

630 SOUTH RANCHO DRIVE, SUITE C-E



FOR LEASE

TONYA GOTTESMAN
Vice President
+1 702 369 4882
tonya.gottesman@cbre.com
Lic. S.189043

RYAN MARTIN, CCIM, SIOR
Senior Vice President
+1 702 369 4881
ryan.martin@cbre.com
Lic. BS.0048284

LAS VEGAS, NV

PROPERTY HIGHLIGHTS



±10,145 SF AVAILABLE
DIVISIBLE BY ±2,000 SF



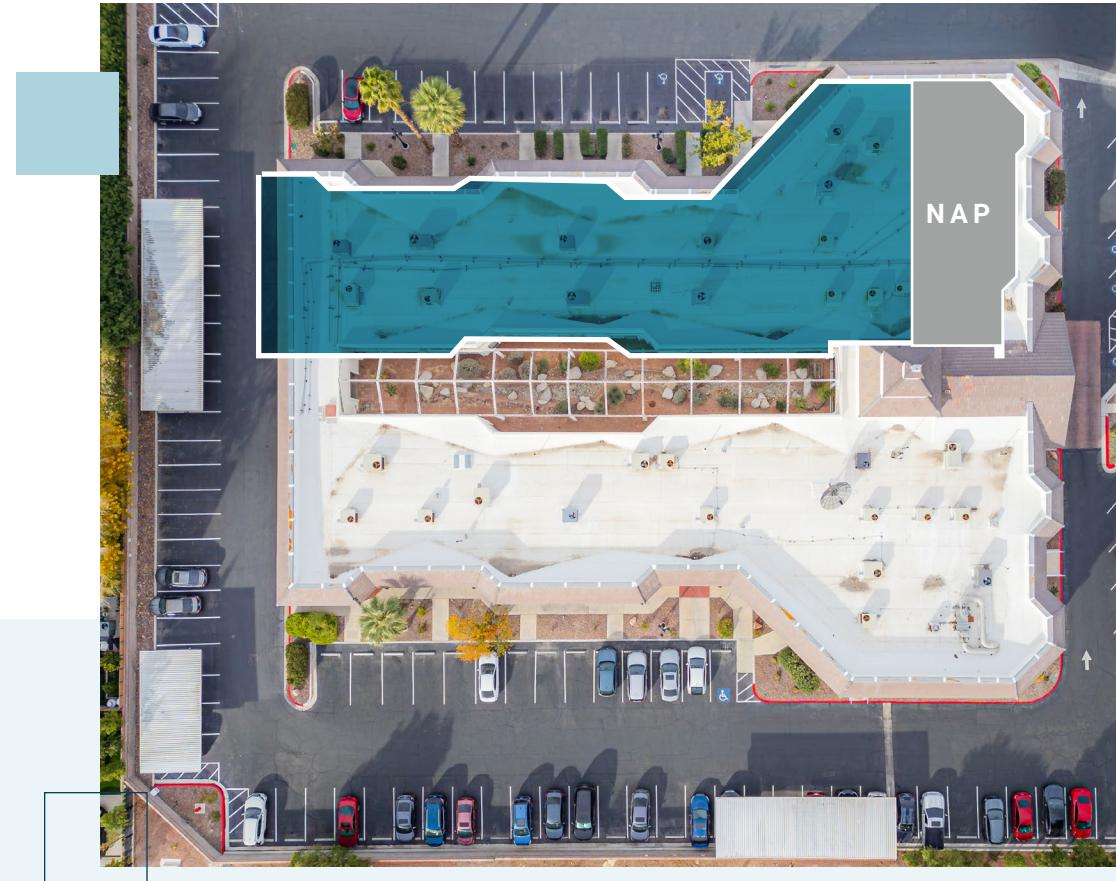
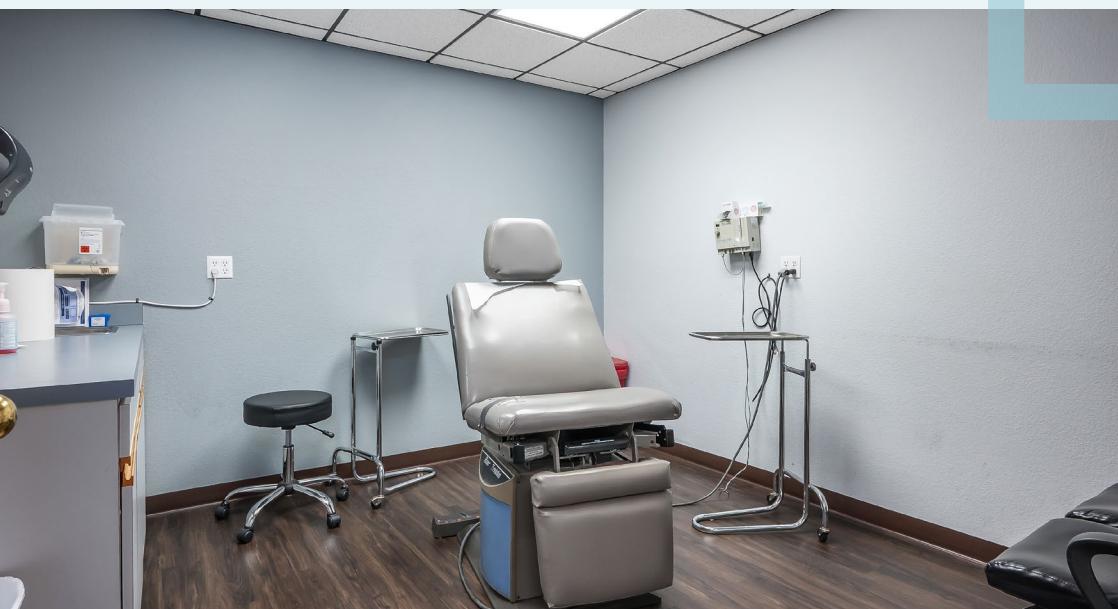
**LEASE RATE:
\$2.00 NNN**



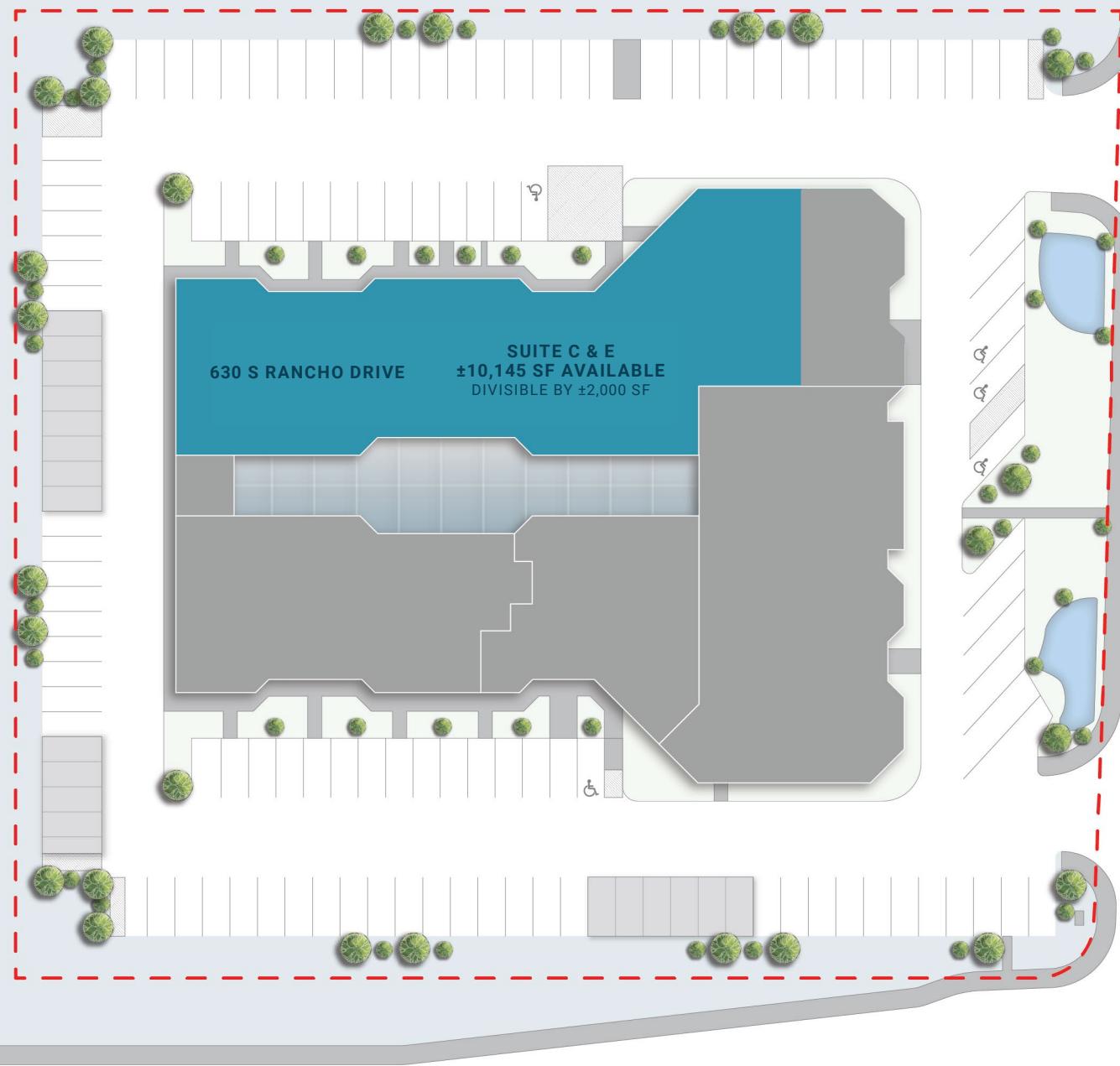
**CAMS:
\$0.43**

630 S Rancho Drive, Suite C-E, Las Vegas, NV 89106 offers a prime location within minutes of the Las Vegas Medical District, UMC Trauma Center, Valley Hospital, and major freeways including US-95 and I-15. This medical office space is part of a well-maintained, single-story Class B building featuring a decorative brick exterior, 24-hour access, and offers 8 covered parking spaces.

Suite C-E has flexible layout options to accommodate a variety of medical tenant needs. Exterior signage opportunities and proximity to downtown Las Vegas make this an exceptional choice for businesses seeking visibility and convenience.



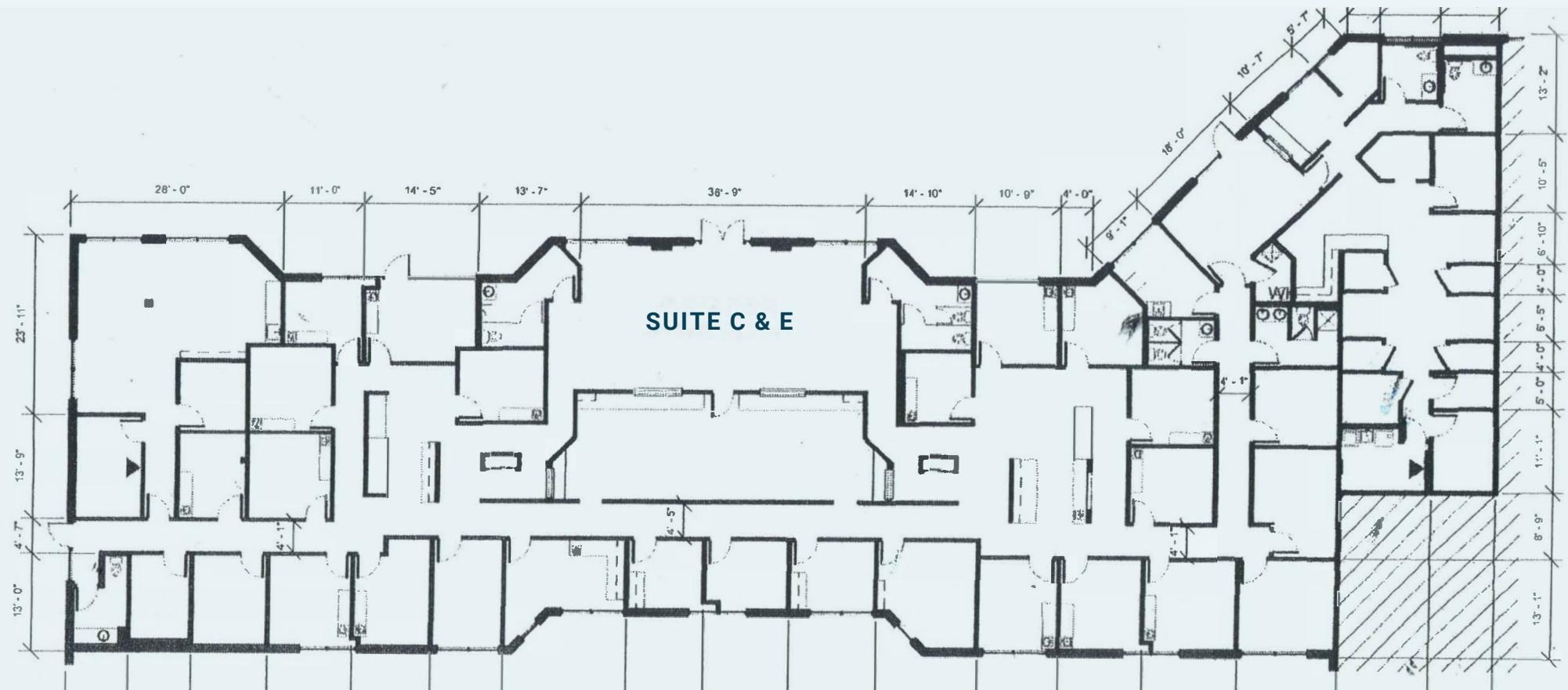
SITE PLAN



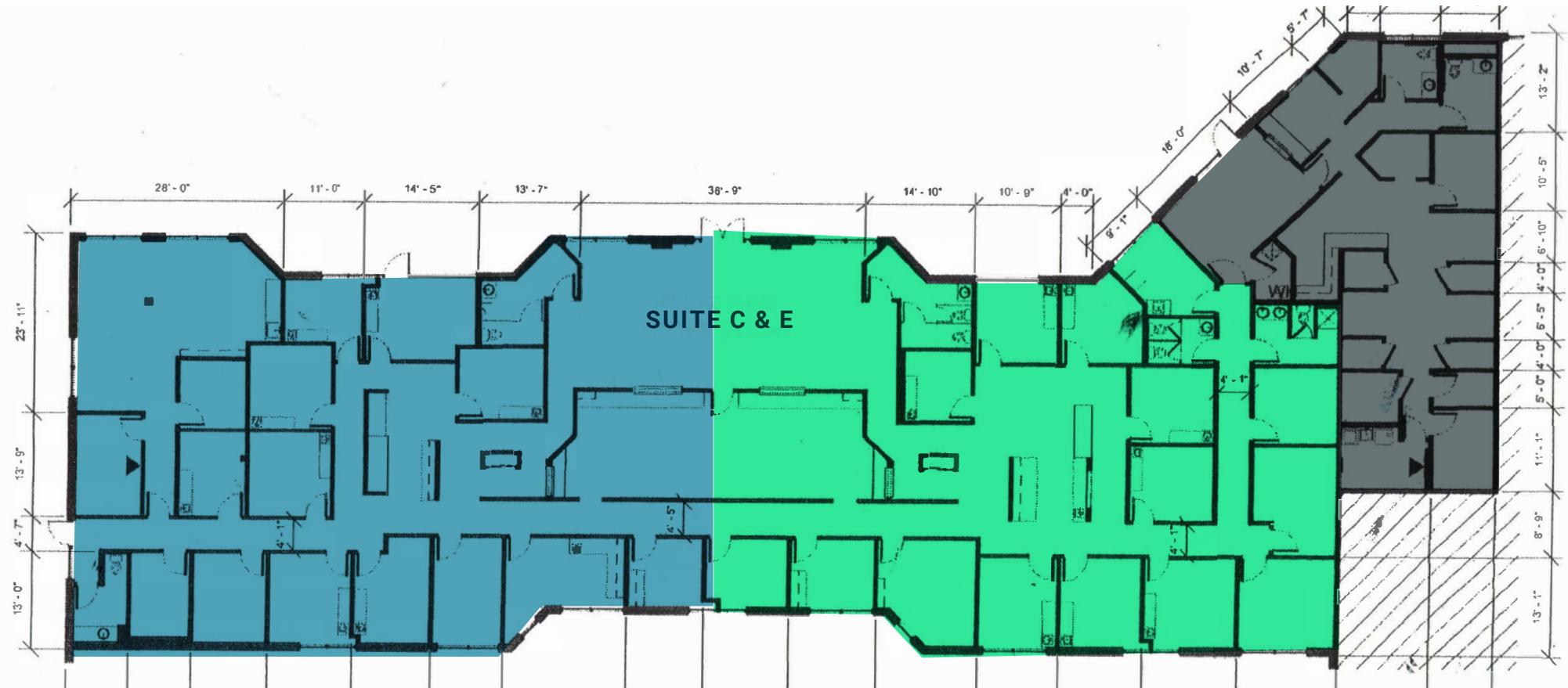
PALOMINO LN



FLOOR PLAN



PROPOSED DIVISIBILITY



FLOOR PLAN





September
2025
1,178,134

September
2024
1,153,605

Source: U.S. Bureau of Labor Statistics

EDUCATION ATTAINMENT

Associates Degree 9.4%

Bachelor's Degree 19.9%

Source: CBRE Research, 2025

CONSISTENT LEVELS OF POPULATION GROWTH



2024: 1.6% Increase

5-year Forecast: 9.8% Increase

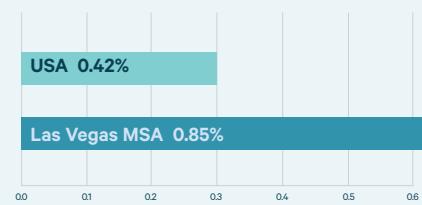
Source: Oxford Economics

WHY LAS VEGAS

Las Vegas, NV is a vibrant and bustling city known for a tourism, entertainment, strong economy and highly-skilled workforce. Las Vegas attracts millions of tourists each year and is home to iconic landmarks such as the Las Vegas Strip, where visitors can enjoy luxurious resorts, extravagant shows, and endless dining and shopping options. Las Vegas also offers a variety of other recreation options, including hiking in nearby Red Rock Canyon, exploring the Hoover Dam, catching a major league game and taking scenic helicopter tours of the Grand Canyon. Las Vegas is a thriving community with both urban and rural locals.

LAS VEGAS MSA POPULATION
2,418,659

% ANNUAL POPULATION GROWTH (2025 - 2030)



MEDIAN AGE

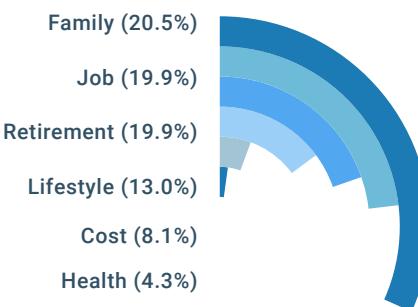
Nevada 38.9 years

U.S. 39.1 years

SMART & DIVERSE WORKFORCE

Las Vegas has a diverse, educated and highly-skilled workforce and has experienced an influx in in-migration, as individuals seek a market that offers low cost of living and direct access to recreation, entertainment and culture.

CLARK COUNTY POPULATION 2025 PRIMARY REASONS FOR MOVING TO NEVADA





630

South Rancho Dr



CONTACTS

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