



OFFERING MEMORANDUM

6470 W Desert Inn

6470 West Desert Inn Road
Las Vegas, NV 89146

\$2.6M

PRICE

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The OGRE Network - Brokered By Keller Williams

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\$2,600,000

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Executive Summary

6470 West Desert Inn Road · Las Vegas, NV 89146

 ASKING PRICE

\$2,600,000

 PRICE/SF

\$625.90

 BUILDING SF

4,154

 YEAR BUILT

1979

We are pleased to present 6470 W Desert Inn , a Class A professional office building located at 6470 West Desert Inn Road in Las Vegas, Nevada. This premier asset offers investors a rare opportunity to acquire an institutional-quality office property in one of the market's most sought-after business corridors.

PROPERTY DATA

Building SqFt	4,154
Year Built	1979
Lot Size (SF)	21,780
Parcel ID	16311805025
Zoning	C:R-E
County	Clark
Frontage	146
Coordinates	36.129640,-115.233068
Construction	Metal

Investment Highlights

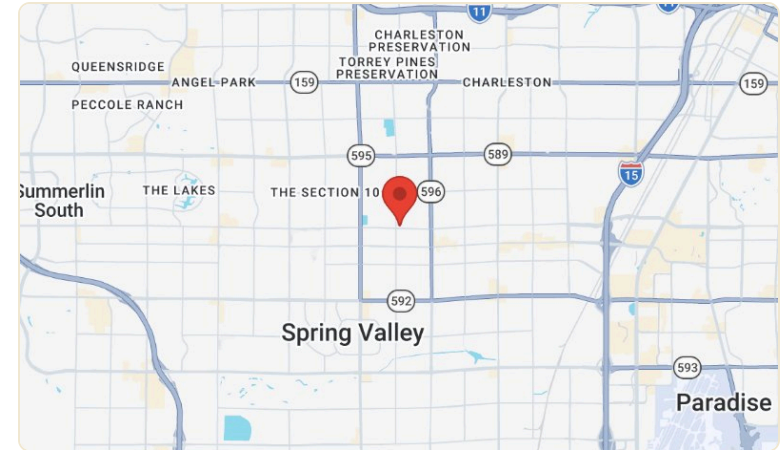
Investment Highlights

- Portion of the property currently leased to an attorney
- Existing rental income from day one
- Owner-user and investment opportunity
- Potential to lease additional available space
- Flexible configuration for multiple professional uses
- Opportunity to increase overall rental income and property value
- Ideal for professional office, legal, financial, real estate, insurance, or similar commercial users

Asking Price	\$2,600,000
Price/SF	\$625.90
Building SF	4,154
Year Built	1979

Location Highlights

6470 W Desert Inn occupies a premier position within the Las Vegas central business district, placing tenants at the nexus of the region's primary employment center.



LOCATION

Address	6470 West Desert Inn Road
City	Las Vegas
State	Nevada
Zip Code	89146
Country	Clark
APN / Parcel #	16311805025
Coordinates	36.129640,-115.233068

TRANSIT

EB Spring Mtn after Torrey Pines	0.3 mi
WB Spring Mtn after Torrey Pines	0.3 mi
WB Spring Mountain after El Camino	0.3 mi

AIRPORTS

Harry Reid International Airport	5.7 mi
Boulder City Municipal Airport	24.6 mi
Millennium Vip Group Inc	4.5 mi

HIGHWAYS

Las Vegas Freeway	2.9 mi
Purple Heart Highway	3.0 mi
Summerlin Parkway	3.5 mi
Bruce Woodbury Beltway	3.9 mi



Photo Gallery

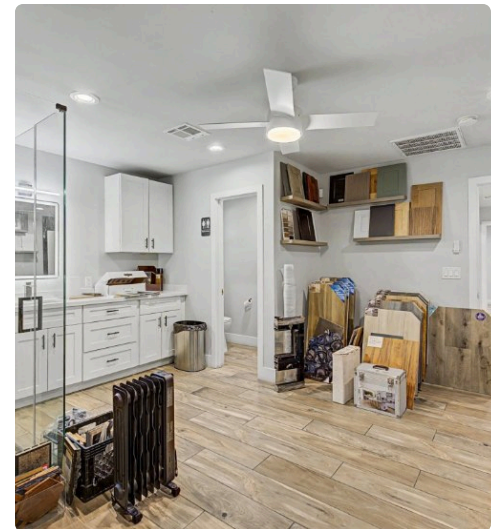
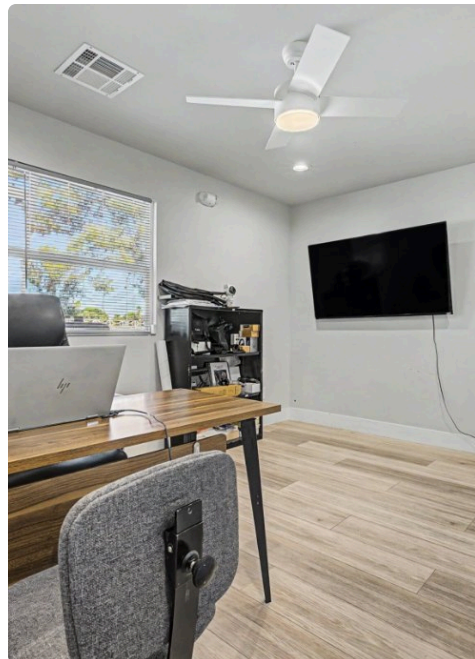
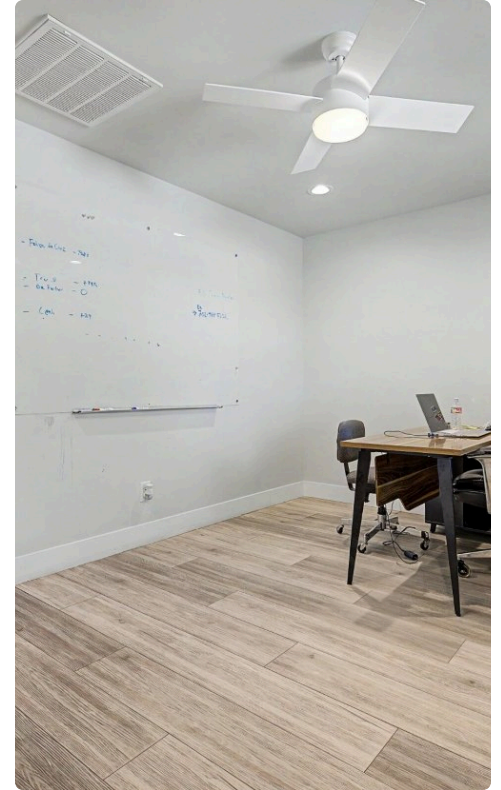
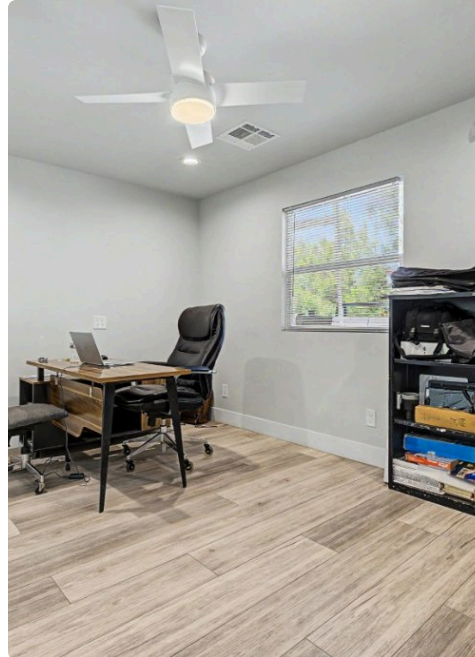
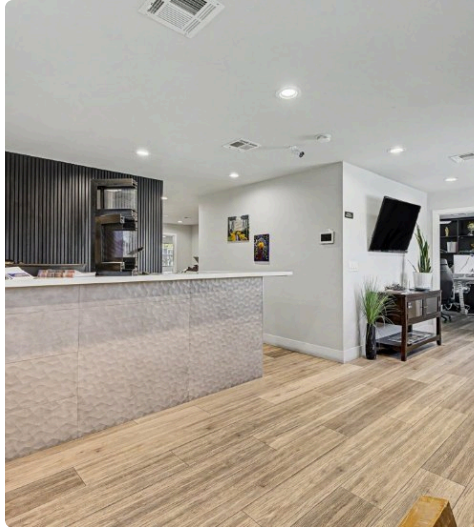


Photo Gallery

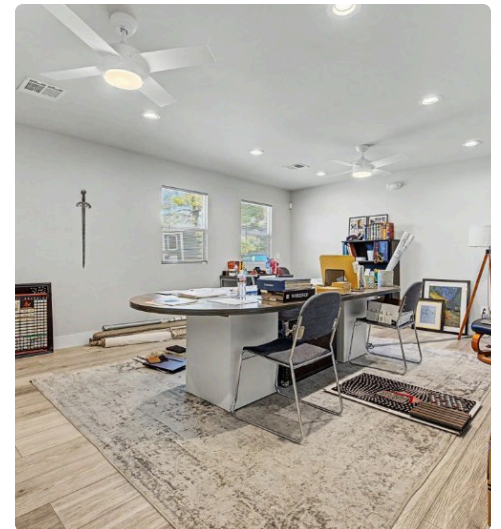
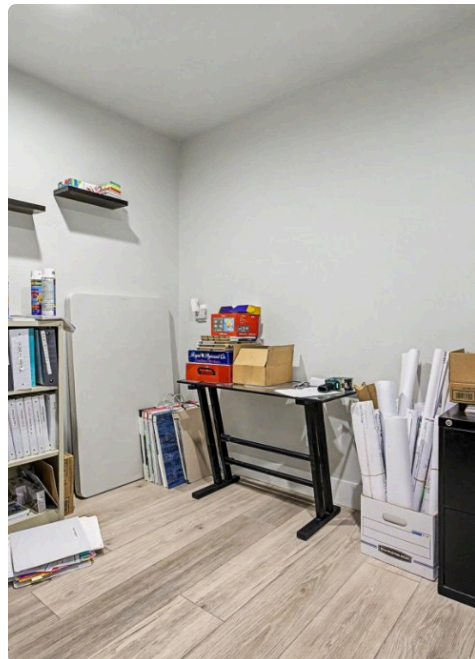
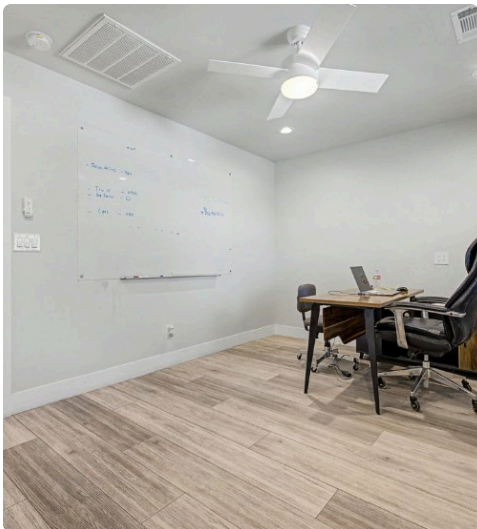
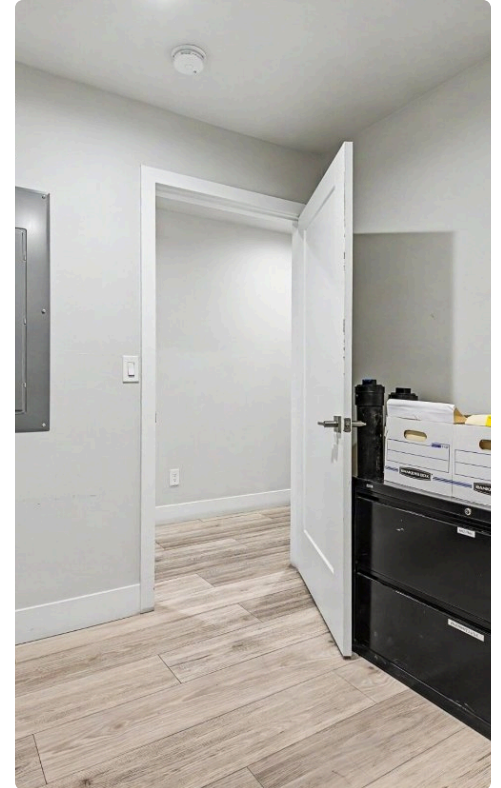
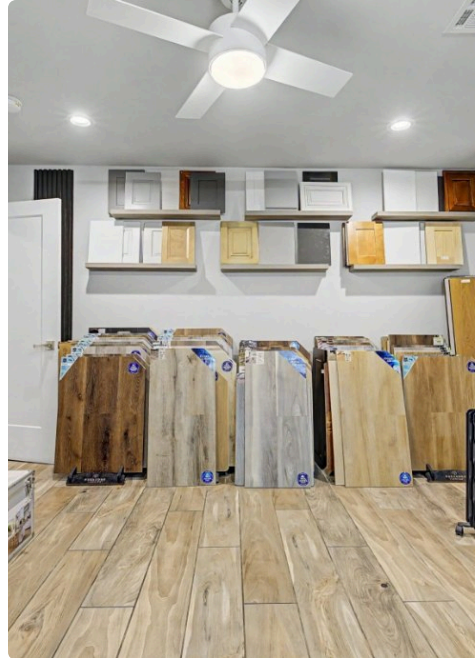
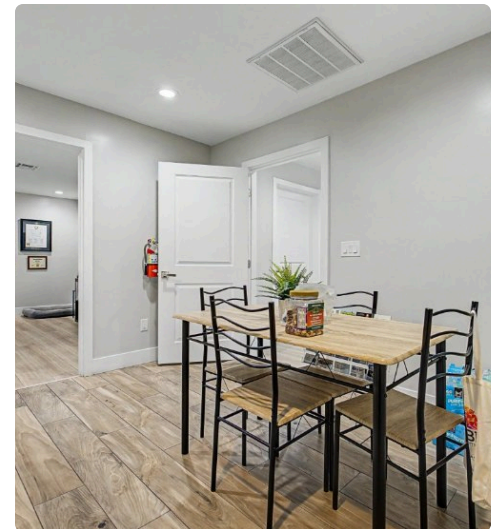
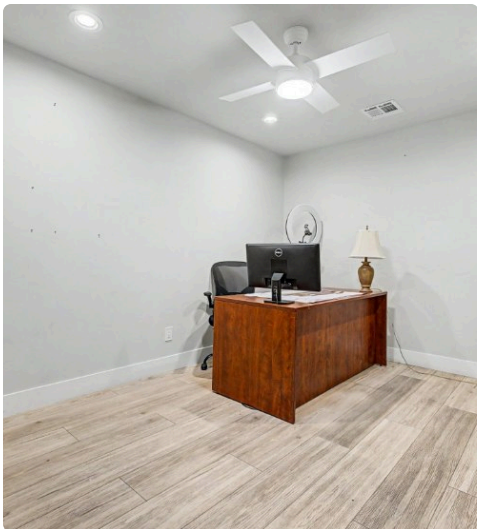
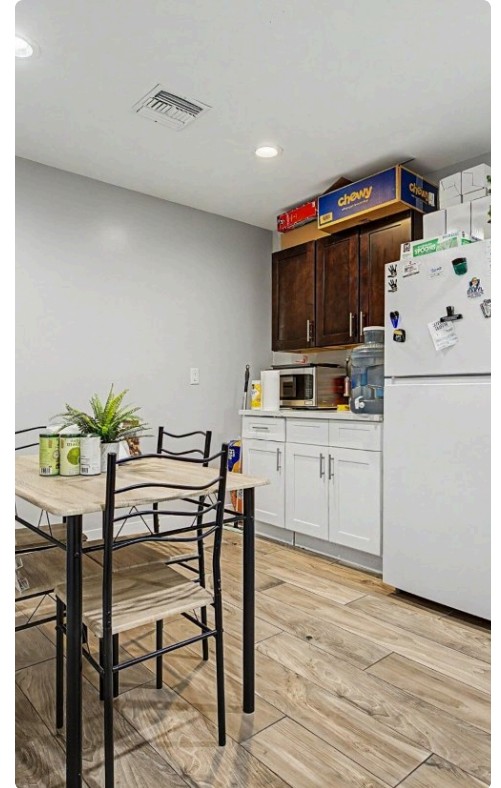
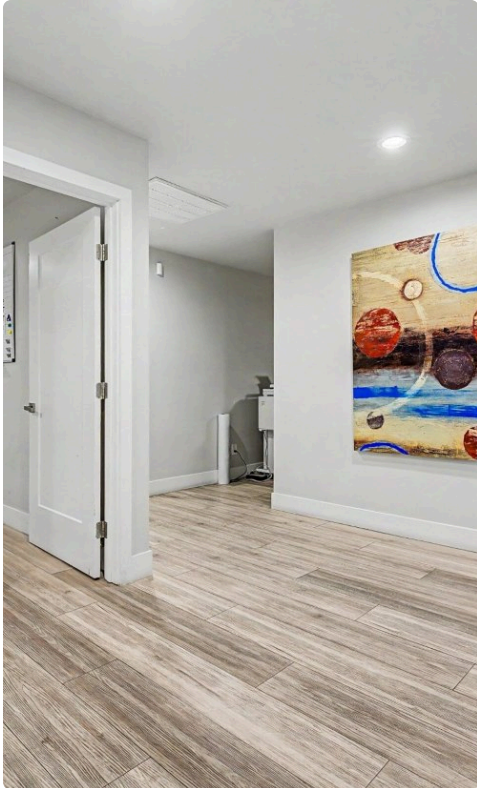


Photo Gallery



Market Overview



The Las Vegas office market continues to demonstrate improving fundamentals entering the second half of 2026, supported by declining vacancy and steady demand for well-located suburban and infill office properties. With metro office vacancy now approximately 11.9%, the market has tightened from year-ago levels while asking rents remain relatively stable in the mid-\$2.00-per-square-foot-per-month range.

6470 W Desert Inn Road occupies a unique position within the Spring Valley submarket by combining professional office space, an existing attorney tenant, substantial on-site storage and the ability to accommodate an owner-user or service-oriented business. The property's recent improvements and current use as a general contractor headquarters create an attractive alternative to conventional office inventory, particularly for construction, legal, real estate, property management and professional-service companies seeking a centrally located Las Vegas headquarters.

For the marketing package, I would headline this as “Income-Producing Office + Contractor Headquarters | Owner/User Opportunity.” That will likely attract more attention on Crexi and LoopNet than marketing it simply as office space.

If you give me the asking price, total building SF, storage SF, lot size and what the attorney is paying in rent, I can also build you a pricing analysis with estimated \$/SF, NOI, cap rate, comparable sales and a recommended investment-positioning strategy for 6470 W Desert Inn.

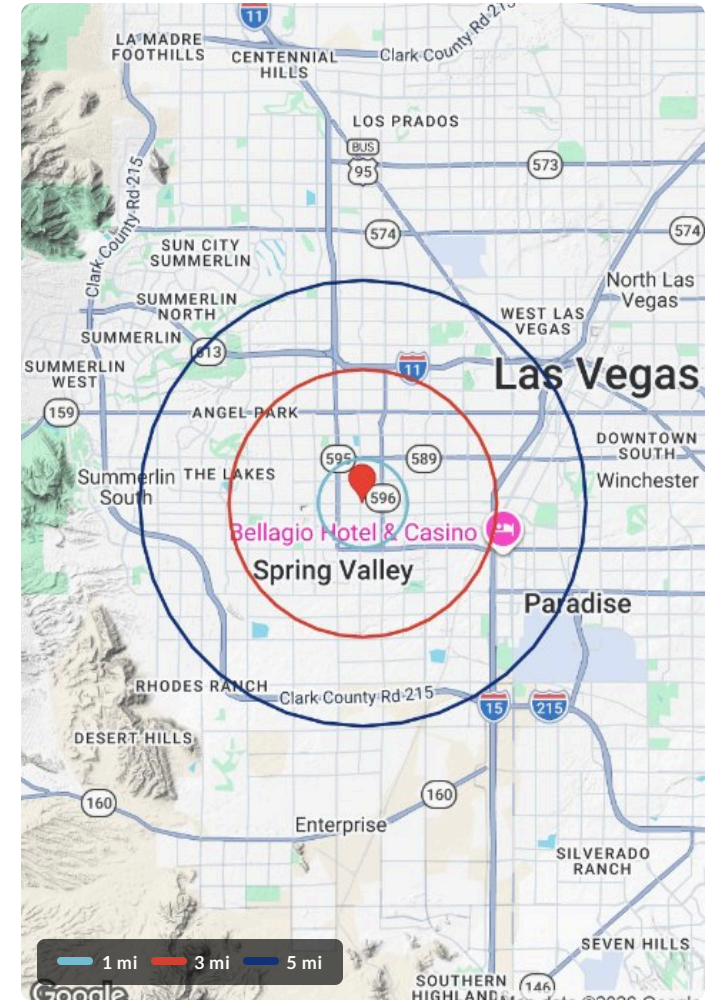
DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	11,974	Population	188,928	Population	450,681
Median HH Income	\$86,601	Median HH Income	\$65,031	Median HH Income	\$70,144
Households	4,482	Households	77,223	Households	188,187

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,450	173,116	376,055
2010 Population	12,322	182,400	400,066
2026 Population	11,974	188,928	450,681
2031 Population	12,083	194,147	470,907
2026-2031 Growth Rate	0.18 %	0.55 %	0.88 %
2026 Daytime Population	18,928	212,966	697,039
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	4,333	69,695	152,244
2010 Total Households	4,591	72,298	159,023
2026 Total Households	4,482	77,223	188,187
2031 Total Households	4,556	80,164	199,048
2026 Avg. Household Size	2.65	2.44	2.38
2026 Owner Occupied Housing	3,015	32,667	79,754
2031 Owner Occupied Housing	3,116	34,470	84,842
2026 Renter Occupied Housing	1,467	44,556	108,433
2031 Renter Occupied Housing	1,441	45,695	114,205
2026 Vacant Housing	317	5,948	20,984
2026 Total Housing	4,799	83,171	209,171
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	297	6,926	17,693
\$15,000-\$24,999	251	5,544	12,905
\$25,000-\$34,999	234	6,366	13,613
\$35,000-\$49,999	440	10,465	22,785
\$50,000-\$74,999	681	14,934	32,663
\$75,000-\$99,999	630	10,383	25,054
\$100,000-\$149,999	700	11,521	30,147
\$150,000-\$199,999	513	4,993	15,439
\$200,000 or greater	736	6,091	17,889
Median HH Income	\$86,601	\$65,031	\$70,144
Average HH Income	\$131,021	\$92,245	\$101,216



\$86,601
MEDIAN HH INCOME (1-MI)

\$131,021
AVG HH INCOME (1-MI)

67.3%
OWNER OCCUPIED (1-MI)

32.7%
RENTER OCCUPIED (1-MI)

6.6%
VACANCY RATE (1-MI)

0.18 %
2026-2031 GROWTH (1-MI)

Source: ESRI / ArcGIS Business Analyst

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