

SAHARA RANCHO

2200 - 2250 S. RANCHO DR | LAS VEGAS, NV 89102

FOR LEASE



CBRE

PROPERTY HIGHLIGHTS

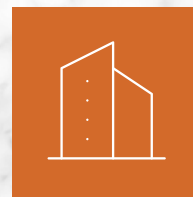
The Sahara Rancho Corporate Center is a five-building campus totaling approximately $\pm 115,329$ SF of Class B office space and $\pm 15,253$ SF of supporting retail. It is strategically located in the west submarket directly adjacent to the I-15 Freeway off of the Sahara Avenue and Rancho Drive interchange.

This asset offers its tenants an impressive cutting-edge office environment with great exposure and high visibility, flexible floor plans, covered parking and ease of access to all major destination points in the Las Vegas valley.



AVAILABLE SUITES

| BUILDING | SUITE | SF |
|----------|------------|------------------|
| 2200 | Suite 110 | $\pm 2,032$ RSF |
| 2200 | Suite 130A | $\pm 2,408$ RSF |
| 2250 | Suite 140 | $\pm 1,744$ RSF |
| 2250 | Suite 155 | $\pm 4,999$ RSF |
| 2250 | Suite 295 | $\pm 12,754$ RSF |



AVAILABLE RSF

$\pm 1,744 - \pm 12,754$



LEASE RATE

$\$2.30$ PSF/MONTH FSC

PROPERTY OVERVIEW

PROPERTY NAME: Sahara Rancho Corporate Center

ADDRESS: 2200-2250 S. Rancho Dr.

PARCEL NUMBER: 162-04-412-013, 012

YEAR BUILT: 1980 & 2004

BUILDING SIZE: ±115,329 SF

LAND SIZE: ±9.12 Acres (Office Portion)

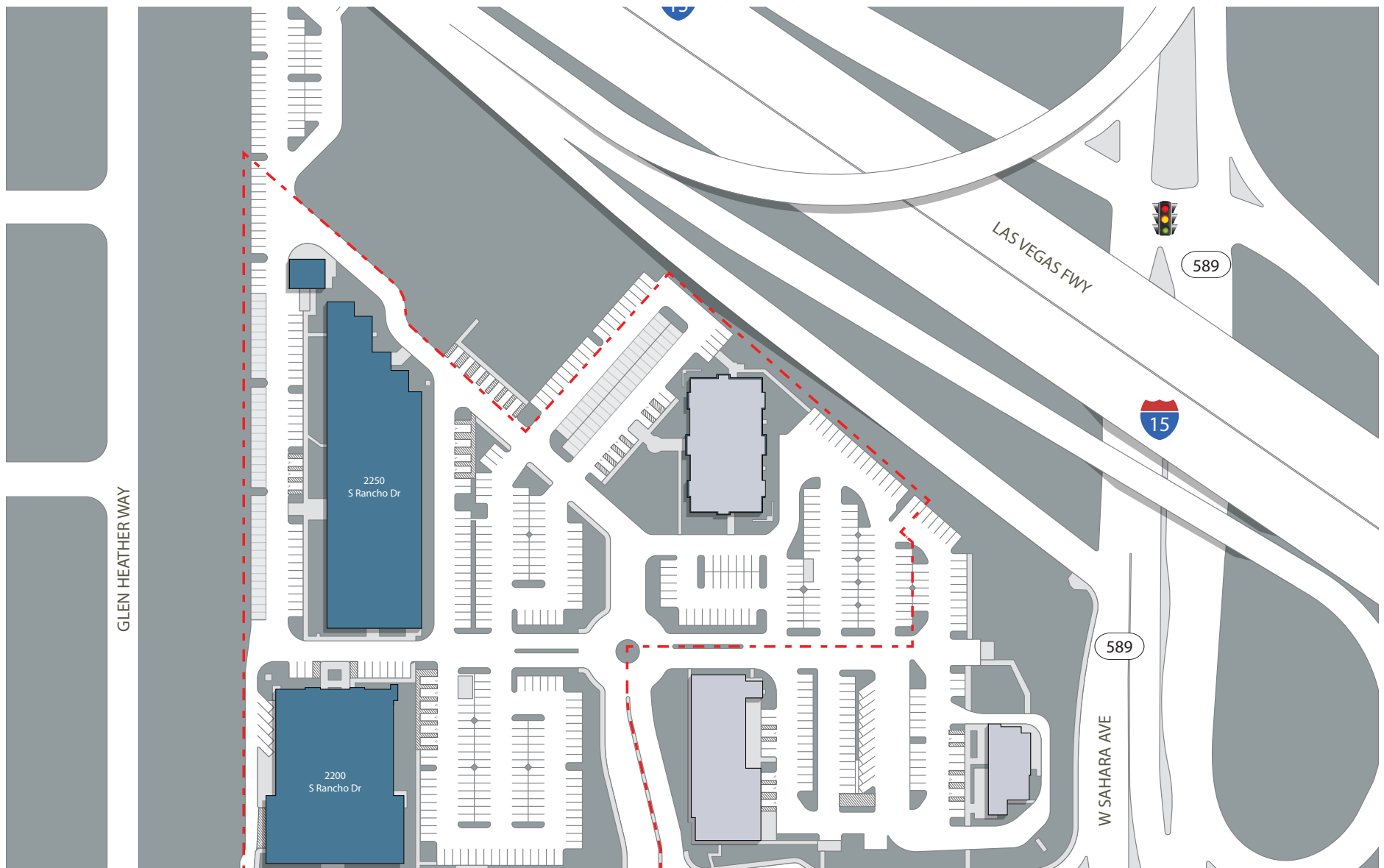
PARKING: Surface and Covered Parking

SIGNAGE: Building signage available

ZONING: C-1 (Commercial District)



SITE PLAN

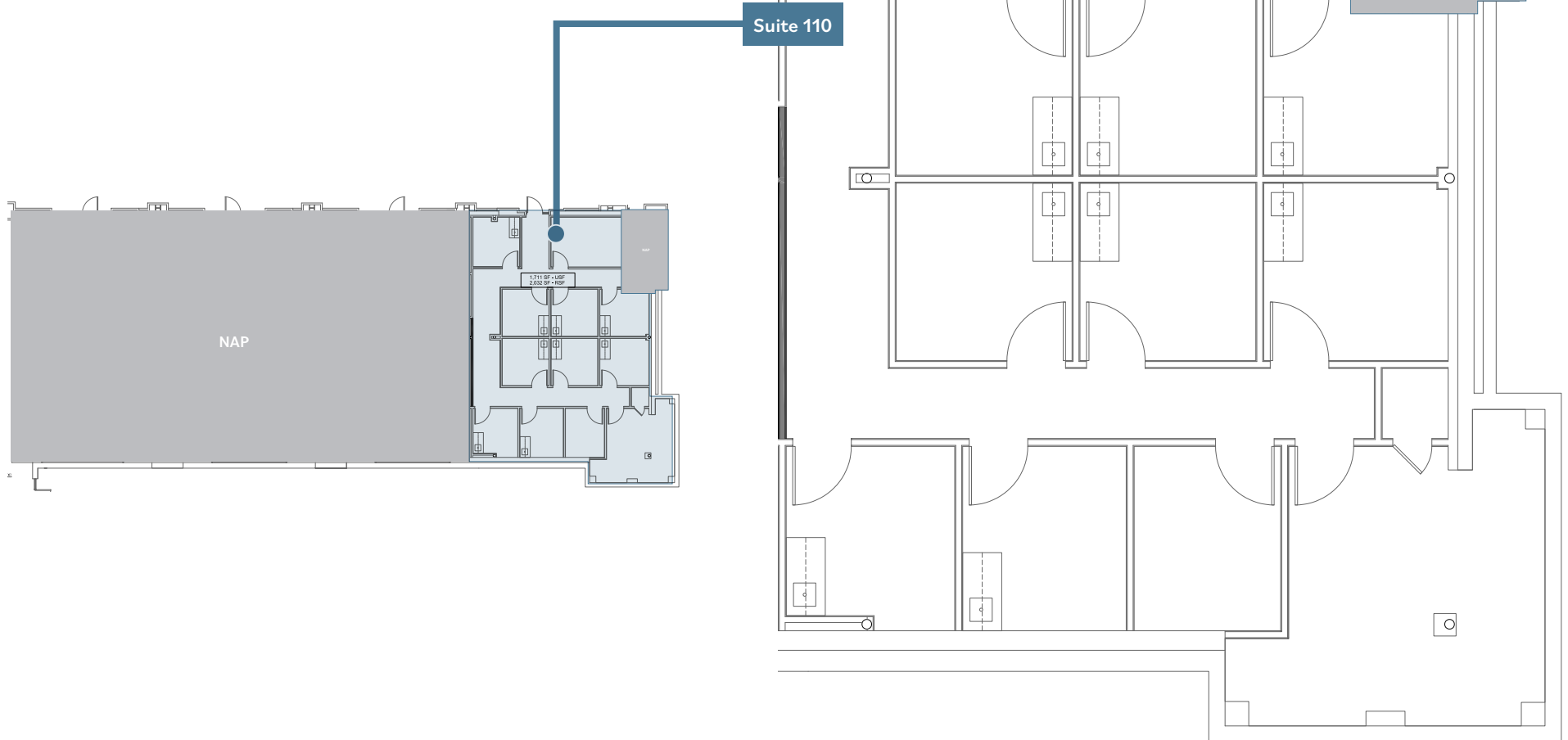


FLOOR PLANS

SUITE 110 2200 S. Rancho Drive

Square Footage: ±2,032 RSF

Lease Rate: \$2.30 PSF / Month FSG

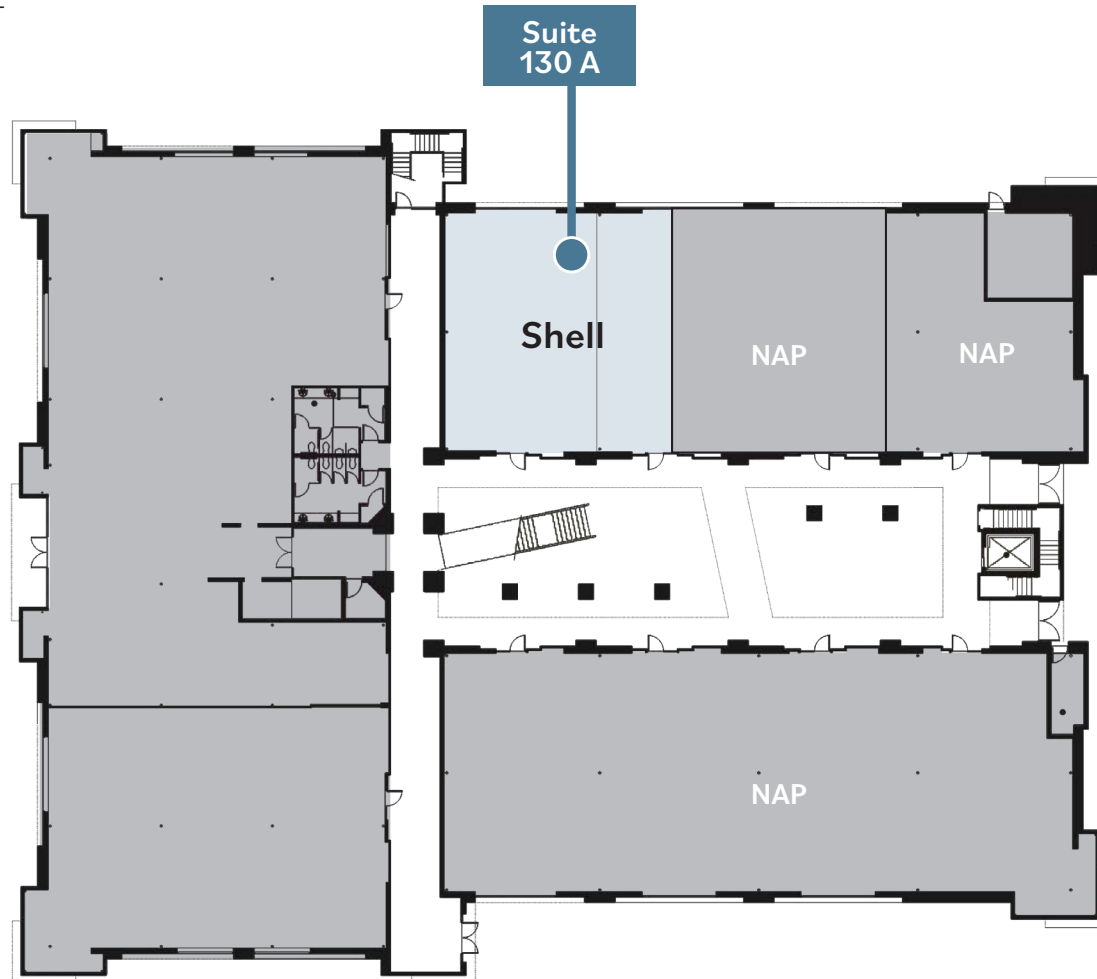


FLOOR PLANS

SUITES 130A 2200 S. Rancho Drive

Suite 130A | Square Footage: $\pm 2,408$ RSF

Lease Rate: \$2.30 PSF / Month FSG

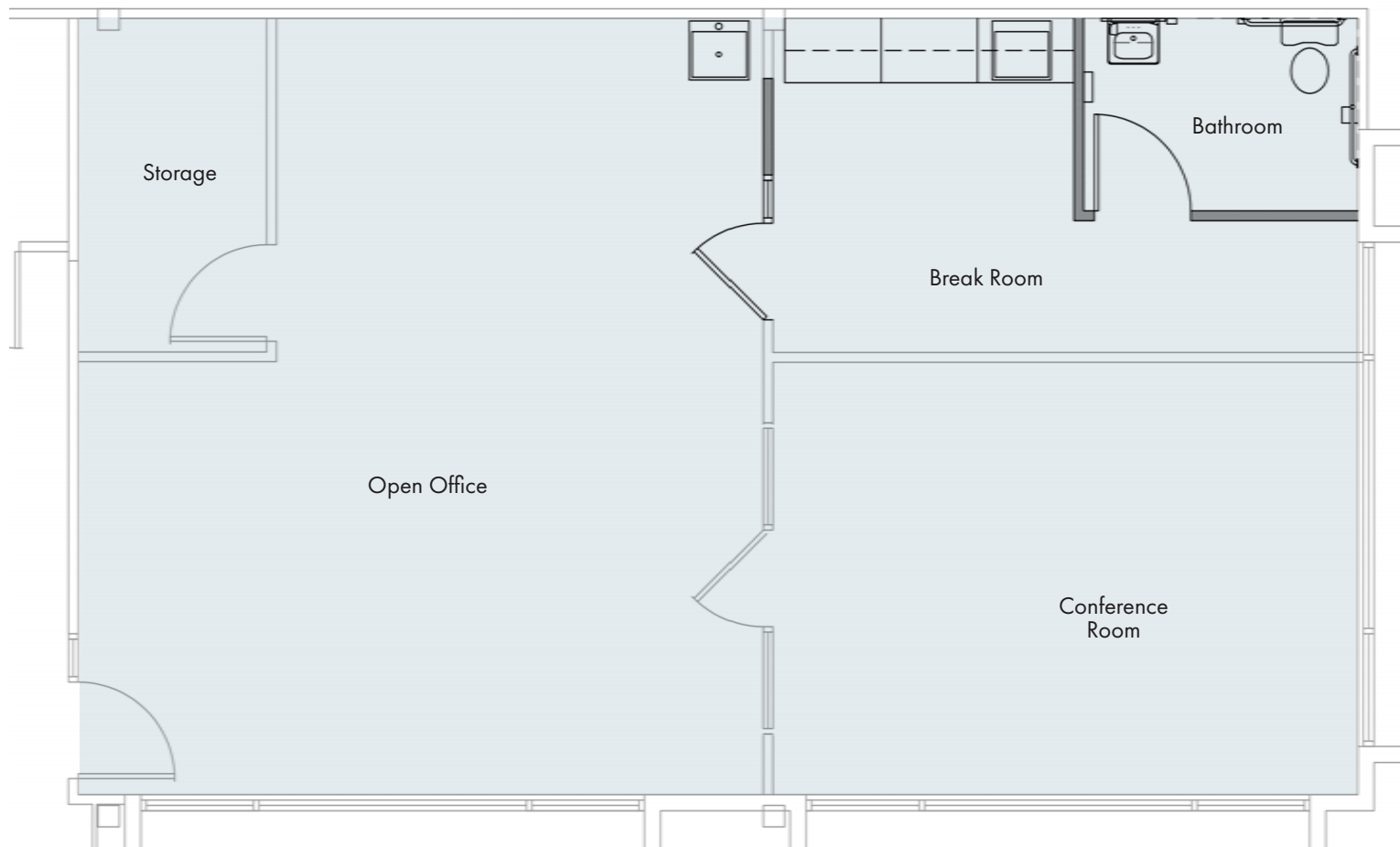


FLOOR PLANS

SUITE 140 2250 S. Rancho Drive

Suite 140 | Square Footage: $\pm 1,744$ RSF

Lease Rate: \$2.30 PSF / Month FSG



FLOOR PLANS

SUITE 155 2250 S. Rancho Drive

Suite 155 | Square Footage: $\pm 4,999$ RSF

Lease Rate: \$2.30 PSF / Month FSG



FLOOR PLANS

SUITE 295 2250 S. Rancho Drive

Square Footage: ±12,754 RSF

Lease Rate: \$2.30 PSF / Month FSG



AMENITY MAP



MARKET SNAPSHOT

Las Vegas, NV is a vibrant and bustling city known for a tourism, entertainment, strong economy and highly-skilled workforce. Las Vegas attracts millions of tourists each year and is home to iconic landmarks such as the Las Vegas Strip, where visitors can enjoy luxurious resorts, extravagant shows, and endless dining and shopping options. Las Vegas also offers a variety of other recreation options, including hiking in nearby Red Rock Canyon, exploring the Hoover Dam, catching a major league game and taking scenic helicopter tours of the Grand Canyon. Las Vegas is a thriving community with both urban and rural locals.

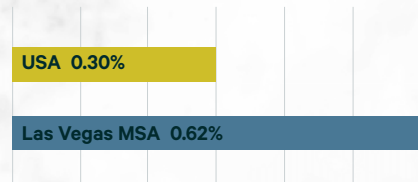
LAS VEGAS MSA POPULATION
2,359,915

MEDIAN AGE

Nevada 37.4 years
U.S. 39.1 years

Source: ESRI (2023)

% ANNUAL POPULATION GROWTH (2023 - 2028)



SMART & DIVERSE WORKFORCE

Las Vegas has a diverse, educated and highly-skilled workforce and has experienced an influx in in-migration, as individuals seek a market that offers low cost of living and direct access to recreation, entertainment and culture.

WORKFORCE



Source: U.S. Bureau of Labor Statistics

EDUCATION ATTAINMENT

| | |
|-------------------|-------|
| Associates Degree | 9.6% |
| Bachelor's Degree | 28.4% |

Source: ESRI (2023)

CONSISTENT LEVELS OF IN-MIGRATION



2023: 16.35% Increase

5-year Forecast: 20.19% Increase

Source: Oxford Economics

CLARK COUNTY POPULATION 2023 PRIMARY REASONS FOR MOVING TO NEVADA

Family (30%)
Job (20%)
Retirement (19%)
Lifestyle (14%)
Cost (5%)
Health (2%)



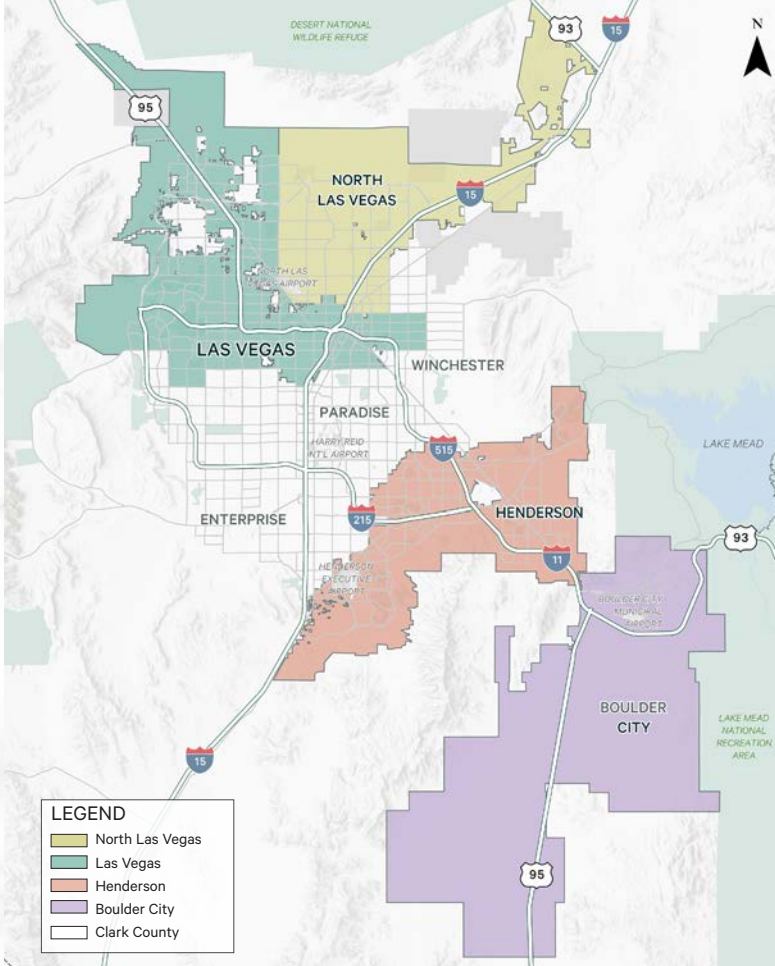
LAS VEGAS BY THE NUMBERS

we're #1!

- Las Vegas - top travel destination for Americans (Family Destinations Guide, 2023)
- Las Vegas - top destination for relocating homeowners (Redfin, 2023)
- Nevada - job growth (U.S. Bureau of Labor Statistics, 2023)
- UNLV most diverse university for undergraduates (U.S. News & World Report, 2021)

notable accolades

- #2 Nevada's population growth U.S. ranking (U.S. Census Bureau, 2020)
- #7 State Business Climate Index (Tax Foundation, 2023)
- #8 Best state to start a business (Wallethub, 2023)
- #8 Quality of infrastructure - Nevada (U.S. News & World Report, 2023)



OVERALL LAS VEGAS STATISTICAL AREA



Las Vegas MSA (Clark County)

| | |
|--------------------------------|-----------|
| Population: | 2,359,915 |
| Average Home Value: | \$443,826 |
| 2023 Households: | 887,830 |
| 2023-28 Household Growth Rate: | 0.85% |
| Average Household Income: | \$95,984 |



Las Vegas

| | |
|---------------------------|-----------|
| Population: | 649,600 |
| Average Home Value: | \$395,599 |
| 2022 Households: | 245,377 |
| 2022-27 HH Growth Rate: | 0.53% |
| Average Household Income: | \$95,568 |

Henderson

| | |
|---------------------------|-----------|
| Population: | 331,701 |
| Average Home Value: | \$425,265 |
| 2022 Households: | 133,081 |
| 2022-27 HH Growth Rate: | 0.72% |
| Average Household Income: | \$120,902 |

North Las Vegas

| | |
|---------------------------|-----------|
| Population: | 276,199 |
| Average Home Value: | \$333,561 |
| 2022 Households: | 87,265 |
| 2022-27 HH Growth Rate: | 0.77% |
| Average Household Income: | \$88,028 |

Boulder City

| | |
|---------------------------|-----------|
| Population: | 14,946 |
| Average Home Value: | \$395,513 |
| 2022 Households: | 6,564 |
| 2022-27 HH Growth Rate: | 0.10% |
| Average Household Income: | \$105,598 |

ENTERTAINMENT, DELIVERED

Las Vegas is a top global destination for entertainment, gaming, shopping and dining. We're home to 10 Michelin Star restaurants and a host of world-renowned museums.

RESTAURANTS + THEATERS

10

**Michelin Star
Restaurants**

The Smith Center for Performing Arts

UNLV Performing Arts Center

Zappos Theater Planet Hollywood

Park Theater at Park MGM Las Vegas

Pearl Theater

MAJOR SHOPPING DESTINATIONS

- Fashion Show Mall
- Crystals (City Center)
- Downtown Summerlin
- Forum Shops (Caesars Palace)
- Grand Canal Shops at the Venetian
- Galleria at Sunset
- Town Square
- Miracle Mile Shops at Planet Hollywood Resort

\$36.9 BILLION IN VISITOR SPENDING

LVCVA 2019

86 MUSEUMS IN LAS VEGAS

SELECT TOP MUSEUMS

- The Neon Museum
- Las Vegas Natural History Museum
- Discovery Children's Museum
- The Mob Museum
- Nevada State Museum
- Shelby American, Inc.
- Hollywood Car Museum

POPULAR NON-GAMING ATTRACTIONS

- Springs Preserve
- Las Vegas Philharmonic
- Henderson Symphony Orchestra
- Bellagio Gallery of Fine Art
- Las Vegas Arts District

PROFESSIONAL SPORTING EVENTS



NHL (Golden Knights)



AHL (Henderson Silver Knights)



NFL (Las Vegas Raiders)



NLL (Las Vegas Desert Dogs)



WNBA (Las Vegas Aces)



MILB (Las Vegas Aviators
Oakland A's affiliate)



USLC (Las Vegas Lights)

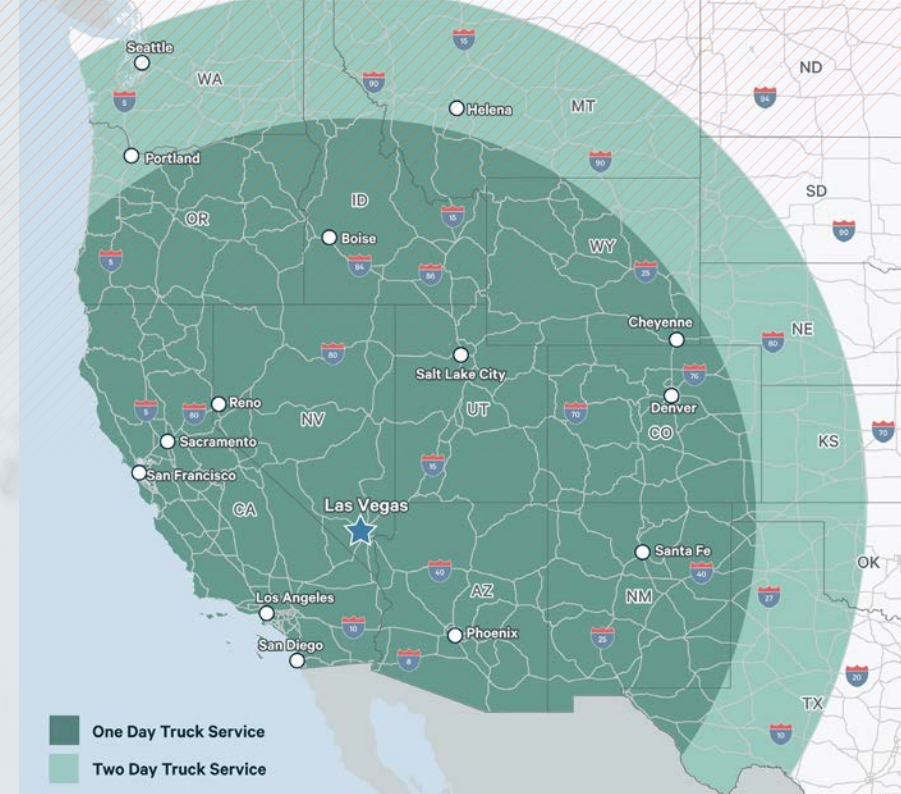
TRANSPORTATION INFRASTRUCTURE

Las Vegas has an robust transportation infrastructure that is comprised of three major highways: Interstate 15, U.S. 93/95, and the 215 Beltway. The highway system allows for easy shipping and receiving within a one or two day time frame to all major Western metros.

TRUCK SERVICE TO AND FROM LAS VEGAS

| Travel to | Distance (mi) | Time (est.) |
|--------------------|---------------|-------------|
| Los Angeles, CA | 271 | 5:04 |
| Phoenix, AZ | 420 | 5:43 |
| San Diego, CA | 395 | 5:54 |
| Salt Lake City, UT | 340 | 6:23 |
| Reno, NV | 449 | 7:07 |
| San Francisco, CA | 638 | 9:23 |
| Sacramento, CA | 584 | 9:31 |

| Travel to | Distance (mi) | Time (est.) |
|--------------|---------------|-------------|
| Boise, ID | 662 | 10:12 |
| Santa Fe, NM | 571 | 10:37 |
| Denver, CO | 748 | 10:48 |
| Cheyenne, WY | 852 | 11:55 |
| Helena, MT | 900 | 12:50 |
| Portland, OR | 1,184 | 18:15 |
| Seattle, WA | 1,258 | 19:13 |



Source: ESRI

ONE OF THE NATION'S MOST TAX-FRIENDLY STATES

Las Vegas has low cost start-up, regulatory, licensing, annual fees, taxes and tax structure, privacy of business owners and competitive utility rates for commercial operations. Combine all of these benefits with quality of life, abundant recreation and entertainment options, strong workforce and affordable housing and Las Vegas is an easy choice.

The Tax Foundation
2022 State Business
Tax Climate Index ranks
Nevada #7 best state in
the U.S.

Source:
The Tax Foundation

7th

No Corporate Income Tax
No Personal Income Tax
No Franchise Tax on Income
No Inheritance or Gift Tax
No Unitary Tax
No Estate Tax



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CONTACT US

Ryan Martin, SIOR, CCIM

Senior Vice President

T +1 702 630 2671

ryan.martin@cbre.com

License No. BS.0048284

Tonya Gottesman

Vice President

T +1 310 612 3592

tonya.gottesman@cbre.com

License No. S.0189043

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