

# SUNSET CANYON

C O R P O R A T E   C E N T E R

OFFICE CONDOS | FOR SALE

7280 W. SUNSET ROAD | LAS VEGAS, NV



[view property website](#)


LOCK IN 2026 PRICING FOR A 2027 DELIVERY!


# 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**  
Q1 2027

 **PARKING RATIO**  
±4.4 per 1,000 NSF

 **PRICE PER GSF**  
\$430 - \$450  
Dependent upon location

 **UNIT SIZE**  
1st Floor: IN ESCROW  
2nd Floor: 3,542 GSF up to 14,871 GSF  
3rd Floor: 14,870 GSF

# SUNSET CANYON

CORPORATE CENTER

## BUYER INCENTIVES AVAILABLE!

For any Buyer who enters into Escrow on or before 6/30/2026 will receive one of the following incentives offered by the Seller.

*Seller has the right to revoke incentives at any time.*



**\$10,000 toward  
HOA dues**



**One covered  
parking space**



**\$10,000 toward  
Sunset fronting  
building signage**

*For qualified buyers*



**\$10,000 toward  
rate buy down**

### **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 need

### **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

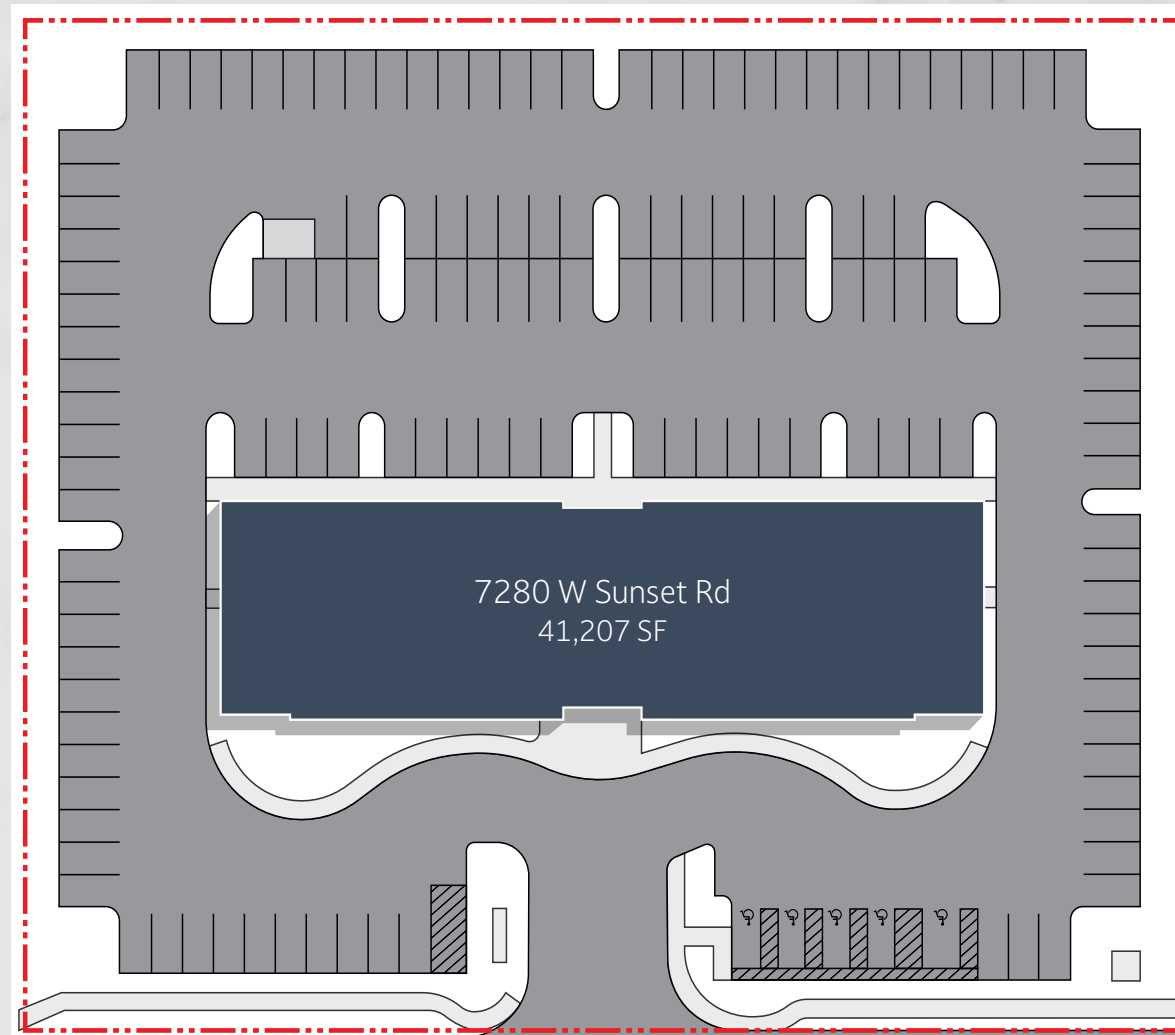
### **Stabilize Your Occupancy Costs**

Forget about expected annual rent increases

**Disclaimer:** \*This incentive is being offered by the ownership of Sunset Canyon Corporate Center to Brokers who meet conditions to earn the incentive rate. Seller has the right to terminate incentives at any time. CBRE does not accept nor assume any responsibility or liability, direct or indirect, relating to this broker incentive. All CBRE brokers eligible to receive this incentive must disclose such incentive to the Buyer's Broker to signing a purchase agreement.

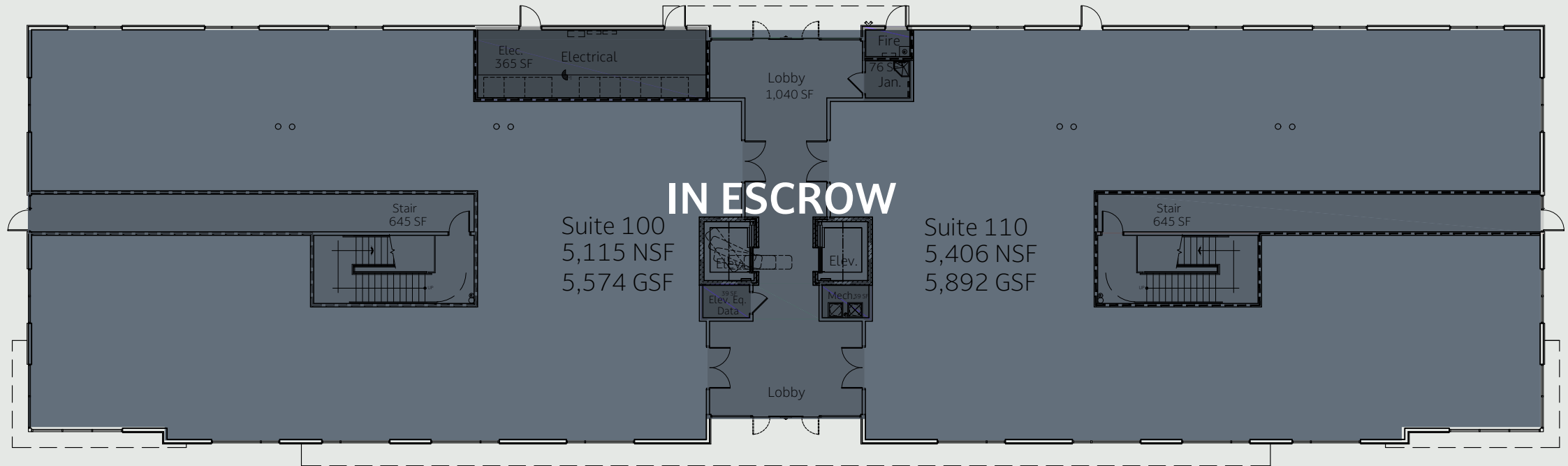
# site plan

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



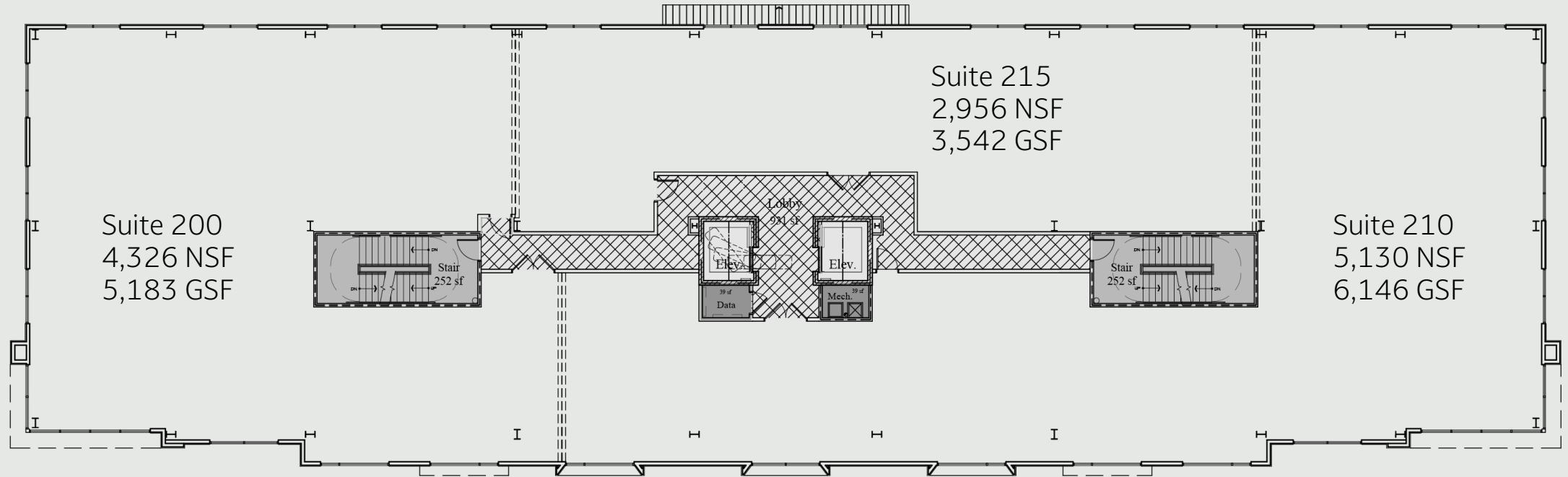
W SUNSET RD

# floor plan



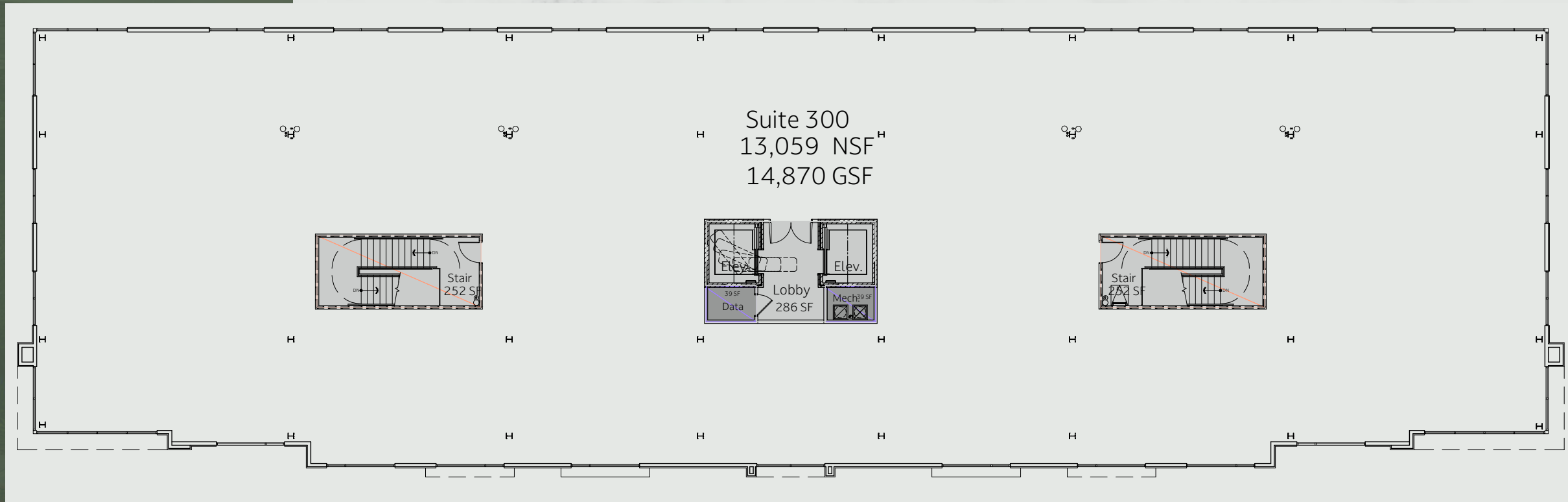
LEVEL 1

# floor plan



LEVEL 2

# floor plan



LEVEL 3



# 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.

## **Security Cameras**

Interior and exterior cameras will be monitored for weekend and after hour surveillance

## **Covered Parking Available**

Parking ratio ±4.4:1,000 NSF



# SUNSET CANYON

C O R P O R A T E C E N T E R

west sunset road



# SUNSET CANYON

C O R P O R A T E C E N T E R

tenaya way

west sunset road



# SUNSET CANYON

C O R P O R A T E C E N T E R

215

west sunset road

area overview



# area overview

nearby amenities & future development



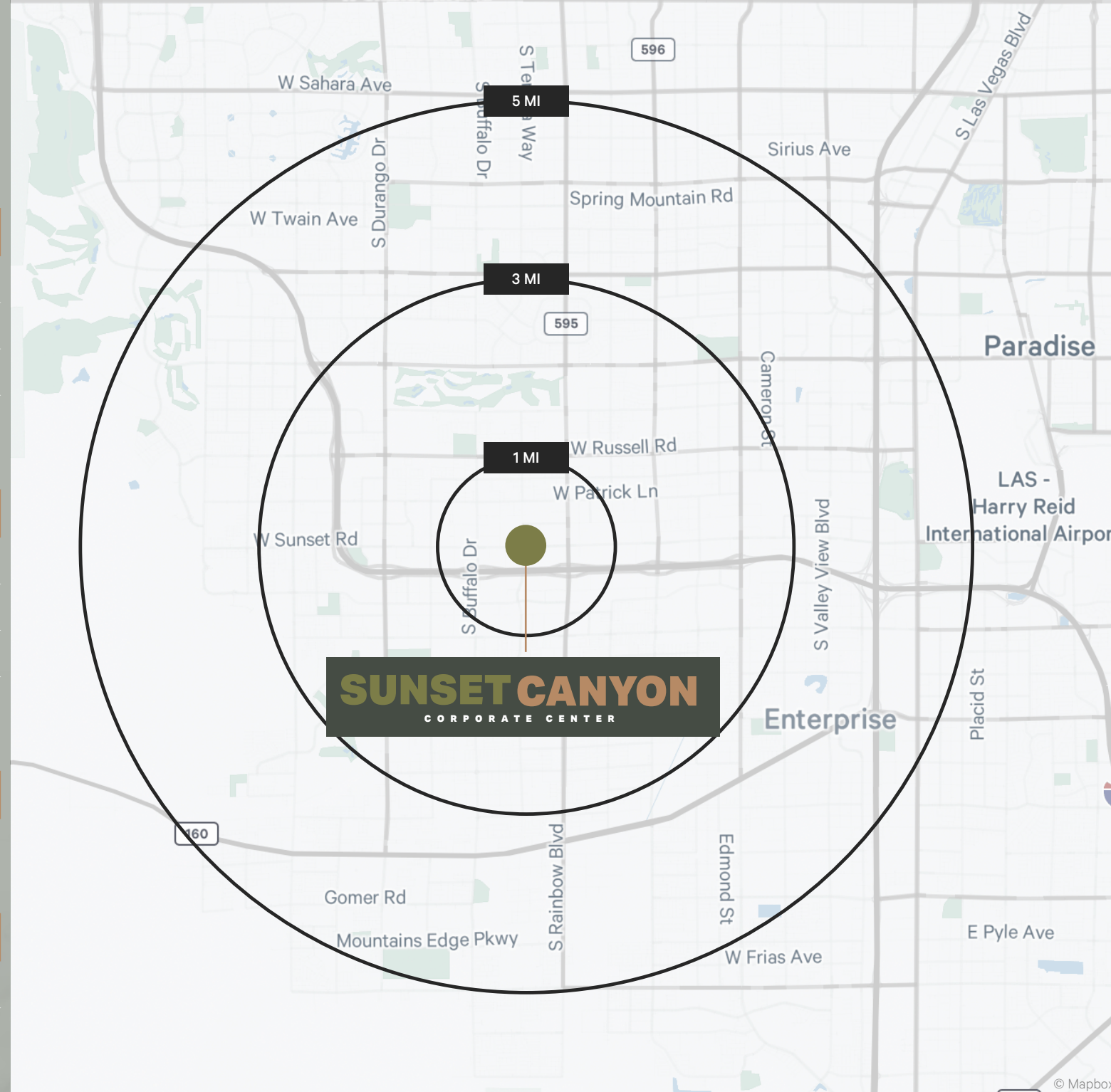
# demographics

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	1 Mile	3 Miles	5 Miles
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	1 Mile	3 Miles	5 Miles
Bachelor's Degree or Higher	3,369	40,322	87,453

Place of Work	1 Mile	3 Miles	5 Miles
2023 Businesses	671	4,869	13,533
2023 Employees	11,913	59,073	170,738



**SUNSET CANYON**  
CORPORATE CENTER



# 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  $\pm 4,000,000$  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.

# SUNSET CANYON

C O R P O R A T E   C E N T E R

## 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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**CBRE**