



SUNSET CANYON CORPORATE CENTER

OFFICE CONDOS | **FOR SALE**

7280 W. SUNSET ROAD | LAS VEGAS, NV 89113



**LOCK IN 2026 PRICING FOR A 2027 DELIVERY!**

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**CBRE**

DEVELOPED BY:  
 INVESTMENT EQUITY LLC





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# executive summary



**Location**

7280 W. Sunset Road



**APN**

163-34-801-013



**SUBMARKET**

Southwest



**FLOORS**

3-Story Building



**GROSS SQUARE FEET**

41,207



**ZONING**

BE (Business Employment)



**ESTIMATED COMPLETION**

Q4 2026 / Q1 2027



**PARKING RATIO**

±4.4 per 1,000 NSF



**PRICE PER GSF**

\$435 - \$450



**UNIT SIZE**

1st Floor: 2,670 GSF up to 11,466 GSF  
2nd Floor: 7,372 GSF up to 14,871 GSF  
3rd Floor: 14,870 GSF





# buyer's benefits

## Asset Accumulation

Build equity & increase your net worth immediately

## Significant tax advantages

Leverage depreciation & appreciation to reduce your liabilities

## Enhance Your Brand

Design & customize your office to meet your specific business & brand needs

## Retirement Cash-Flow Plan

Sell your business to include a long-term lease

## Improve Your Bottom Line

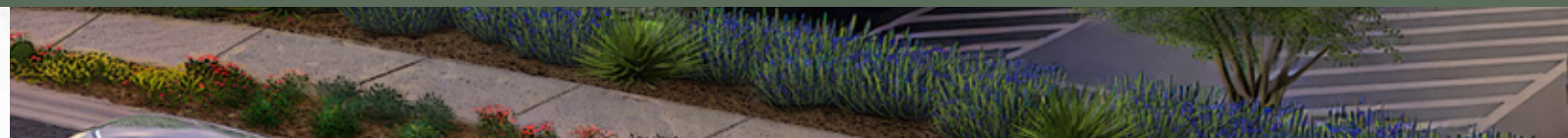
Decrease your occupancy costs. Most often the mortgage payment is less than a lease payment -even in the first year

## Strategic Growth

Purchase anticipated need & lease it out until you are ready to expand

## Stabilize Your Occupancy Costs

Forget about expected annual rent increases







# project highlights

## **Prime Central Location**

One of the fastest growing areas in the Las Vegas Valley (Southwest submarket), it is the most desirable areas as it sits between Buffalo Dr. & Rainbow Blvd.

## **Nearby Amenities**

Large variety of amenities in close proximity to Building, including the Bend & UnCommons development(s). Also nearby are QSR, shopping, goods & services, hospitals and automotive.

## **Owner Visibility**

18 ft. pylon sign fronting Sunset Rd., offering prominent visibility. Building signage available for Buyers.

## **Airport Proximity**

Approx. 15 minutes from Harry Reid International Airport.

## **Excellent Ingress & Egress**

Convenient access to the I-215 Beltway; West Sunset Road via Buffalo Drive or Rainbow Blvd.

## **New Construction**

New office construction, full floor(s) available with breathtaking views, delivered in grey-shell condition so each Buyer has the ability to customize their unit.

## **Ample Parking, Covered Parking Available**

Parking ratio  $\pm 4.4:1,000$  NSF



# amenity map

## MEDICAL

- 1 Health South Rehab Hospital
- 2 Southern Hills Hospital
- 3 St. Rose San Martin Hospital
- 4 Spring Valley Hospital
- 5 Kindred Care
- 6 Culinary Medical Campus
- 7 Intermountain Healthcare

## RETAIL

- 8 Tropicana Beltway Retail
- 9 The Bend
- 10 IKEA
- 11 The Arroyo Market Square
- 12 Ashley Furniture
- 13 Costco

## MIXED USE

- 14 The Gramercy
- 15 Uncommons
- 16 Future Lifetime Fitness
- 17 Evora

## RESIDENTIAL

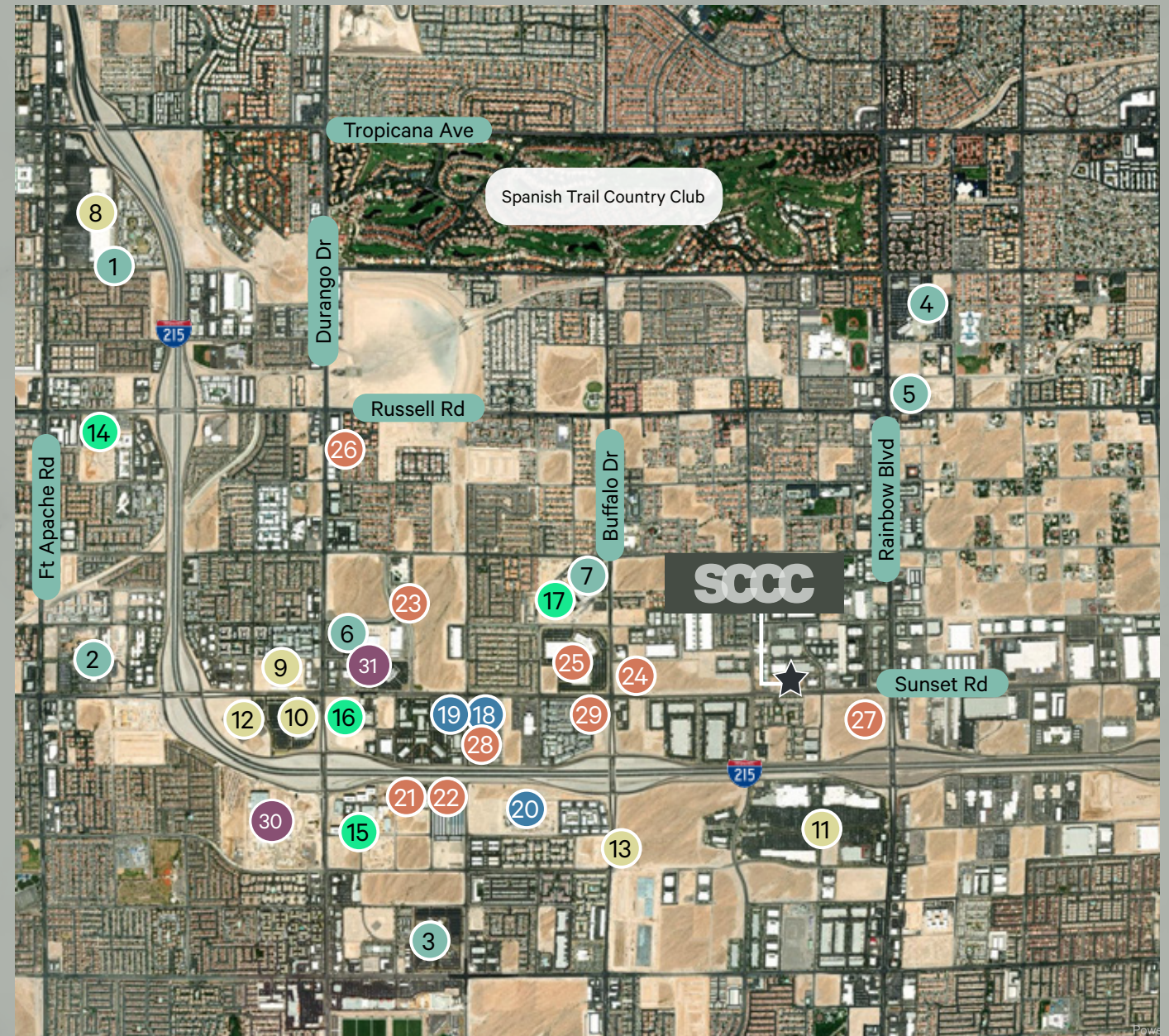
- 18 Calida Group Apartments
- 19 Picerne 250 Apartments
- 20 Blue Heron

## OFFICE

- 21 The Narrative Office
- 22 Credit One Bank HQ
- 23 Harry Reid Research & Tech Park
- 24 Future Boyd Gaming HQ
- 25 IGT HQ
- 26 Canyon Ridge Business Park
- 27 Axiom (Sansone)
- 28 215 West
- 29 215 Southwest

## HOTEL & CASINO

- 30 Durango Casino
- 31 Home 2 Suites





# demographics

Population	1 Mile	3 Miles	5 Miles
2023 Population - Current Year Estimate	10,531	163,283	364,479
2028 Population - Five Year Projection	13,186	174,754	380,648
2020-2023 Annual Population Growth Rate	3.84%	2.00%	1.70%
2023-2028 Annual Population Growth Rate	4.60%	1.37%	0.87%

Household Income			
2023 Average Household Income	\$90,256	\$103,488	\$103,844
2028 Average Household Income	\$107,065	\$121,561	\$121,860
2020-2023 Annual Population Growth Rate	3.84%	2.00%	1.70%
2023-2028 Annual Population Growth Rate	4.60%	1.37%	0.87%

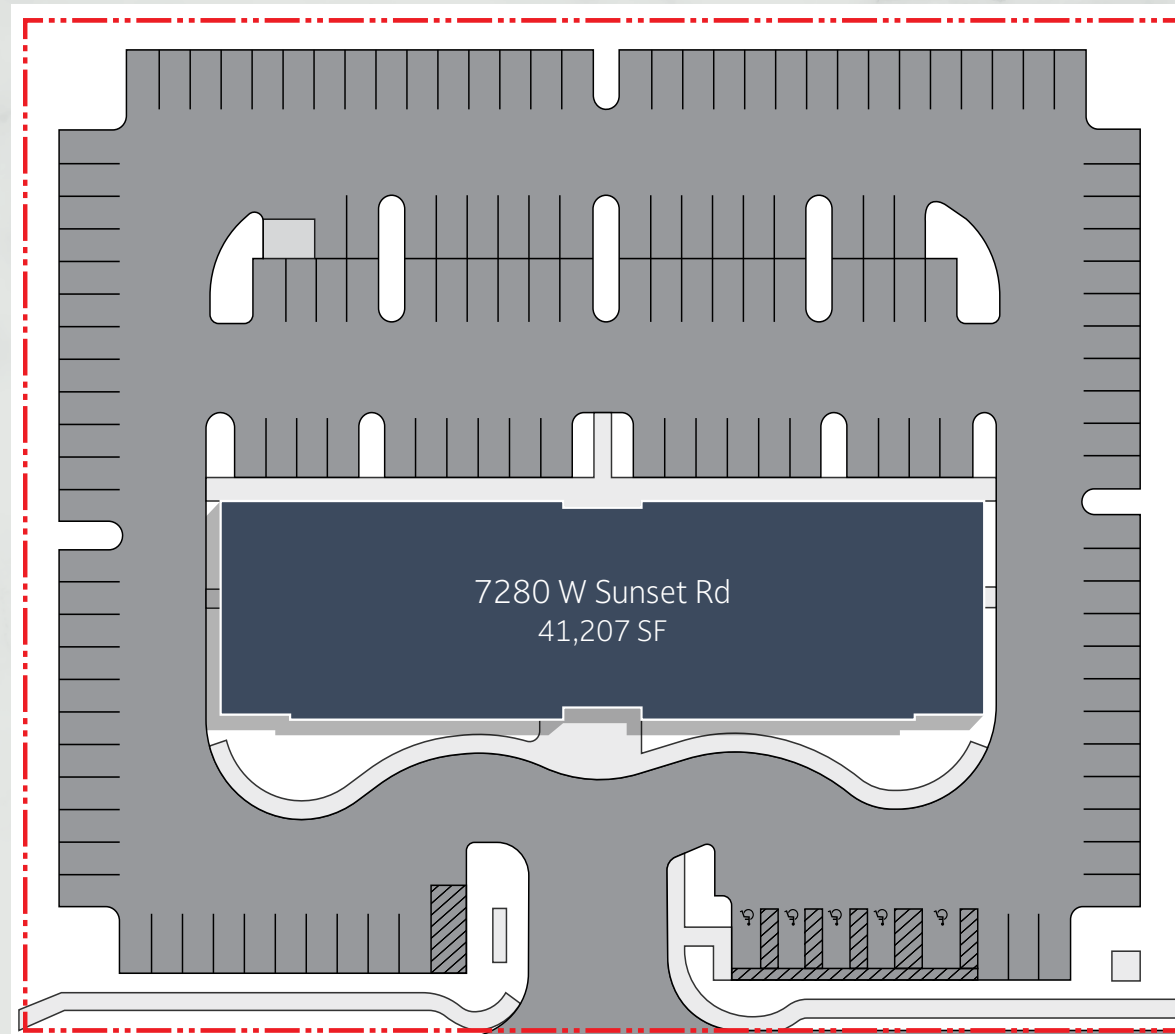
Education			
Bachelor's Degree or Higher	3,369	40,322	87,453

Place of Work			
2023 Businesses	671	4,869	13,533
2023 Employees	11,913	59,073	170,738



# site plan

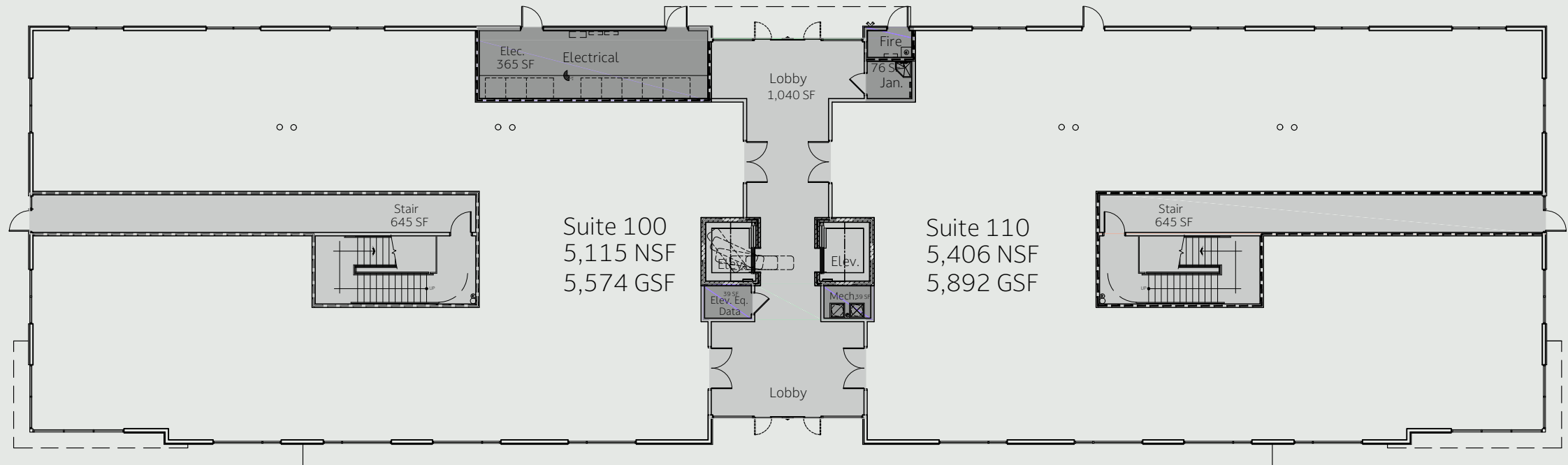
**3-STORY OFFICE**  
41,207 GSF



W SUNSET RD



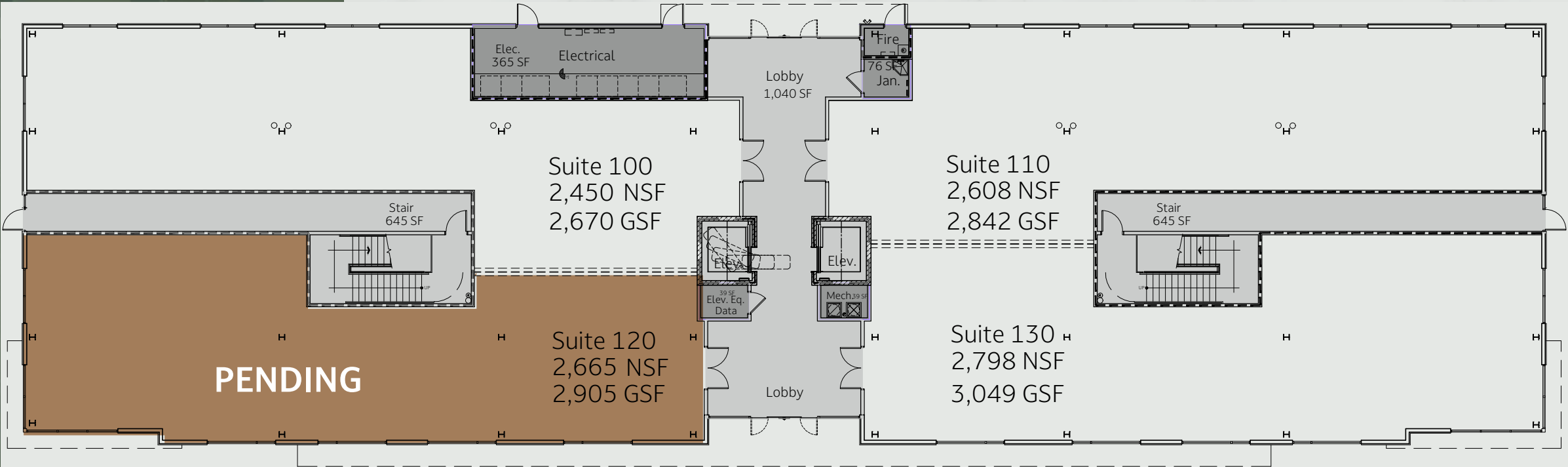
# floor plan



**LEVEL 1**  
2 UNIT OPTION



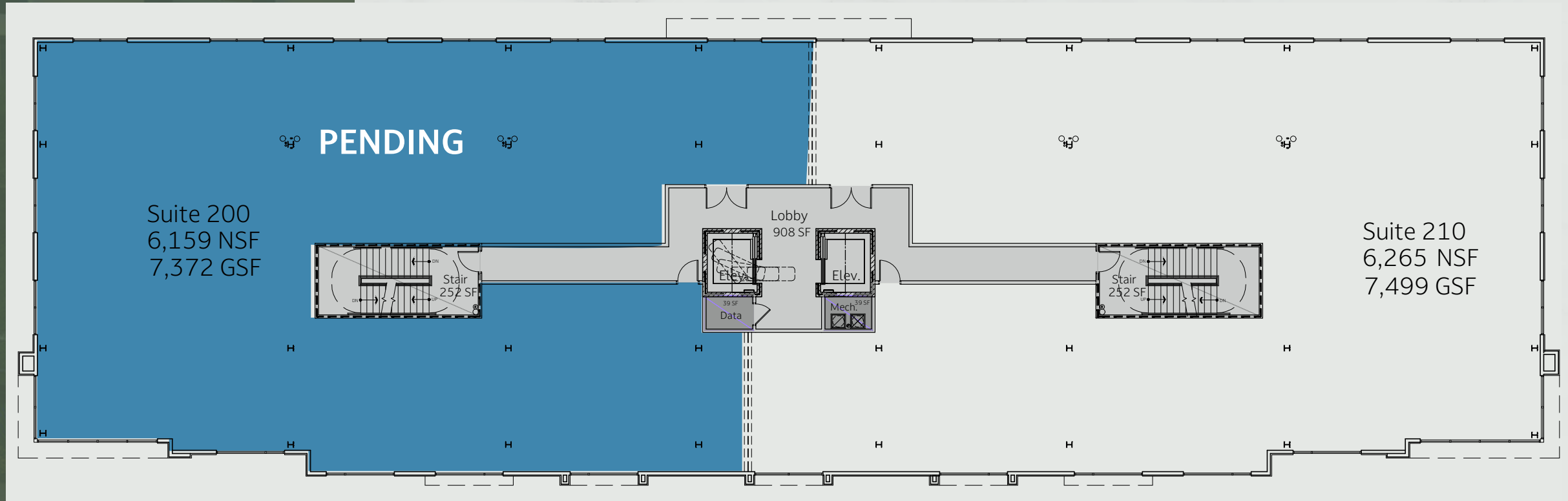
# floor plan



**LEVEL 1**  
4 UNIT OPTION



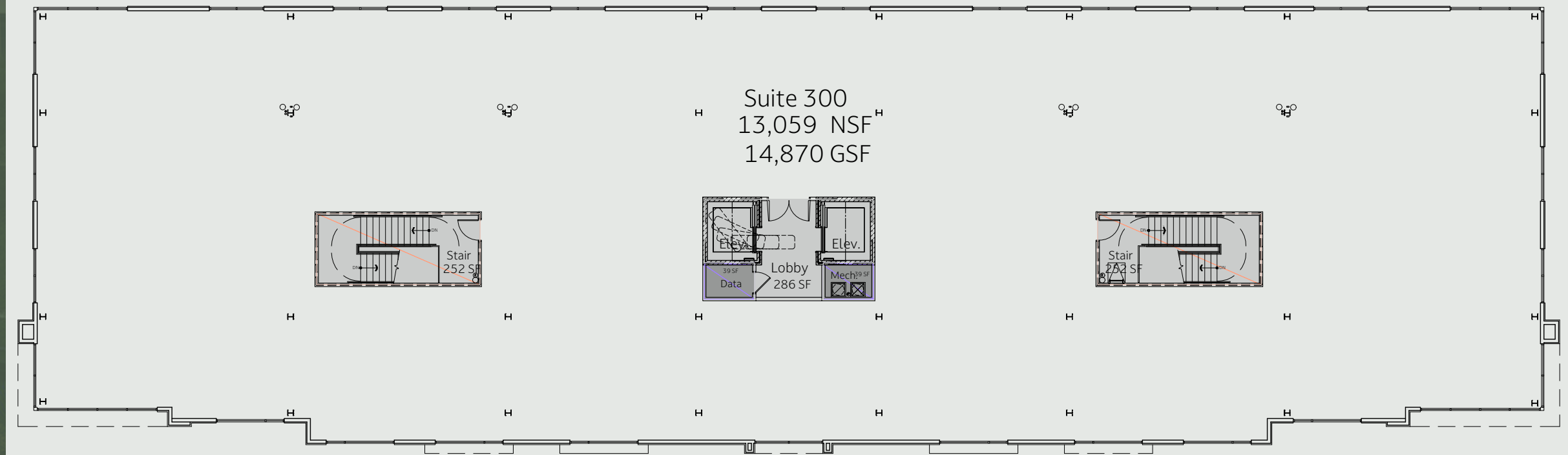
# floor plan



LEVEL 2



# floor plan



LEVEL 3





# development team

**David Inman** has resided in Las Vegas since 1970. In 1984 Mr. Inman founded **Investment Equity, LLC** and began his career in commercial real estate development. He has developed ±4,000,000 square feet of commercial properties in both Las Vegas, NV and Phoenix, AZ which include a wide range of projects such as mixed use commercial, retail centers, finished & gray shell office buildings, industrial parks, apartment complexes and residential subdivisions. As a commercial developer he acquired, planned, designed and developed each of the properties to include, working with all third party consultants, governmental agencies, on/off site improvements, shell construction and tenant improvements. David holds the prestigious Certified Commercial Investment Member (CCIM) designation as a licensed real estate agent.





## Architects

Avaruus Studios, Inc. is a Las Vegas Valley based architecture, planning & project management firm specializing in hospitality, commercial and retail projects. As a LEED accredited professional firm, ASI has the tools to provide sustainable design for any project. Whether a custom residence, a tenant improvement, or a stand-alone building. The principals have over 30 years of experience in their field and have developed over 1,000,000 square feet of commercial development with this developer.

## Contractor

Founded in 1991, Bentar Development, Inc. is a well-established and respected design/build general contractor and professional manager of construction services. The award-winning company is owned by long-time Nevada resident, Amador “Chi Chi” Bengochea. Bentar is licensed and bonded in the State of NV with an unlimited contract limit & prides itself on aggressive schedules that are unmatched by other contractors in the local industry. The company delivers a wide range of commercial, industrial, retails, casino, office & recreational projects in the Las Vegas market.

## Engineering

Lochsa Engineering, founded in 1995 in Las Vegas, NV by two University of Idaho graduates, is an innovative and value driven engineering, surveying, and BIM design firm. Named after the Lochsa River in Northern Idaho, Lochsa (pronounced lock-saw) means “rough waters” in the Native American Nez Perce language. It is with that spirit that Lochsa engineering chooses to navigate towards technically challenging projects while focusing on delivering creative and effective results. The firm has the experience and expertise to develop advanced and pioneering solutions for a sizable range of construction types.

## CBRE Sales Team

Ryan Martin, SIOR, CCIM, Senior Vice President: Ryan Martin is a Senior Vice President with CBRE. His expertise encompasses a broad range of office transaction types, including investment sales, tenant representation, agency landlord representation, and build-to-suit projects. He combines his 25 years of industry experience with a client-centric approach to deliver the highest possible value on every assignment. Throughout his career, Ryan has been recognized by clients and peers alike for his astute attention to detail, strong focus on customer service, extensive market knowledge and overall professionalism. His experience in the market and skilled expertise consistently produce an outstanding track record of success.

Tonya Gottesman, Vice President: With more than two decades of commercial real estate experience, Tonya Gottesman specializes in office brokerage at CBRE. Her clients benefit from her seasoned expertise across a variety of office transaction types, including investment sales, build-to-suits, tenant representation and agency landlord assignments. Tonya joined CBRE’s Los Angeles headquarters in 2000, later working with a private principal owner and serving as Vice President with MDL Group. Throughout her career, she has successfully represented both landlords and tenants, giving her a uniquely nuanced perspective that allows her to fully leverage market conditions to drive results.

## Title Insurance Company

First American traces its roots to 1889, when Orange County, California. Our primary business is title insurance and settlement services, where we protect ownership rights for both the buyer and the lender—helping to facilitate the seamless exchange of property. You can think of a title search as a background check for real property. We work to uncover and resolve issues that would limit a new buyer’s right to own the property and to sell it in the future, and we insure against unknown issues or fraud that could show up later. We do this for a variety of property types including all types of residential, commercial, and industrial transactions.



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