

BUFFALO COMMONS

911 North Buffalo Drive, Las Vegas, NV 89128

AVAILABLE
For Lease



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Leasing Details



\$1.60 PSF NNN
 Lease Rate



\$0.57 PSF
 CAM Charges



±1,248 - ±6,111 SF
 Space Available

Demographics

	1 mile	3 miles	5 miles
Population			
2024 Population	26,311	178,965	454,679
Average Household Income			
2024 Average Household Income	\$78,392	\$92,240	\$100,717

Property Highlights

- ±28,026 SF two story office/retail building
- Built in 1996, recently renovated in 2018
- Parking Ratio: 5:1,000
- Summerlin adjacent
- Located just off the exit of Buffalo and Summerlin Parkway
- Close proximity to the US-95 & I-215 Freeways via Summerlin Parkway
- ±34,000 VPD (vehicles per day) via Buffalo Drive



- Power Centers
- Casinos
- Hospital



First Floor

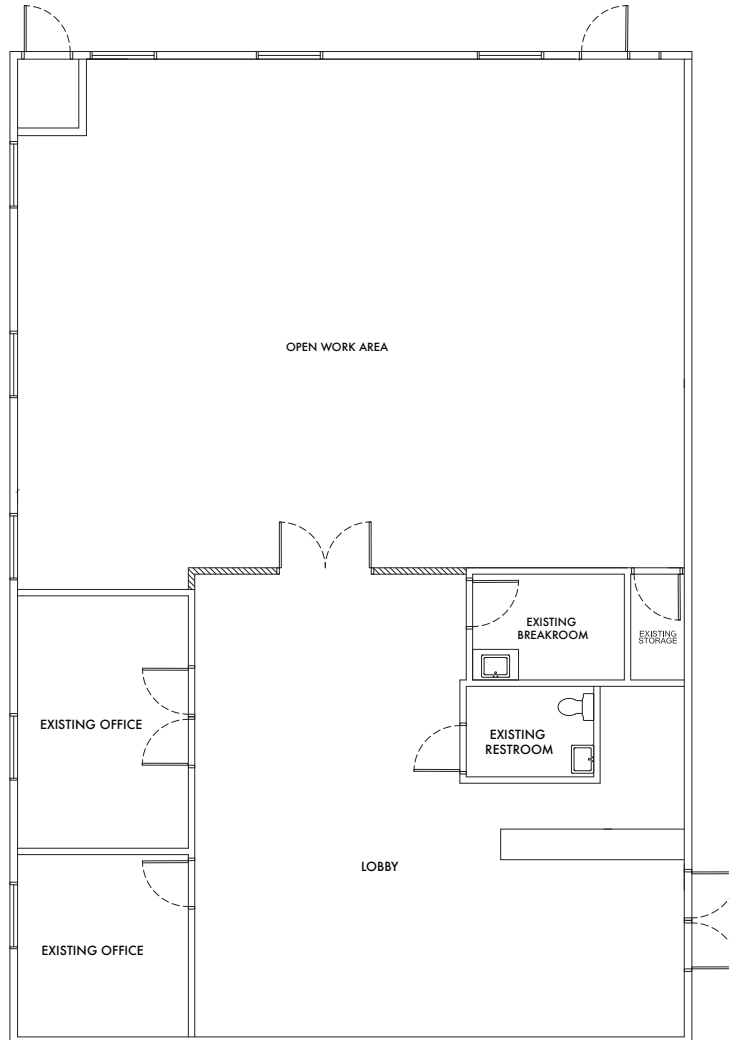


Second Floor



Suite Details

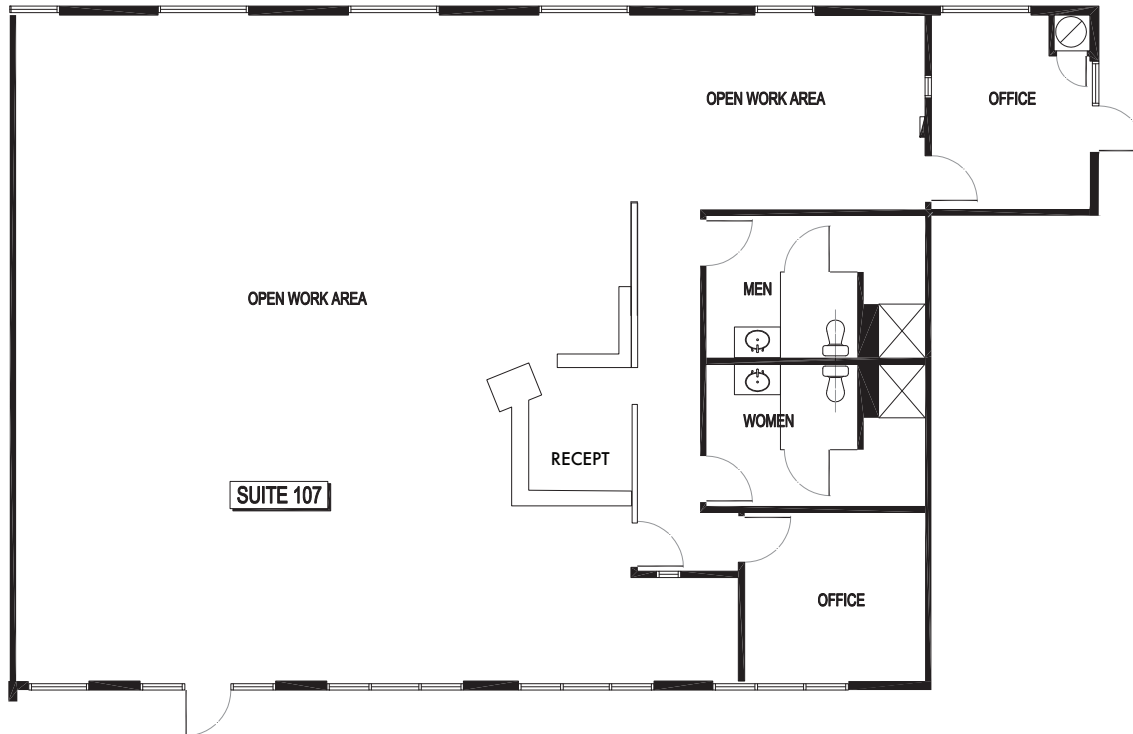
Building/Suite	Total SF	Monthly Lease Rate	Monthly CAM Charges	Monthly Rent	Available
Suite 105	±3,069	\$1.60 PSF NNN	\$0.57 PSF	\$6,659.73/M	2.01.2025
Suite 107	±3,042	\$1.60 PSF NNN	\$0.57 PSF	\$6,601.14/M	2.01.2025
Suite 105-107	±6,111	\$1.60 PSF NNN	\$0.57 PSF	\$13,260.87/M	2.01.2025
Suite 210	±1,248	\$1.60 PSF NNN	\$0.57 PSF	\$2,708.16/M	Immediately



Suite 105 Details

+ Total SF:	±3,069
+ Lease Rate:	\$1.60 PSF NNN
+ CAM Charges:	\$0.57 PSF
+ Monthly Rent:	\$6,659.73/M
+ Available:	2.01.2025

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.



Suite 107 Details

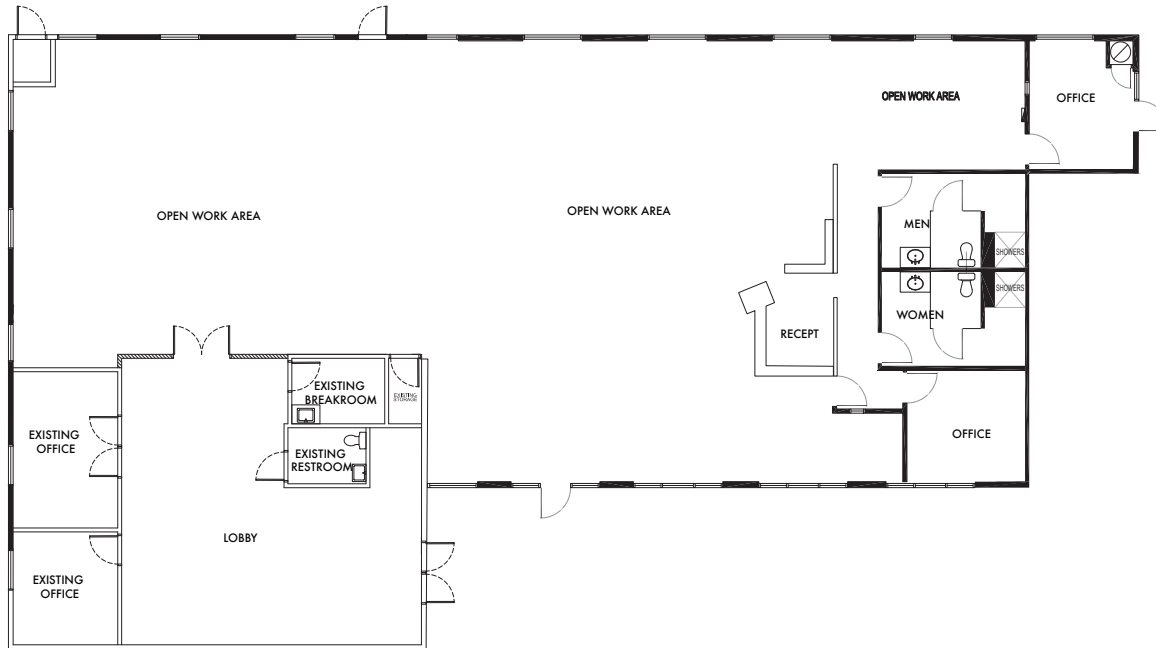
- + **Total SF:** ±3,042
- + **Lease Rate:** \$1.60 PSF NNN
- + **CAM Charges:** \$0.57 PSF
- + **Monthly Rent:** \$6,601.14/M
- + **Available:** 2.01.2025

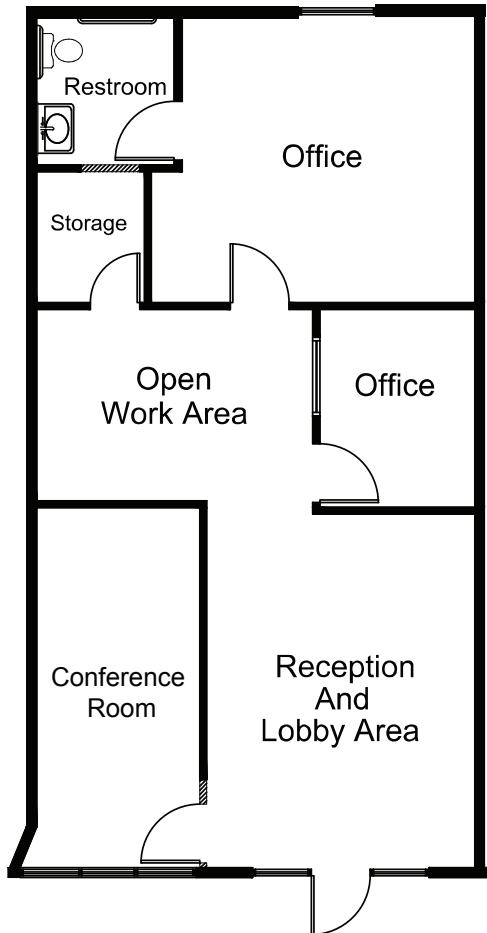
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Suite 105-107 Details

- + **Total SF:** ±6,111
- + **Lease Rate:** \$1.60 PSF NNN
- + **CAM Charges:** \$0.57 PSF
- + **Monthly Rent:** \$13,260.87/M
- + **Available:** 2.01.2025

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Suite 210 Details

- + **Total SF:** ±1,248
- + **Lease Rate:** \$1.60 PSF NNN
- + **CAM Charges:** \$0.57 PSF
- + **Monthly Rent:** \$2,708.16/M
- + **Available:** Immediately

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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.

Quick Facts

 **±7,892**
Land Area
(Square Miles)

 **2,265,461**
Population

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

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Market Overview

Summerlin Adjacent

Summerlin is a master-planned community in the Las Vegas Valley of Southern Nevada. It lies at the edge of the Spring Mountains and Red Rock Canyon to the west; it is partly within the official city limits of Las Vegas and partly within unincorporated Clark County. This rapidly growing community occupies over 22,500 acres and according to its developers, "has grown to encompass more than 250 parks, more than two dozen public and private schools, 14 houses of worship, ten golf courses, three resort hotels, recreational facilities, retail and entertainment centers, well-established office parks, a medical center, and more.

The community is divided into three associations (North, South, and West), which oversee two dozen commercial and residential villages.



Source: www.wikipedia.com



Professional Sports



Synopsis

The Las Vegas metropolitan area is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself.

The Las Vegas Valley has four major league professional teams: the Vegas Golden Knights of the NHL (began play in 2017 as the region's first major pro team), the Las Vegas Raiders of the NFL (began play in 2020), the Las Vegas Aces of the WNBA (began play in 2018), and the Las Vegas Athletics of the MLB (inaugural season will commence at its new ballpark for the 2028 season).

Las Vegas is home to three minor league sports teams: the Las Vegas Aviators of Minor League Baseball, the Las Vegas Lights FC of the USL Championship, the league at the second of US men soccer league system, The Henderson Silver Knights of the American Hockey league of the NHL. The Las Vegas Lights are currently the only team playing in the city of Las Vegas, at the city-owned Cashman Field.

Source: www.wikipedia.com

Nevada Tax Advantages

NEVADA

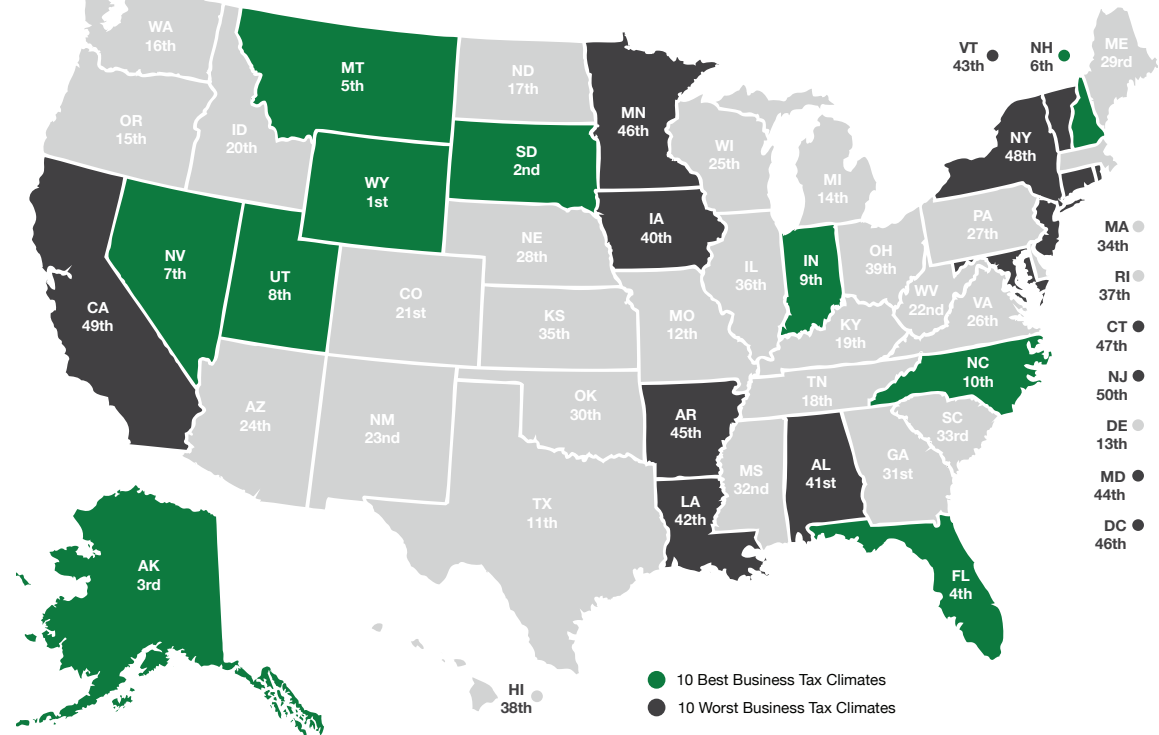
Nevada has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

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

2024 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation’s 2020 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



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.

Southern Nevada Growth

200,000+

Number of jobs added between 2011 and 2019.

7,500+

Number of new businesses added between 2011 and 2019.

85%

Milestone graduation rate for Clark County school district in 2019.



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.

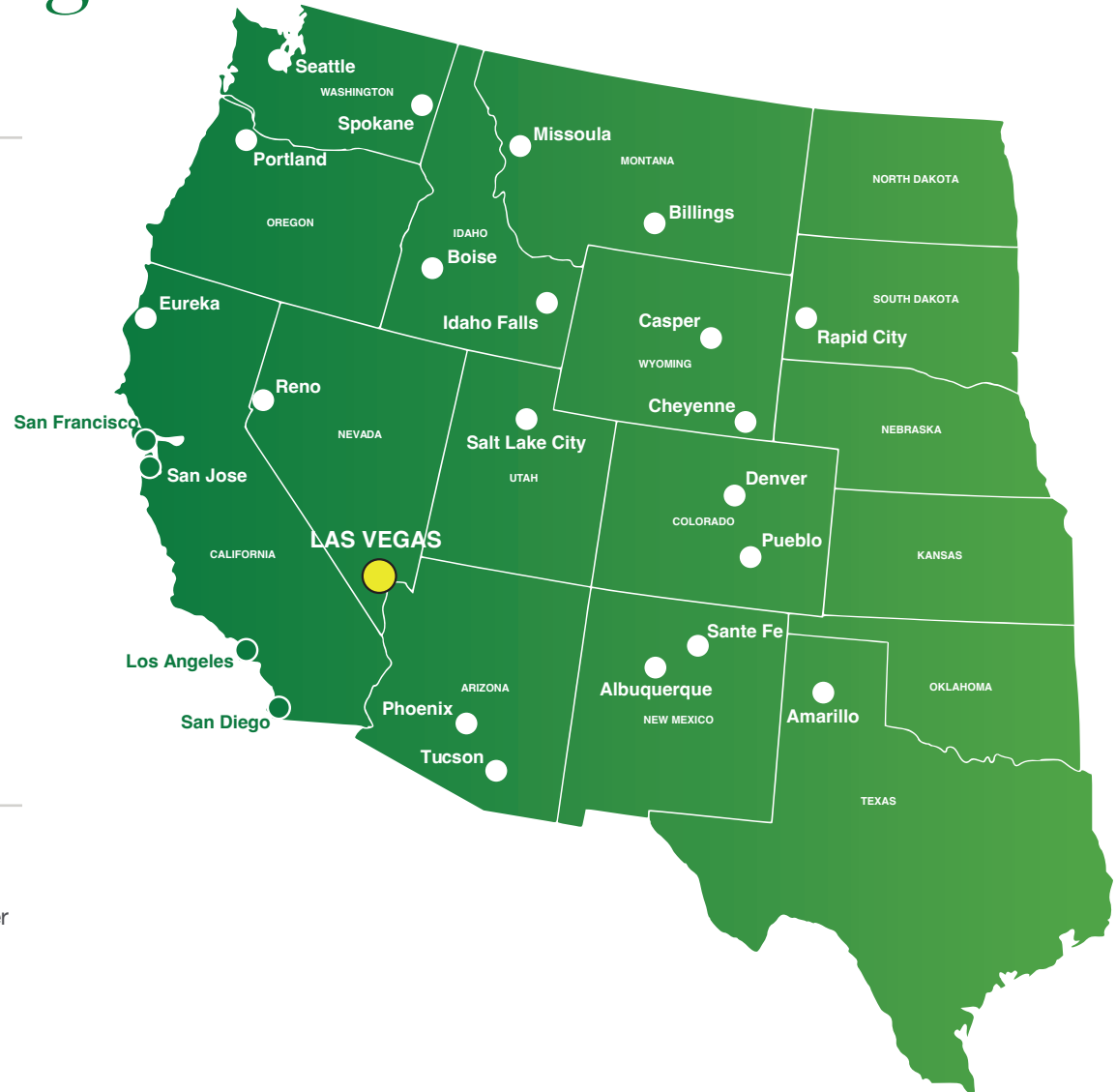
The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)

Market Overview

Transit from Las Vegas

Destination	Est. Travel Time	Distance (Mi)
Los Angeles, CA	3 hrs, 55 min	265
Phoenix, AZ	4 hrs, 40 min	300
San Diego, CA	4 hrs, 45 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 15 min	565
Boise, ID	9 hrs, 30 min	634
Santa Fe, NM	9 hrs, 10 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 50 min	837
Helena, MT	12 hrs, 55 min	907
Portland, OR	15 hrs, 45 min	982
Seattle, WA	16 hrs, 50 min	1,129



Shipping and Mailing Services



Freight Service Center
3 Mi

Freight Center
3 Mi

Customer Service Center
5 Mi

Distribution Center
10 Mi

Ship Center
8 Mi

Cargo Center
3 Mi

UPS Air Cargo
18 Mi

Air Cargo
20 Mi

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Service you deserve. People you trust.



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