

FOR SALE

4285 N. RANCHO DRIVE

LAS VEGAS, NV 89130

CLASS B OFFICE | 24,658 SF | 7.26% CAP RATE | \$5,996,000 | \$243 PSF



EXCLUSIVELY LISTED BY:

Cici Cong | LIC: NV S.0180161 | Tel: (702) 763-1778
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Executive Summary

Property Name	Northbrooke Business Park
Address	4285 N. Rancho Drive, Las Vegas, NV 89130
Asset Type	Class B Office / Retail / Medical Office
Building Size Lot Size	24,658 SF Net Rentable ±1.56 Acres
Year Built / Renov.	2005 / 2018-2025
Stories Ceiling Heights	1 Story 12' Ceiling
Fire Safety	Fully Sprinklered
Parking	Open Parking
Tenants	6 Suites 4 tenants 100% Occupied (All NNN)
APN / Zoning	138-12-213-043 C-2 (General Commercial)

\$	Asking Price \$6,090,000
SF	Price Per SF \$243 / SF
%	CAP Rate 7.26%
NOI	12-MONTH NOI \$435,455

THE OFFERING

Executive Realty Services is pleased to present an exceptional investment opportunity to acquire 4285 N. Rancho Dr., a premier 24,658 SF single-story office building situated within the prestigious Northbrooke Business Park. Located in the thriving Northwest Las Vegas submarket just south of Craig Road, the property is nestled within a meticulously maintained campus featuring a signature tropical landscape.

This contemporary, high-quality asset was constructed with excellence; original construction and build-out totaled approximately \$350 PSF in 2005/2006, with a history of consistent upgrades in the years since. Strategically positioned just minutes from the North Las Vegas Airport, the building is surrounded by an affluent mix of residential neighborhoods, retail hubs, and professional centers, offering a rare combination of upscale aesthetics and functional, well-capitalized infrastructure.

High-traffic, Stabilized Asset in a Prime Northwest Las Vegas Corridor

- **Modern Construction:** Well-maintained Class B office building (Built 2005) featuring a fully sprinklered interior.
- **High Ceiling:** Rare 12' clear height ceilings, providing a spacious feel for medical or retail conversions.
- **Ample Parking:** open and ample parking within the business park, ensuring high-capacity convenience for staff, clients, and visitors.
- **Strong Financials:** Offered at a 7.26% in-place Cap rate with built-in rent escalations, providing a reliable and growing income stream.
- **High-Quality Tenancy:** 100% occupied by 4 established tenants specifically focused on the resilient children/family-services sector, including two solid national tenants
- **NNN Leases with Low Expense:** low expenses at \$0.31/month PSF; NNN lease structures minimize landlord responsibilities and pass through operating costs to the tenants.
- **Zoning Versatility:** C-2 General Commercial zoning, ideal for medical, office, retail, and a wide array of professional uses.
- **Professional Setting:** Located within Northbrooke Business Park, a ±100,000 SF master-planned development with 7 buildings; under professional management with quality landscaping and professional upkeep.
- Excellent Visibility from Rancho Dr.: located in a thriving commercial district known for its visibility and accessibility
- **High-Traffic Corridor:** Prime N. Rancho Drive with a massive 30,000+ daily traffic count.
- **Regional Connectivity:** Perfectly situated near both the US-95 Freeway and the 215 Beltway, allowing access to the entire Las Vegas valley in 10-20 minutes.
- **Strategic Neighbors:** Positioned just south of Craig Road, minutes from Mountain View Hospital and the North Las Vegas Air Terminal.
- **Proven Synergy:** The business park entrance is lined with popular retail tenants including Roberto's Taco Shop, Mezzo Bistro, and State Farm Insurance, ensuring constant "eyes on the property."

Financial Summary — Income & Expenses

Rent Roll as of June 2026 | Annual = 12-Month Expected Income

INCOME	Monthly	12-Month
Base Rent — 4 Occupied Suites	\$35,969.25	\$435,455
CAM Reimbursements	\$7,644	\$91,727
GROSS INCOME	\$43,613	\$523,358
Less: Expenses	(\$7,644)	(\$91,727)
NET OPERATING INCOME (NOI)	\$35,969	\$435,455

OPERATING EXPENSES	Monthly	Annual
Property Management	\$600.00	\$7,200
Property Taxes	\$2,516.67	\$30,200
Insurance	\$739.33	\$8,872
Fire Sprinkler Inspection/Monitoring	\$176.67	\$2,120
Water	\$150.00	\$1,800
Cleaning/Repairs/Admin Fees	\$798.83	\$9,586
CAM Association Fees	\$2,663	\$31,950
TOTAL OPERATING EXPENSES	\$7,644.00	\$91,727



**Annual rent income = 12-month expected income based on the rent schedule including rent increases.*

**Buyer to independently verify all financials through due diligence.*

Rent Roll

6 suites | 24,658 SF | 4 occupied — 100% Leased

SUITE	TENANT NAME	SQ FT	LEASE START	LEASE END	BASE RENT	CAM	RENT/SF/MO	TYPE
110	Advanced Neural Connections	5,155	6/1/2024	5/31/2029	\$7,929.96	\$1,598	\$1.54	NNN
120	Pure Dance LLC	2,930	11/1/2025	11/30/2030	\$4,981.00	\$908	\$1.70	NNN
125 130 140	Safy	8,710	8/10/2009	1/31/2030	\$13,229.54	\$2,700	\$1.52	NNN
160	Olive Crest	7,863	7/10/2013	3/31/2028	\$9,828.75	\$2,438	\$1.25	NNN
TOTAL	4 Suites — 100% Occupied	24,658			\$35,969	\$7,644	\$1.46	

* Annual rent (all units at listed rates): \$431,631.00; 12-month expected rent income of \$435,455 included expected rent increases..

*All leases are NNN. CAM budget: \$0.31 PSF/month. Sewer are fully reimbursed from Tenants and are not included in CAM budget.

*SAFY occupies 3 suites that are connected with a door in between; each suite has separate entries, restrooms and separate meters

- **SAFY: 3% annual increase on 11/1/2026**
- **Pure Dance: 3% annual increase on 11/1/2026**
- **Advanced Neural Connections: 3% annual increase on 6/1/2027**

Tenant Profile

Advanced Neural Connections

Unit 110 | 5,155 SF | NNN Lease | \$1.54/SF

Provides neurofeedback therapy, brain mapping, and cognitive training for children and adults with ADHD, anxiety, autism spectrum, and learning challenges using evidence-based neuroscience methods.

<https://advancedneuroconnections.com/>



**ABA Therapy for
Children with Autism
in Las Vegas**

Helping children build independence at home, at school, and in the community.

Two convenient locations — North Las Vegas and Spring Mountain.

Pure Dance Center

Unit 120 | 2,930 SF | NNN Lease | \$1.70/SF

A dance studio offering classes in ballet, hip-hop, contemporary, and jazz for children and young adults. Provides a creative arts education environment with recitals and performance opportunities.

<https://puredancecenter.com/>



**Pure Dance Center - Creating
an inclusive environment for
all dancers in Las Vegas**

At Pure Dance Center, we believe dance should feel like home - a place where passion and purpose meet in motion. Our diverse class schedule encompasses our blossoming ballerinas all the way to the most advanced competition dancers. Every class is thoughtfully designed to build strong technique, confidence and artistry.



Pure Dance Center

Pure Commitment | Pure Technique | Pure Artistry

Tenant Profile

OLIVE CREST

Unit 160 | 7,863 SF | NNN Lease | \$1.54/SF

A nationally recognized nonprofit serving abused, neglected, and at-risk children and their families. Provides counseling, transitional housing, foster care support, and family strengthening programs. Tenant since 2013.

<https://www.olivecrest.org/>

CALIFORNIA

NEVADA

WASHINGTON

OLIVE CREST

Strong Families, Safe Kids

MISSION

Olive Crest is dedicated to preventing child abuse by strengthening, equipping, and restoring children and families in crisis... One Life at a Time.®

SAFY

Unit 125 | 8,710 SF | NNN Lease | \$1.52/SF

A national nonprofit providing foster care, adoption, behavioral health, and family preservation services. The Nevada office serves children and families in the Las Vegas area. Established tenant since 2009.

<https://www.safy.org/nevada>



Mission

Preserving Families, Securing Futures through foster care, family supportive services, and behavioral health care.

We provide alternatives for youth and families that strengthen relationships, promote stability, and support well-being.

About Us

Founded in 1984, Specialized Alternatives for Families and Youth (SAFY) partners with youth, families, foster parents, and communities to support well-being and stability. We're a leading provider in foster care, family supportive services, and behavioral health care across seven states, including Alabama, Colorado, Indiana, Kentucky, Nevada, Ohio, and South Carolina.

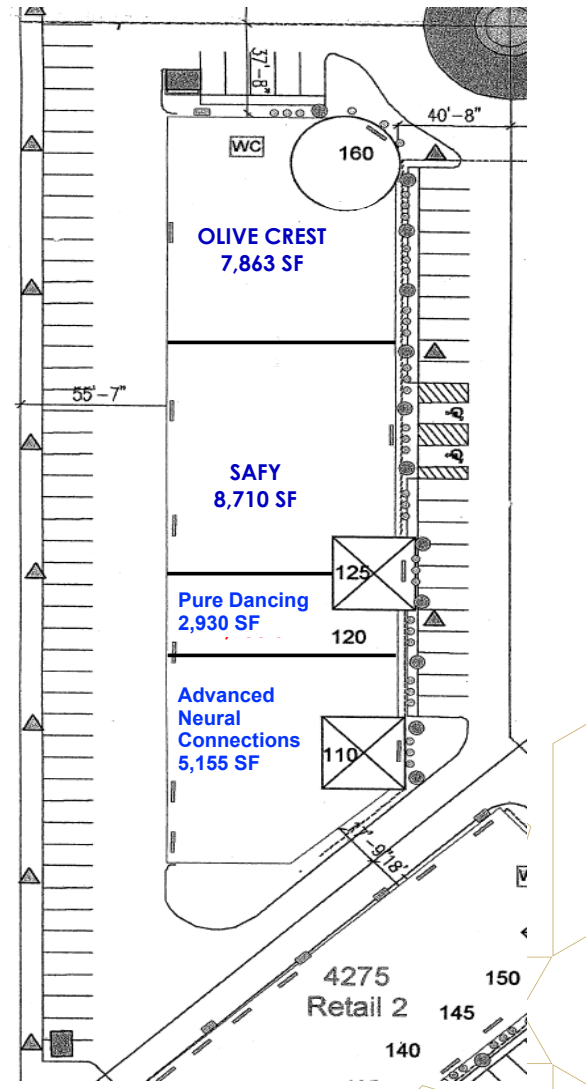
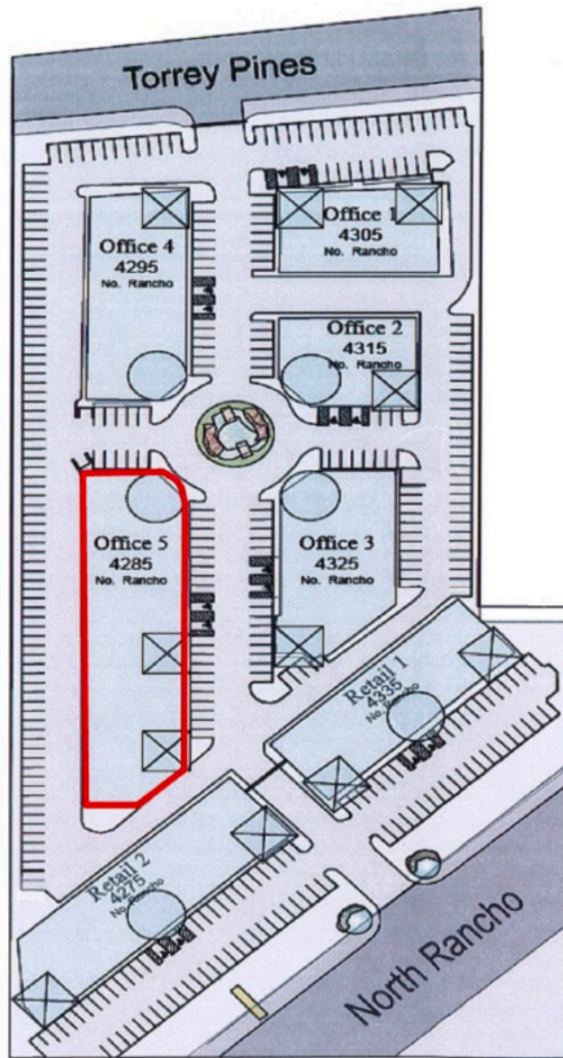
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NORTHBROOKE BUSINESS PARK

Property Site Plan and Building Plan



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The Business Park

The Northbrooke Business Park is a combination of 7 office and retail builds totaling 100,000 SF and meticulously maintained by the owners association. Located just south of Craig Rd. And Fronting on Rancho Drive, the park is positioned to provide owners and tenants easy access to the 95 freeway via Craig Rd for convenience to conduct business all around the valley. The Park provides a beautiful landscaped atmosphere with lushes landscaped common areas. as one of the prominent business office parks in the Northwest part of the Valley. Retail tenants line Rancho Dr. as you enter through the landscaped drive way into the office park. Businesses include Mezzo Bistro, Roberto's Taco Shop, State Farm, Calvary Chapel, SAFY, Olive Crest, and other retail and professional tenants.

This business park is surrounded by residential neighborhoods, retail centers, professional business offices and minutes away from North Las Vegas Airport, with easy access to US- 95 and the 215 Beltway.

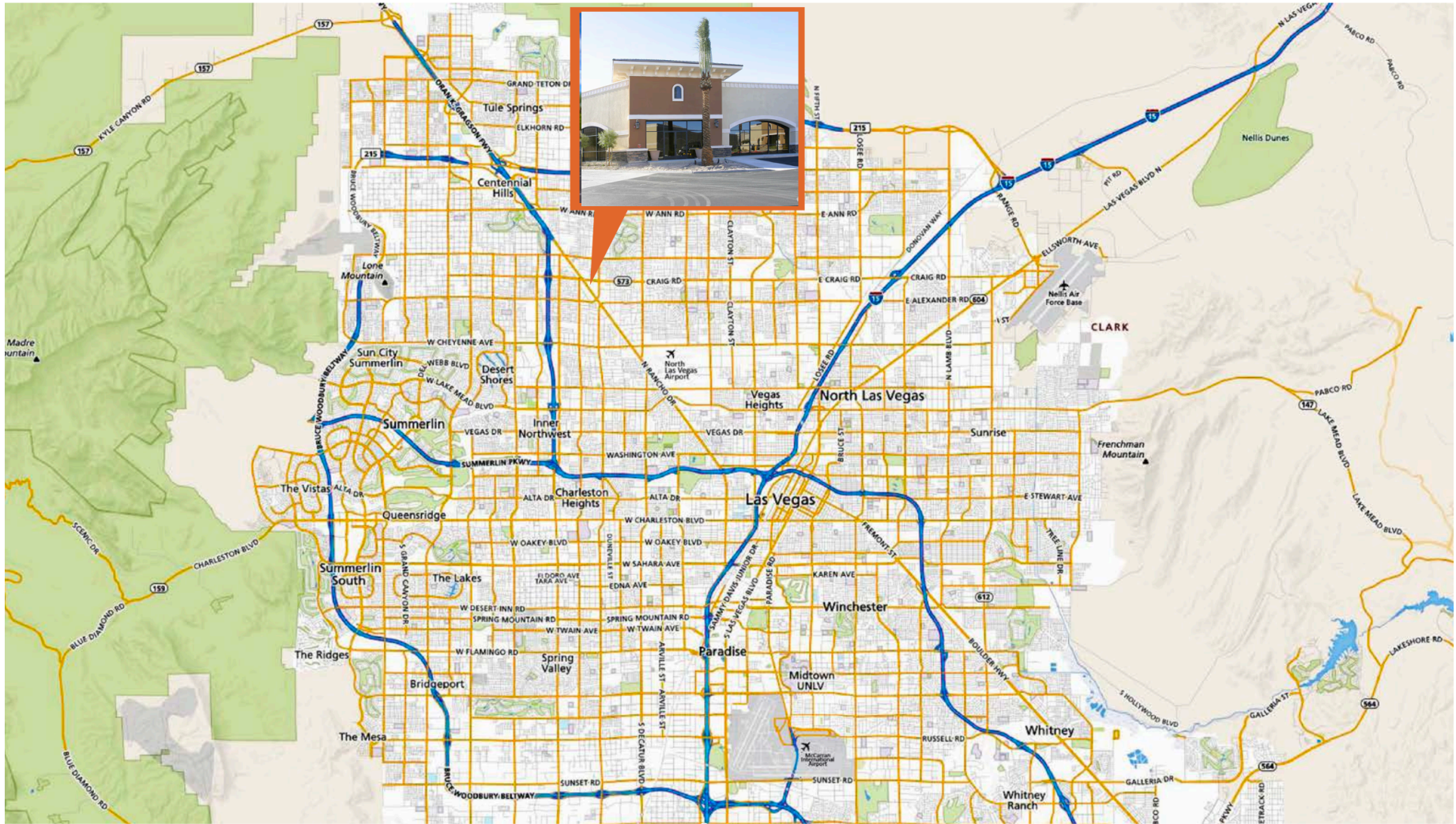


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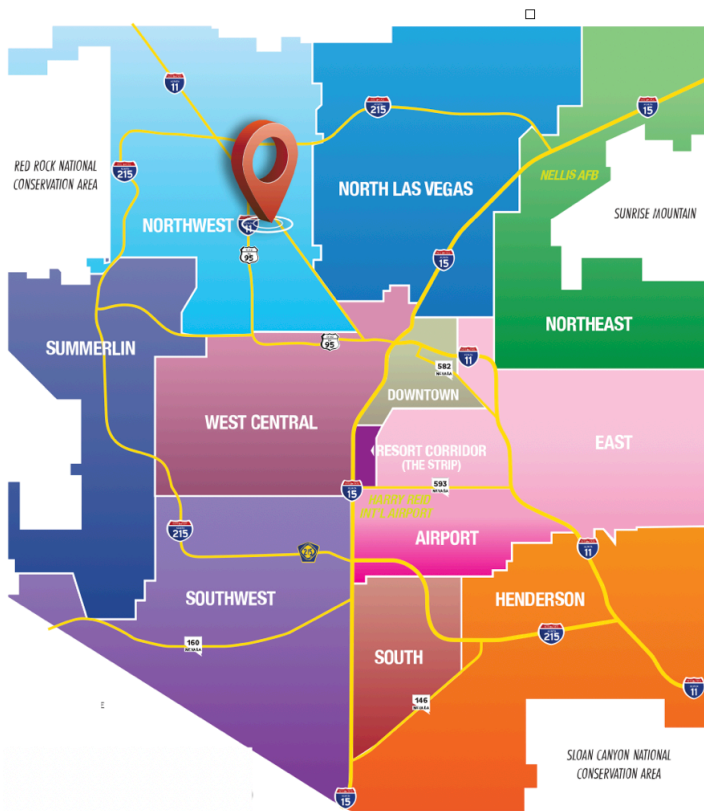
Location



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Submarket Highlights



- **Top-Tier Growth:** Consistently ranked among the nation's Top 30 Best-Selling Master-Planned Communities, featuring high-demand developments such as Lone Mountain, Skye Canyon, Centennial, and Providence.
- **Affluent Demographics:** An increasingly wealthy sector with a high median household income, providing a powerful consumer base and a strategic environment for businesses to flourish.
- **Strategic Real Estate Opportunities:** A booming market for commercial investors and owner-users, fueled by a modern inventory of professional office spaces and expanding multifamily developments.
- **Superior Connectivity:** Entirely serviced by the CC-215 Beltway with rapid access to the I-11 and US-95 freeways, ensuring seamless commutes across the entire Las Vegas Valley.
- **Prime Live-Work-Play Balance:** Serves as the direct gateway to Mt. Charleston and the Spring Mountains, offering premier recreational amenities that enhance employee retention and residential appeal.
- **Vibrant Local Infrastructure:** Provides a less congested, well-serviced alternative to the city's central core, supported by a continuously expanding array of local retail and professional amenities.

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CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum ("OM") has been prepared by Executive Realty Services solely for informational purposes in connection with the potential sale of 4285 N. Rancho Drive, Las Vegas, Nevada 89130 (the "Property"). This OM is furnished to prospective purchasers on a confidential basis and is not to be used for any purpose other than evaluating a potential acquisition of the Property.

No Representations or Warranties. Information has been obtained from sources believed reliable; however, neither the Broker, Seller, nor their respective agents make any representation or warranty as to the accuracy or completeness of this OM. Prospective purchasers should conduct independent due diligence.

No Offer or Solicitation. This OM does not constitute an offer to sell or solicitation. The Seller reserves the right to reject any or all offers, withdraw the Property, and modify terms without notice.

Confidentiality. By accepting this OM, the recipient agrees to use it only in connection with evaluation of the Property, treat all information as confidential, and not disclose any portion to any third party without prior written consent of the Broker.

Tenant Information. PLEASE DO NOT DISTURB THE TENANTS. Any contact with the tenant must be coordinated exclusively through the Broker.

Market Data. Market information referenced herein has been obtained from third-party sources including LoopNet and Crexi. Such data is provided for general informational purposes and is subject to change without notice.