

# RANCHO ORIENT BUSINESS PARK

500 S. Rancho Drive, Las Vegas, NV 89106

AVAILABLE  
For Lease



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Las Vegas, Nevada 89118  
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## Lease Details



**\$1.40 PSF NNN**

Lease Rate



**\$0.39 PSF**

CAM Charges



**±1,350 SF - ±9,360 SF**

Available Space

## Demographics

Population	1 mile	3 miles	5 miles
2025 Population	9,056	163,743	512,093
Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$99,485	\$69,723	\$70,895

## Property Highlights

- ±47,304 SF Professional Office & Medical Business Park
- 7 suites available (6 in shell condition, 1 suite fully built out as office space)
- Rancho frontage
- ±4.63 AC lot size
- Multiple Office & Medical suites available
- Zoning: Professional Office (P-R)
- ±1.0 miles from the US-95 & I-15
- Minutes from UMC Trauma Center, Valley Hospital Medical Center, Las Vegas Medical District, and UNLV Shadow Lane campus
- Close proximity to Las Vegas Boulevard, City of Las Vegas Municipal Court, and Regional Justice Center
- Parking ratio: 3.9:1,000



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## Property Details

+ Parcel Number	139-32-702-005
+ Submarket	West Central
+ Building Size	±47,304 SF
+ Lot Size	±4.63 AC
+ Year Built	1988
+ Year Renovated	2017
+ Zoning	Professional Office (P-R)
+ Parking	169 surface stalls (20 covered)
+ Traffic Counts	Rancho Dr. // ±35,430 VPD Alta Dr. // ±15,338 VPD Charleston Blvd. // ±38,225 VPD

## Property Overview

MDL Group is pleased to present Rancho Orient Business Park at 500 S. Rancho Drive ("The Property"). Conveniently located with direct frontage along the busy Rancho Drive arterial, this Professional office / medical business park boasts a vast ±47,304 SF of rentable space on a sprawling ±4.63 acres and features lush landscaping and outdoor seating area. The buildings in this property are in close proximity to ample retail amenities, has easy access to freeways, and is minutes away from Las Vegas Medical District and Downtown Las Vegas.

## Area Overview

The Property is situated just outside of the eastern boundary of the City of Las Vegas Medical District, minutes from UMC Trauma Center, Valley Hospital, and UNLV Shadow Lane Campus. It is less than one mile from the I-II / US-95 freeway via Rancho Drive and approximately ±1.0 mile from the I-15 freeway via Charleston Boulevard. The business park is a mere ±1.8 miles from Las Vegas Boulevard and approximately ±6.3 miles from the Harry Reid International Airport.

Population	1 mile	3 miles	5 miles
2010 Population	8,862	159,839	489,503
2020 Population	9,240	161,558	509,444
<b>2025 Population</b>	<b>9,056</b>	<b>163,743</b>	<b>512,093</b>
2030 Population	9,107	171,221	528,534
2010-2020 Annual Rate	0.42%	0.11%	0.40%
2020-2025 Annual Rate	-0.47%	0.32%	0.12%
2025-2030 Annual Rate	0.11%	0.90%	0.63%
2025 Median Age	41.2	37.9	36.6

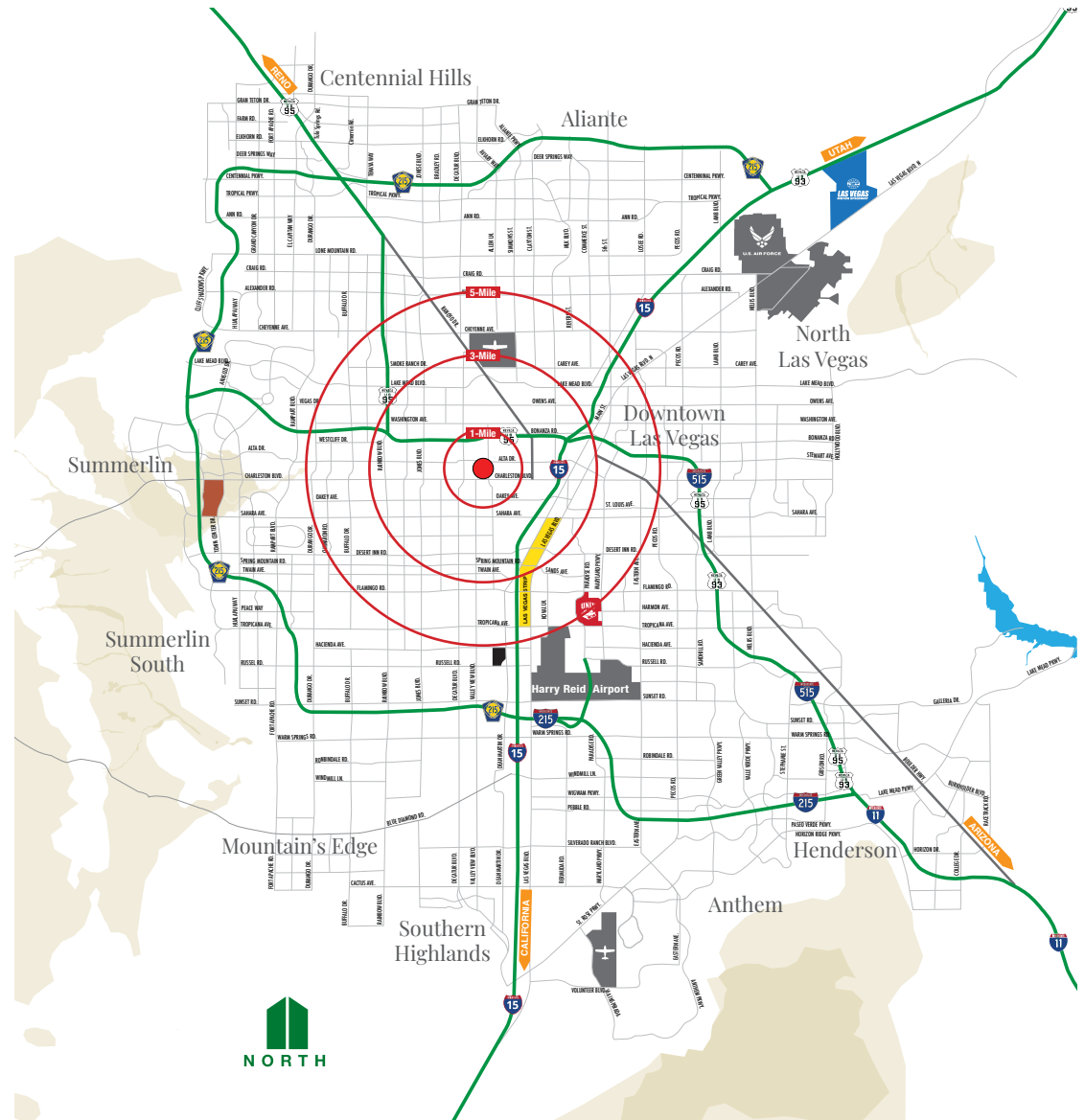
Households	1 mile	3 miles	5 miles
2025 Wealth Index	91	47	47
2010 Households	3,318	57,148	174,494
2020 Households	3,688	62,312	190,848
<b>2025 Total Households</b>	<b>3,681</b>	<b>64,445</b>	<b>195,523</b>
2030 Total Households	3,750	68,234	204,493
2010-2020 Annual Rate	1.06%	0.87%	0.90%
2020-2025 Annual Rate	-0.04%	0.80%	0.57%
2025-2030 Annual Rate	0.37%	1.15%	0.90%

Average Household Income	1 mile	3 miles	5 miles
<b>2025 Average Household Income</b>	<b>\$99,485</b>	<b>\$69,723</b>	<b>\$70,895</b>
2030 Average Household Income	\$114,794	\$81,738	\$82,949
2025-2030 Annual Rate	2.90%	3.23%	3.19%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	4,097	71,155	217,678
2020 Total Housing Units	3,996	70,071	213,665
<b>2025 Total Housing Units</b>	<b>3,932</b>	<b>71,503</b>	<b>215,953</b>
2025 Owner Occupied Housing Units	1,757	23,556	75,827
2025 Renter Occupied Housing Units	1,924	40,889	119,696
2025 Vacant Housing Units	251	7,058	20,430
2030 Total Housing Units	4,005	75,493	225,655
2030 Owner Occupied Housing Units	1,830	25,343	81,170
2030 Renter Occupied Housing Units	1,919	42,891	123,323
2030 Vacant Housing Units	255	7,259	21,162

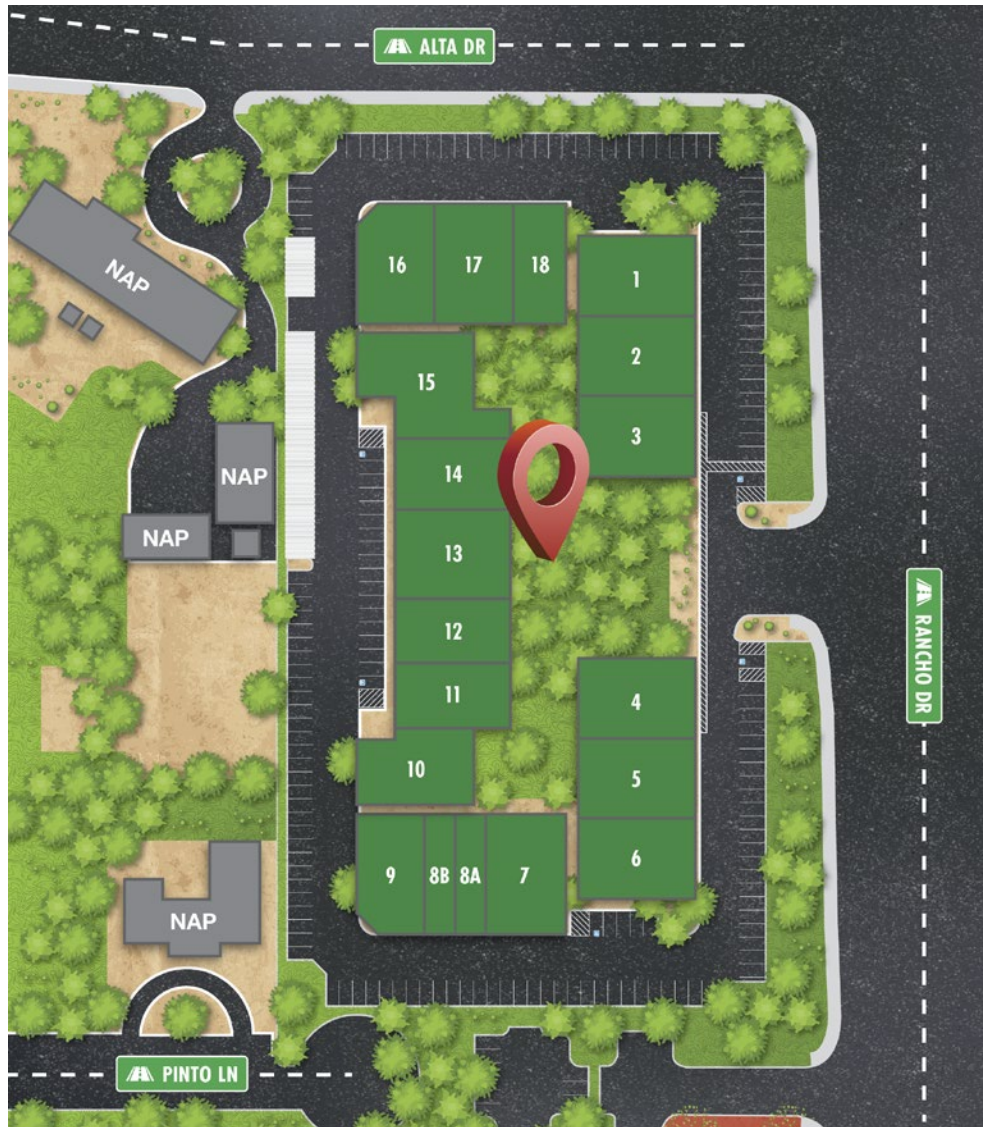




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## Site Plan



## Complex Details

+ Total SF:	±47,304
+ Lot Size Acreage:	±4.63
+ Buildings:	5
+ Suites:	18
+ Cross Streets:	Alta Drive & Rancho Drive
+ Parking:	169 surface stalls (20 covered)
+ Parking Ratio:	3.57:1,000 PSF
+ Lease Rate:	\$1.40 PSF NNN
+ CAM Charges:	\$0.39
+ 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.*

# 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*



# City of Las Vegas

## Synopsis

The City has cultivated and championed a variety of important projects for the benefit of the community. Some highlights include the newest property MSG Sphere at the Venetian, scheduled to open 2023. MSG Sphere at the Venetian will be the first of its kind ever created. Once completed, it will be a 18,000-seat concert hall with a state of the art acoustic technology, costing \$2.2 billion.

Universal Studios is coming to Las Vegas! Universal Studios is building it's first ever permanent horror experience. Just North of the Las Vegas Strip, the 110,000 square foot attraction will add on to the 20-acre Area15 entertainment district. The City is looking forward to the new developments and is anticipating these attractions to be groundbreaking additions to the Las Vegas entertainment scene.

## Quick Facts

±141

Size (Sq. Mi.)



641,903

Population



4,525

Pop. Density (Per Sq. Mi.)

The City is also bringing new technologies and industry to Las Vegas.

The heart of the Innovation District is the International Innovation Center @ Vegas. The City of Las Vegas continues to be a hub for innovation and technology with opening 2 Innovation Centers for established and emerging tech companies developing smart technologies.

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



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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™





# Nevada Tax Advantages

## NEVADA

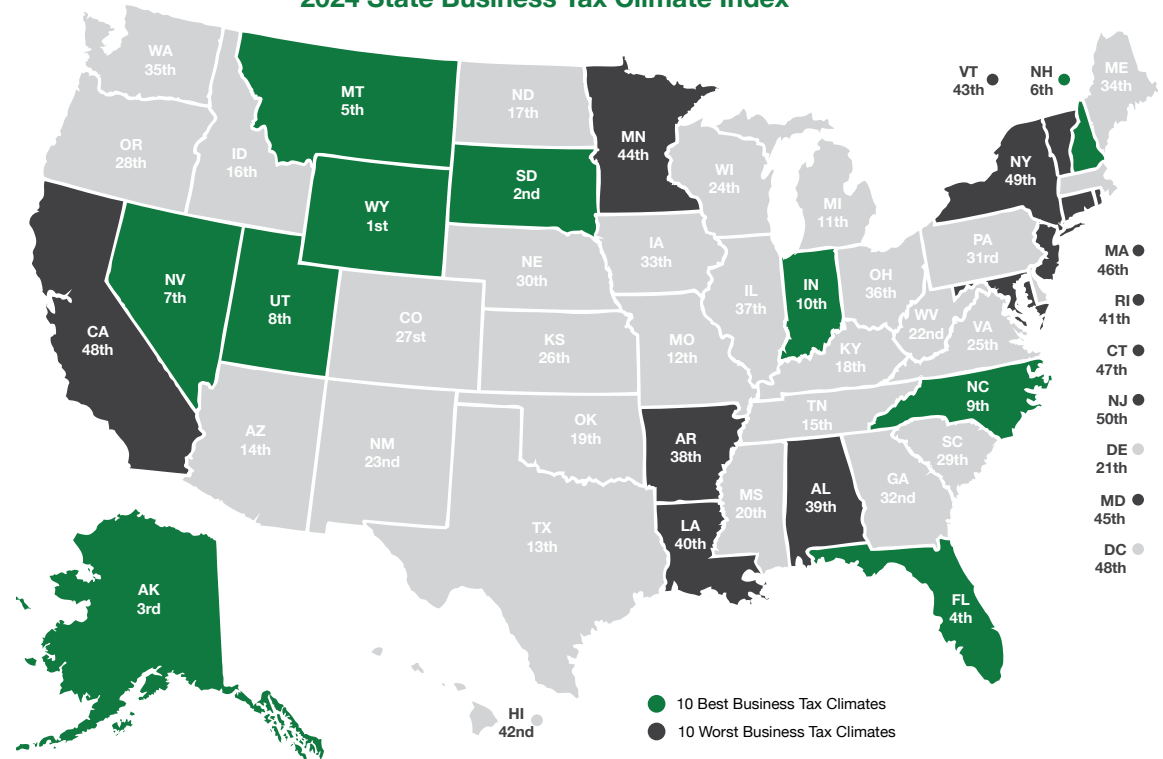
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 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](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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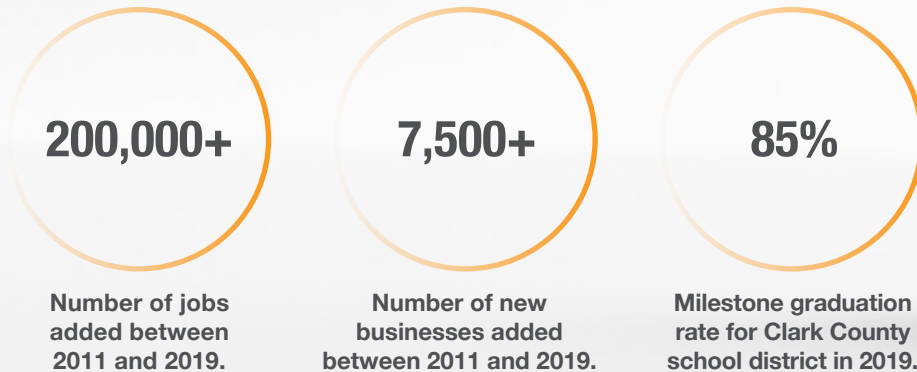


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# Southern Nevada Growth



## 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)** has more than doubled 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.

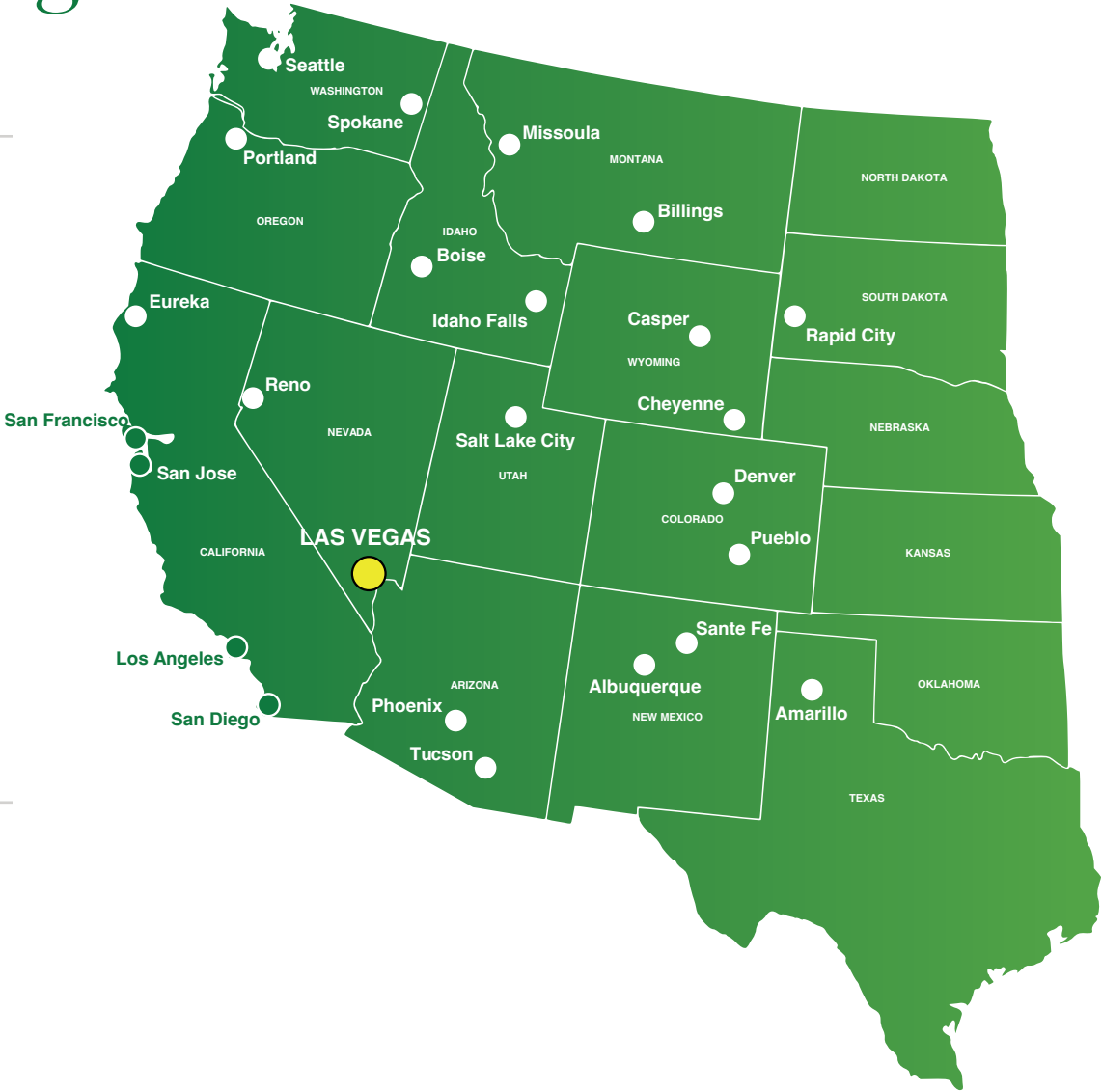
The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

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



# 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	--