

PRAIRIE FALCON

7385 Prairie Falcon Rd. Las Vegas, Nevada 89128

AVAILABLE
For Lease



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Las Vegas, Nevada 89118
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Property Details



\$2.00 PSF MG

Lease Rate



±1,665 SF

Available Space



Northwest

Submarket

Demographics

Population	1 mile	3 miles	5 miles
2025 Population	19,256	183,477	417,945
Ave. Household Income	1 mile	3 miles	5 miles
2025 Ave. Household Income	\$91,196	\$98,028	\$106,879

Property Highlights

- ±1,665 SF well-maintained office suite located in Origin Business Park (Northwest Las Vegas)
- Situated in a Class B, single-story, multi-tenant building built in 2004 with reinforced concrete construction
- 2.90/1,000 SF parking ratio, 24-hour access, and on-site signage opportunities
- Strong demographics with 183,000+ residents within 3 miles and continued population growth through 2029
- Approximately 26 minutes to Harry Reid International Airport, with nearby retail, dining, and service amenities



PRAIRIE FALCON BUSINESS PARK 7385 Prairie Falcon Rd.

+ Parcel ID	138-15-410-041
+ Zoning	Planned Business Park (C-PB)
+ Year Built	2004
+ Property Size	±1,665 SF
+ Cross Streets	Smoke Ranch & Buffalo Dr.
+ Submarket	Northwest Las Vegas
+ Traffic Counts	Smoke Ranch ±22,000 VPD Buffalo Dr. ±28,000 VPD

Property Overview

7385 Prairie Falcon Road is a well-maintained 1,665 SF office suite located within the established Origin Business Park in Northwest Las Vegas. The property is part of a Class B, single-story, multi-tenant office building constructed in 2004 with reinforced concrete construction.

The building features surface parking with a 2.90/1,000 SF ratio, 24-hour access, and on-site signage opportunities. The property is well-positioned for business owners seeking reliable suburban office space.

Area Overview

The property is strategically located near the intersection of Prairie Falcon Road and North Tenaya Way in Northwest Las Vegas, offering convenient access to major arterial roadways and surrounding residential communities. Nearby traffic counts along Smoke Ranch and Buffalo Dr., exceed 50,000 vehicles per day, providing strong exposure and accessibility.

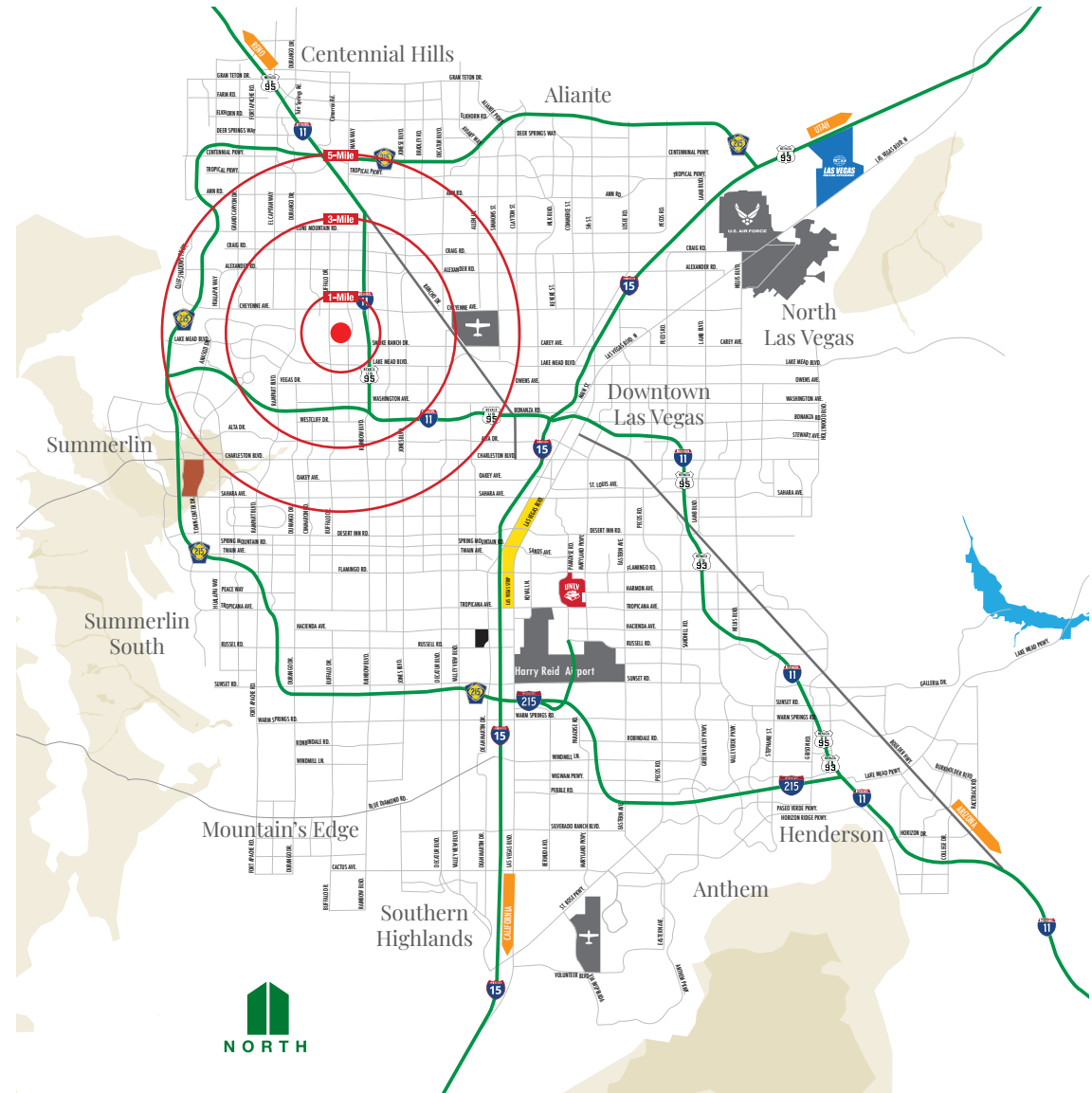
The surrounding trade area features a dense residential base, with over 183,000 residents within three miles and steady population growth projected through 2029. The site is approximately 26 minutes from Harry Reid International Airport, enhancing regional connectivity. Nearby retail, dining, and service amenities support daily office demand and contribute to long-term tenant stability.

Population	1 mile	3 miles	5 miles
2010 Population	17,823	175,517	388,530
2020 Population	18,990	182,558	412,519
2025 Population	19,256	183,477	417,945
2030 Population	19,737	186,786	426,485
2010-2020 Annual Rate	0.64%	0.39%	0.60%
2020-2025 Annual Rate	0.27%	0.10%	0.25%
2025-2030 Annual Rate	0.49%	0.36%	0.41%
2025 Median Age	36.9	39.9	41.0

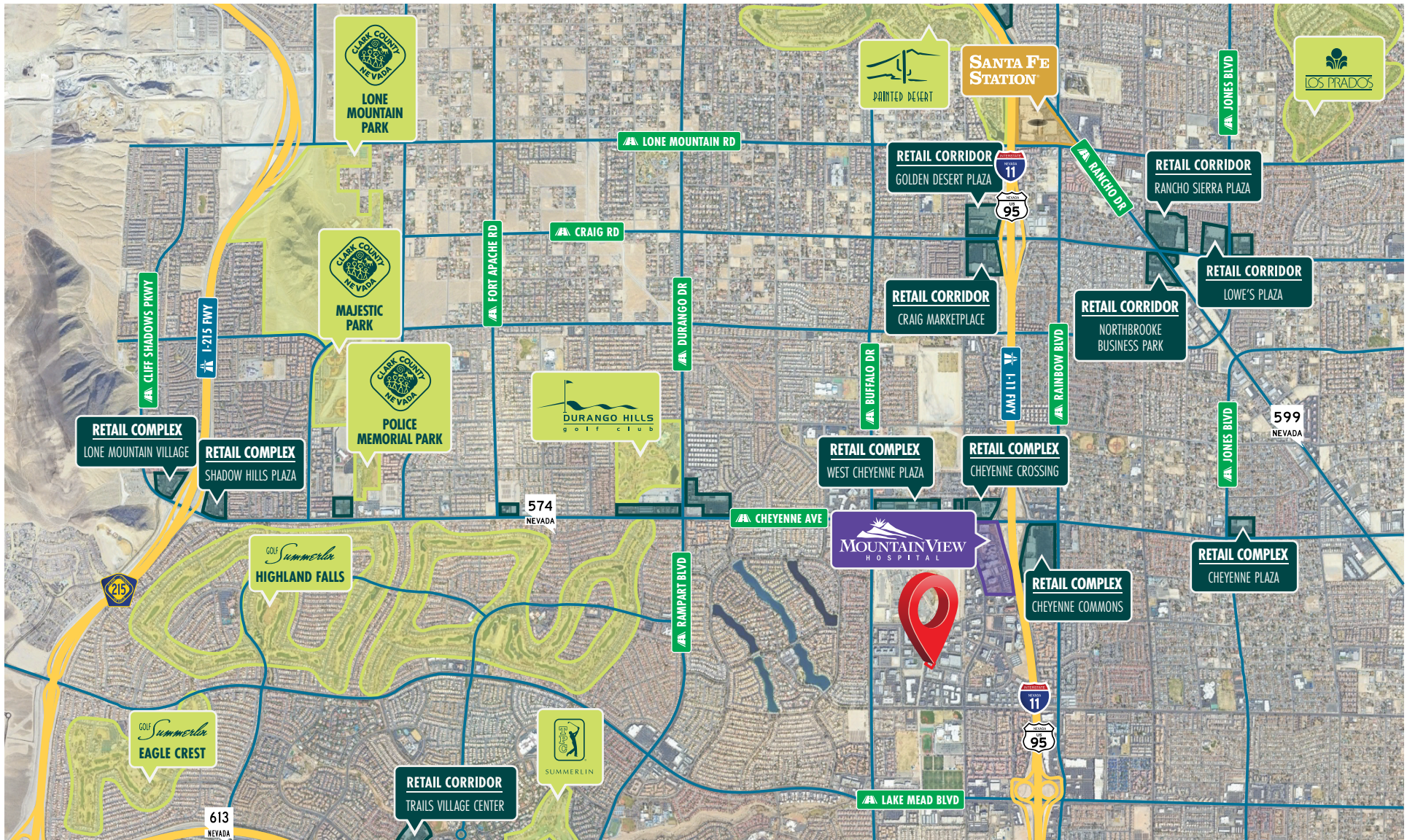
Households	1 mile	3 miles	5 miles
2025 Wealth Index	69	81	92
2010 Households	7,287	65,559	146,194
2020 Households	8,075	69,689	158,087
2025 Total Households	8,400	71,154	162,546
2030 Total Households	8,711	73,054	167,235
2010-2020 Annual Rate	1.03%	0.61%	0.79%
2020-2025 Annual Rate	0.75%	0.40%	0.53%
2025-2030 Annual Rate	0.73%	0.53%	0.57%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$91,196	\$98,028	\$106,879
2030 Average Household Income	\$100,036	\$109,613	\$119,312
2025-2030 Annual Rate	1.87%	2.26%	2.23%

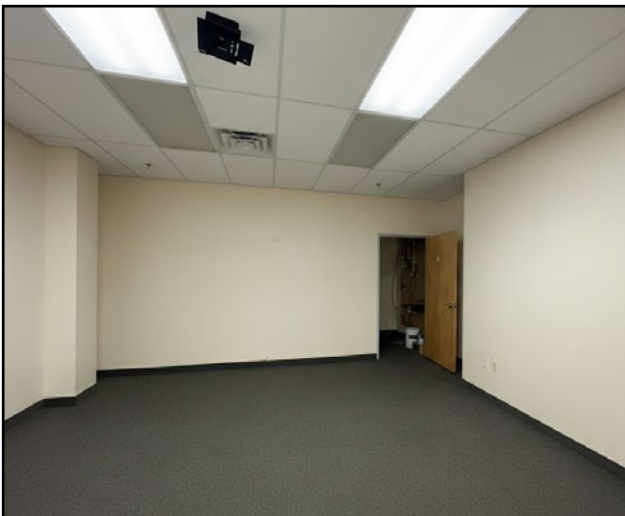
Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	8,345	73,773	165,021
2020 Total Housing Units	8,647	73,768	167,569
2025 Total Housing Units	8,877	74,418	170,263
2025 Owner Occupied Housing Units	3,356	41,018	97,872
2025 Renter Occupied Housing Units	5,044	30,136	64,674
2025 Vacant Housing Units	477	3,264	7,717
2030 Total Housing Units	9,198	76,897	176,323
2030 Owner Occupied Housing Units	3,554	42,914	102,285
2030 Renter Occupied Housing Units	5,157	30,140	64,950
2030 Vacant Housing Units	487	3,843	9,088



● Power Retail ● Hotel & Casino ● Hospital ● Parks & Recreation



Property Photos



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

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.



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WORLD CHAMPIONS



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Nevada Tax Advantages

NEVADA

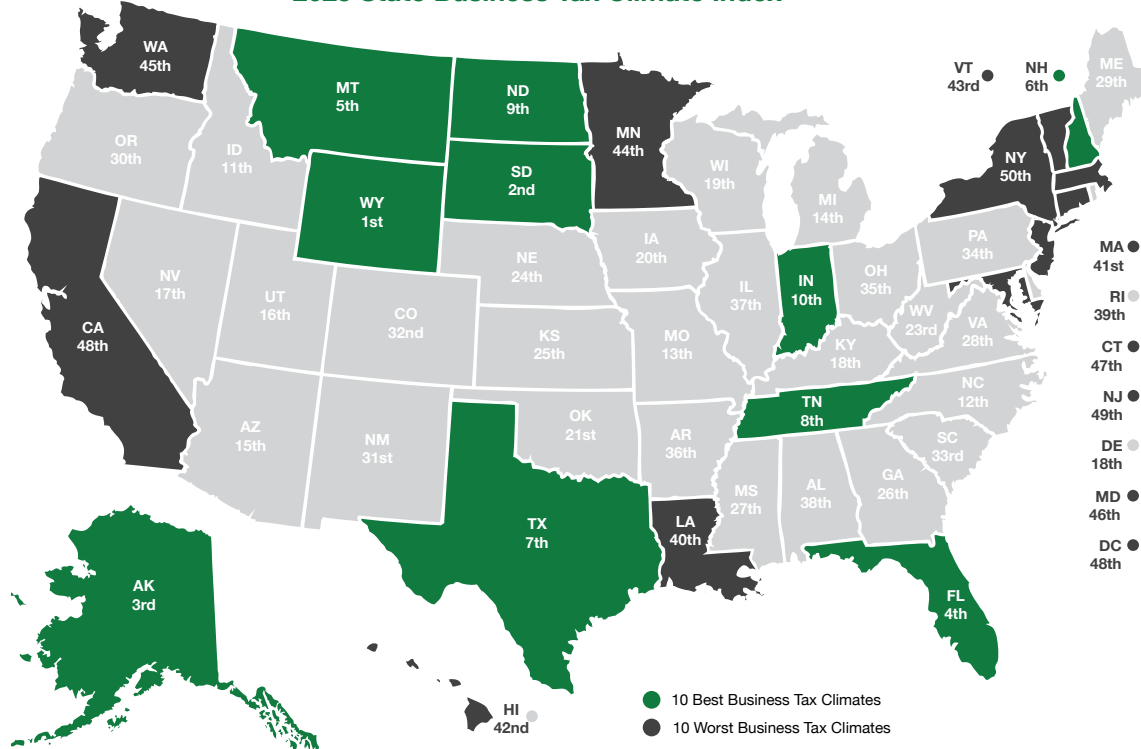
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th and Utah 15th.

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

2025 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation's 2025 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.



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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)



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