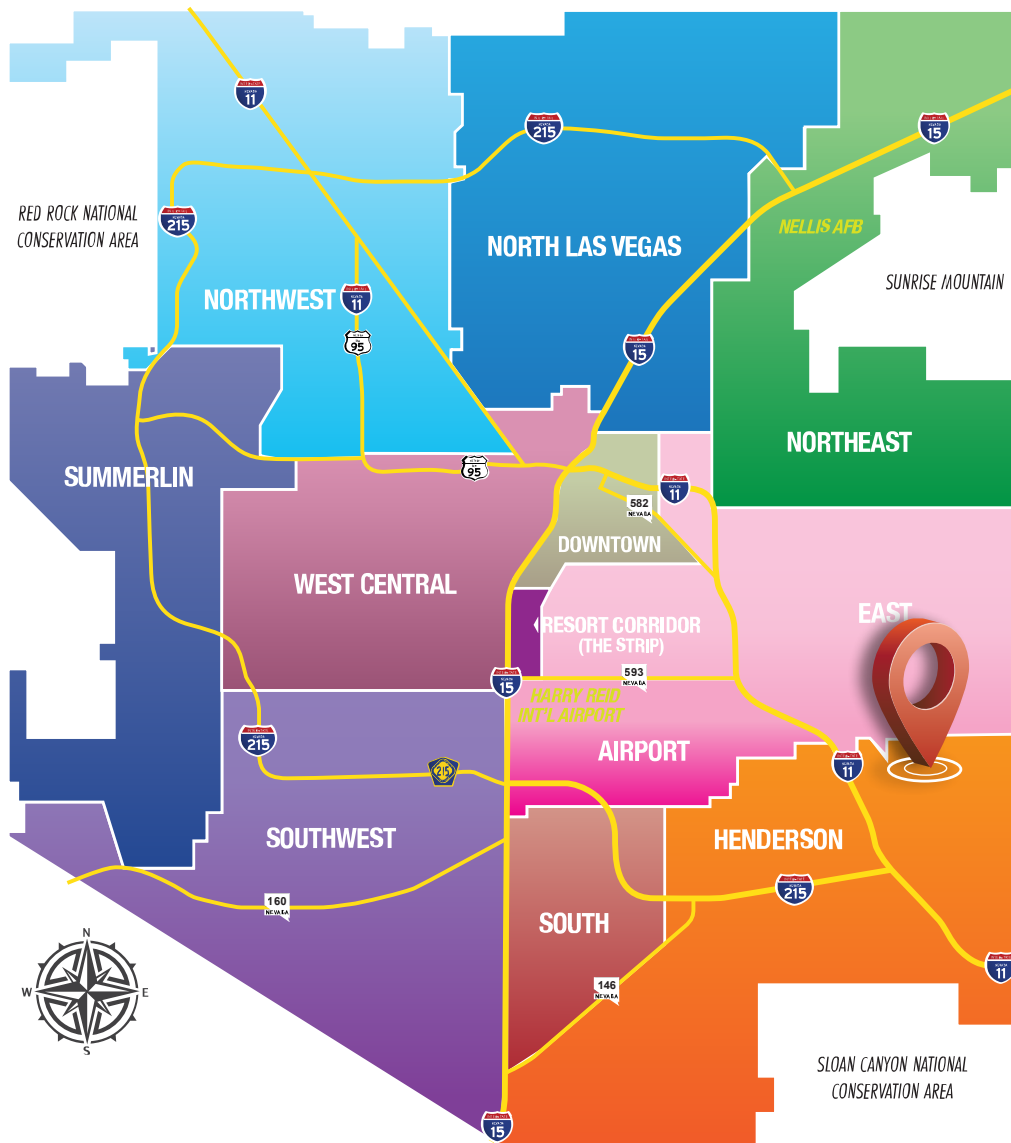
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## Distance to Landmarks

- I-11 FWY:  $\pm 2.8$  miles
- I-215 FWY:  $\pm 6.4$  miles
- Harry Reid International Airport:  $\pm 8.4$  miles
- The Strip:  $\pm 11.9$  miles

## Nearby Amenities

- The property is minutes away from an abundant amount of restaurants & amenities such as In-N-Out, McDonald's, Red Lobster, Home Depot, Walmart, and the Galleria Shopping Mall.
- The location provides convenient access to major transportation corridors including I-11 / I-215 and Boulder Highway, allowing efficient connectivity throughout the Las Vegas Valley.

## Site Plan





### Lease Details



**\$1.30 PSF NNN**  
**\$1.25 PSF NNN**

Lease Rate



**\$0.318 PSF**

CAM Charges



**\$10,678.80**  
**\$10,348.80**

Monthly Rent

### Suite Details

|                     |                                   |
|---------------------|-----------------------------------|
| + Total SF          | ±6,600                            |
| ■ Office SF         | ±1,200                            |
| ■ 1st Floor SF      | ±600                              |
| ■ 2nd Floor SF      | ±600                              |
| ■ Warehouse SF      | ±5,400                            |
| + Yard SF           | ±5,900                            |
| + Grade Level Doors | 5                                 |
| + Power             | TBD<br>(to be verified by tenant) |
| + Availability      | Immediately                       |

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

● Grade Level Door







# Clark County Nevada

## Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

 **±7,892**  
Land Area  
(Square Miles)

**Quick Facts**  
 **2,265,461**  
Population

 **298**  
Pop. Density  
(Per Square Mile)

Sources: [clarkcountynv.gov](http://clarkcountynv.gov), [data.census.gov](http://data.census.gov), [lvgea.org](http://lvgea.org), [wikipedia.com](http://wikipedia.com)



# City of Henderson



## Synopsis

The City of Henderson is nestled among three of the most renowned man-made attractions – the neon of Vegas, the engineering marvel of the Hoover Dam and the tranquil beauty of Lake Mead. As a vibrant and inviting residential and business community, Henderson offers an abundance of cultural events, special attractions, miles of trails and open spaces, and outstanding recreational facilities, as well as renowned resorts, restaurants and shopping.

Henderson is one of the fastest growing cities in Nevada, offering a nationally acclaimed quality of life, Henderson continually attracts young energetic talent to the region, while a robust training ecosystem develops and delivers workforce skills aligned to industry needs.

## Quick Facts

 **331,415**

Population as of 2022

 **2,984**

Pop. Density (Per Sq. Mi.)

Source: [www.wikipedia.com](http://www.wikipedia.com)

Source: [www.hendersonnow.com](http://www.hendersonnow.com)

In 2024, Henderson was awarded the prestigious Malcon Baldrige National Quality Award.

This is one of the highest recognition for performance excellence in the United States, bestowed by the President. This award highlights Henderson's exceptional commitment to resilience and long-term success, evaluating its processes, data-driven decision-making, and overall excellence.



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# Professional Sports

## Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



(WORLD CHAMPIONS)



(WORLD CHAMPIONS)



(WORLD CHAMPIONS)



(WORLD CHAMPIONS)



**HENDERSON**  
SILVER KNIGHTS™



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# Nevada Tax Advantages

## NEVADA

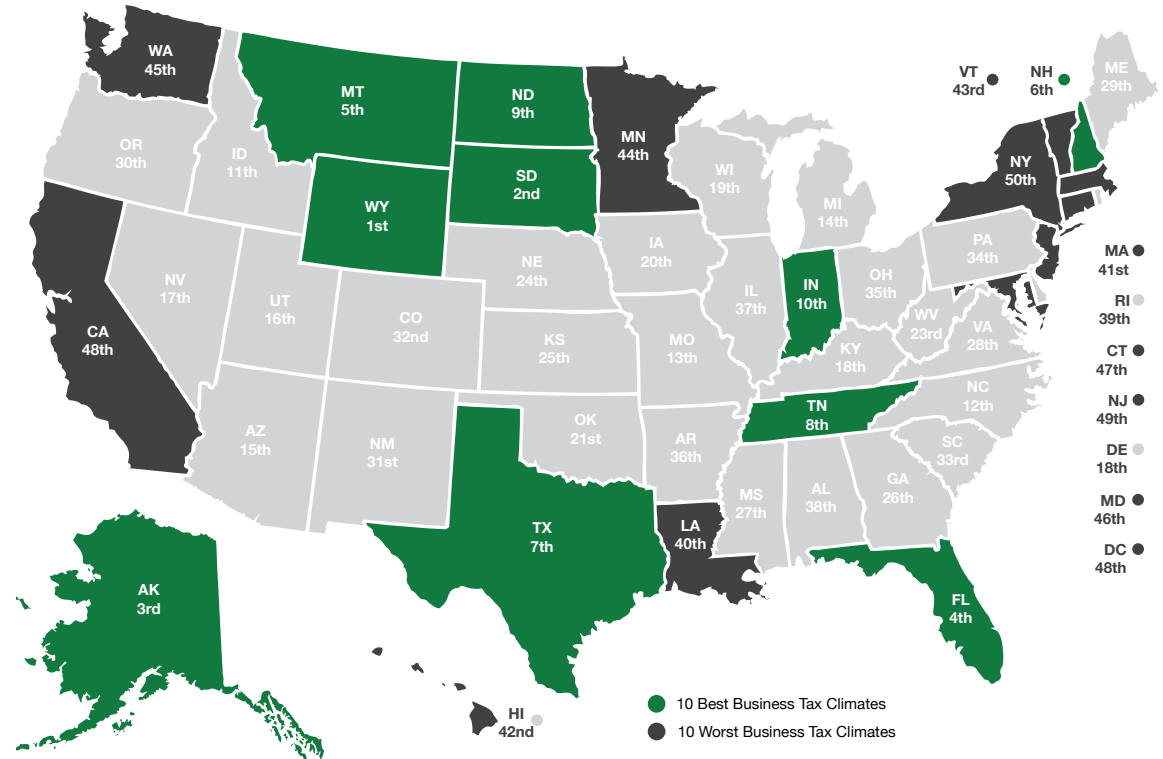
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking  
California ranks 48th, Arizona 15th,  
Idaho 11th, Oregon 30th and Utah  
16th.

### Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

## 2025 State Business Tax Climate Index



## Nevada Tax System:

Nevada is ranked 17th in the Tax Foundation's 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

*Source: Nevada Governor's Office of Economic Development;  
[www.TaxFoundation.org](http://www.TaxFoundation.org)*



### Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



### Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



### Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



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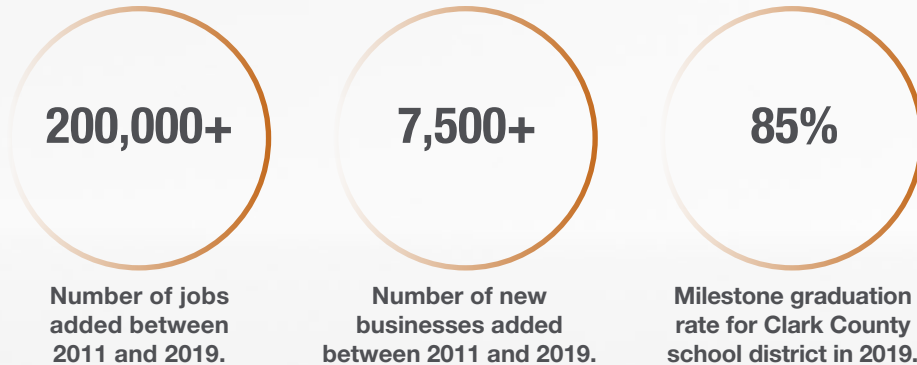
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# Southern Nevada Growth



## Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

**Nevada State College (NSC)** more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

**The College of Southern Nevada (CSN)** was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

## Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

*Source: Las Vegas Global Economic Alliance (LVGEA)*