Canyon Ridge Business Park

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FOR SALE
MEDICAL OFFICE CONDO

CBRE

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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Canyon Ridge
Business Park

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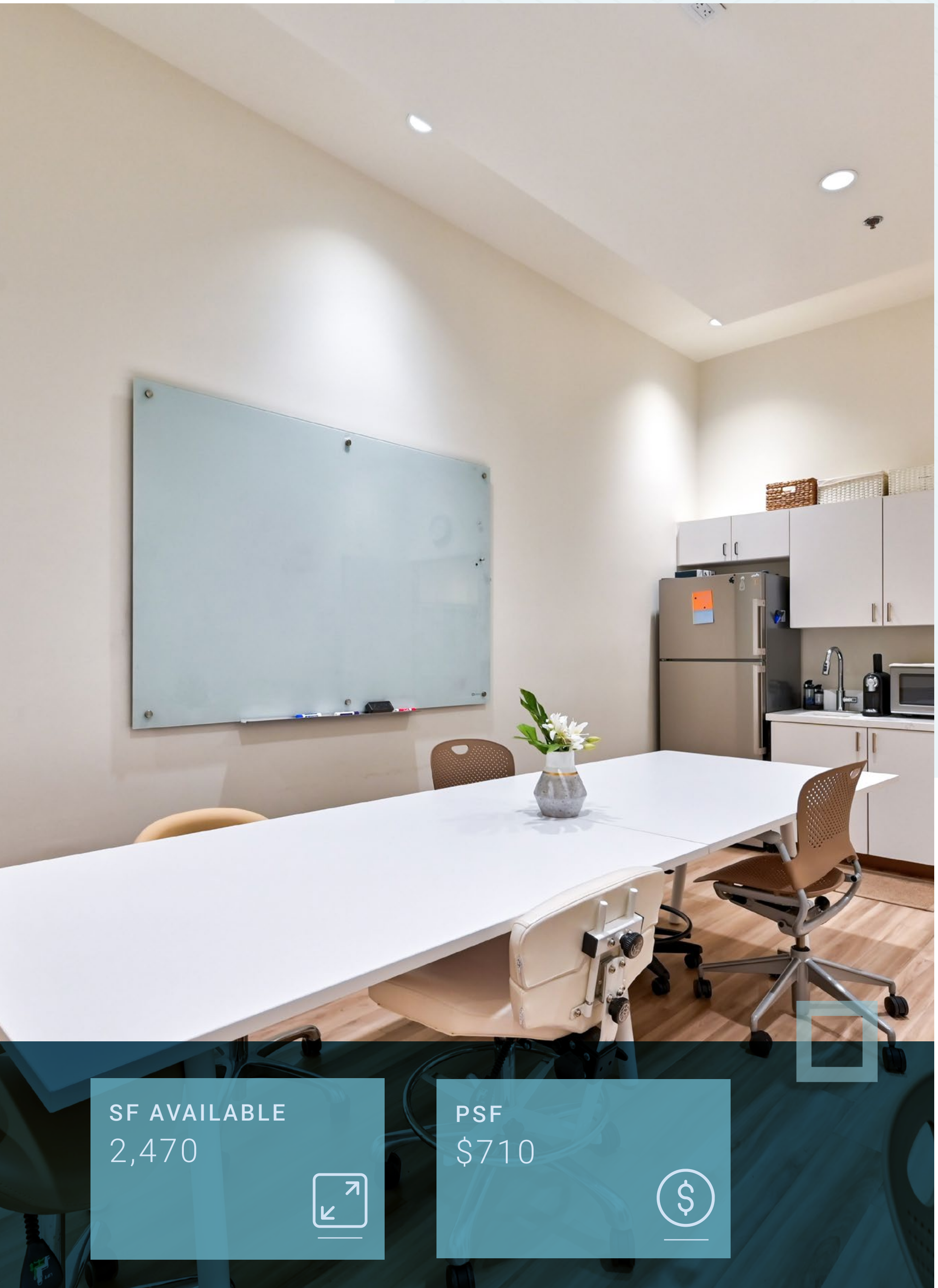
EXECUTIVE SUMMARY

Durango Drive, Suite 100 presents a rare opportunity to lease a highly visible medical office space within Canyon Ridge Business Park in Southwest Las Vegas. This ±2,470 SF single-story medical/office suite, constructed in 2020, features modern interiors thoughtfully designed for wellness, aesthetics, and patient comfort. Inspired by the clean lines, natural textures, and calming elegance of Greek architecture, the space creates a sophisticated environment ideal for aesthetic, wellness, cosmetic, specialty medical, or boutique healthcare practices.

The property benefits from prominent frontage along S. Durango Drive, offering excellent visibility and convenient access to the I-215 Beltway. Surrounded by established residential communities, major hospitals, retail amenities, and professional services, the location provides exceptional accessibility for both patients and staff. Canyon Ridge Business Park was purposefully developed to accommodate medical and professional office users, featuring attractive single-story buildings, ample parking, and seamless connectivity throughout the Southwest Las Vegas market.

PROPERTY INFORMATION	
PROPERTY TYPE	Medical Office
BUILDING SIZE	±2,470 SF
STORIES	One (1)
YEAR BUILT	2020
APN	163-33-114-028
LOCATION	5770 S. Durango Drive, Suite 100, Las Vegas, NV 89113
SUBMARKET	Southwest Las Vegas
PARKING	4:1,000 SF



SF AVAILABLE
2,470

PSF
$710

PROPERTY HIGHLIGHTS

- **MEDICAL-ORIENTED LOCATION** – Located within Canyon Ridge Business Park, a professional and medical office development serving the Southwest Las Vegas market.
- **STRONG DURANGO DRIVE VISIBILITY** – Prominent exposure along Durango Drive, a major north-south arterial serving the Southwest.
- **EXCELLENT FREEWAY CONNECTIVITY** – Minutes from the I-215 Beltway, providing convenient access to the Southwest, Summerlin, Henderson and the broader Las Vegas Valley.
- **MODERN CONSTRUCTION** – Built in 2020, offering newer construction relative to much of the existing Las Vegas medical-office inventory.
- **OWNER-USER OPPORTUNITY** – Well suited for an owner-user seeking control over occupancy costs, branding and physical improvements.

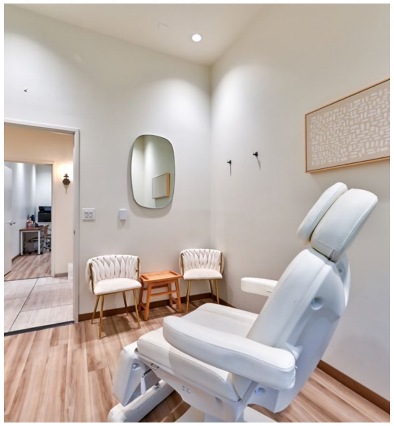
FLOOR PLAN

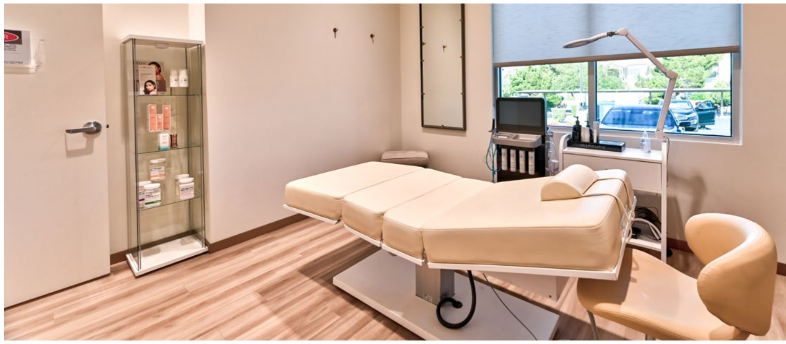

R.R
Aesthetician Room
Bream Room
Permanent Make-Up Room
Aesthetician Room
Retail Reception
Hall
Office
Aesthetician Room
Aesthetician Room
Aesthetician Room
Storage

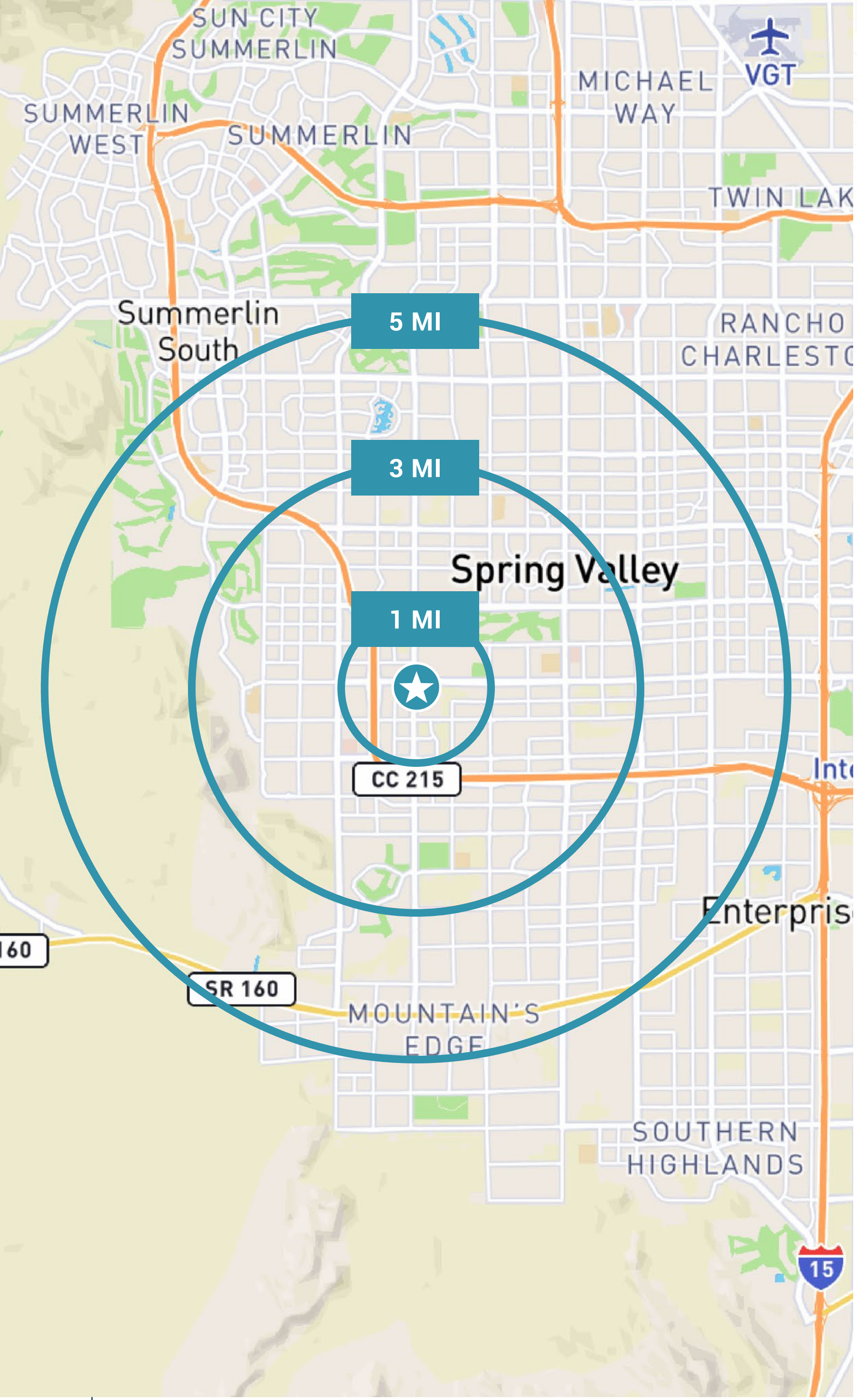
AERIAL

AREA AMENITIES

PHOTOS







DEMOGRAPHIC PROFILE

DEMOGRAPHIC BRIEF	1 MILE		3 MILES		5 MILES	
POPULATION						
2025 Population - Current Year Estimate	18,874		165,510		377,735	
2030 Population - Five Year Projection	21,295		179,075		400,591	
HOUSEHOLDS						
2025 Households - Current Year Estimate	8,177		66,931		149,740	
2030 Households - Five Year Projection	9,356		73,254		160,274	
HOUSEHOLD INCOME						
2025 Average Household Income	$130,291		$126,235		$128,324	
2030 Average Household Income	$145,858		$143,437		$146,557	
HOUSING UNITS						
2025 Housing Units	8,880		71,526		159,558	
2025 Occupied Housing Units	8,177	92.1%	66,931	93.6%	149,740	93.8%
EDUCATION						
HS and Associates Degrees	6,902	49.4%	65,956	54.5%	154,800	56.4%
Bachelor's Degree or Higher	6,125	43.8%	44,877	37.1%	97,323	35.4%
PLACE OF WORK						
2025 Businesses	1,100		7,005		15,537	
2025 Employees	17,445		71,834		169,029	

Source: Esri

Canyon Ridge Business Park

FOR SALE

5770 S. DURANGO DRIVE
SUITE 100, LAS VEGAS
NV 89113

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