



# The Riley Building

4175 S. Riley Street | Las Vegas, NV 89147

**Ryan Martin, SIOR, CCIM**  
Senior Vice President  
+702 369 4881  
ryan.martin@cbre.com  
Lic. BS 0048284

**Tonya Gottesman**  
Vice President  
+702 369 4882  
tonya.gottesman@cbre.com  
Lic. S.0189043

**Antonette Rolda**  
Client Services Specialist  
+1 702 369 4877  
antonette.rola@cbre.com  
Lic. S.0199545

FOR LEASE

**CBRE**

4175 S. Riley Street | Las Vegas, NV 89147

The Riley Building is a ±42,500 SF two-story office building located at 4175 S. Riley St. just off of W. Flamingo Rd. and west of S. Durango Dr., both major thoroughfares in the Southwest Submarket. This location provides easy access to the CC 215 Beltway and is within close proximity to many high traffic shopping centers and restaurants, such as the UnCommons and Downtown Summerlin.



**\$1.75 PSF MG**  
Modified Gross



**± 2,940 RSF**  
Size Range



**Submarket**  
Southwest

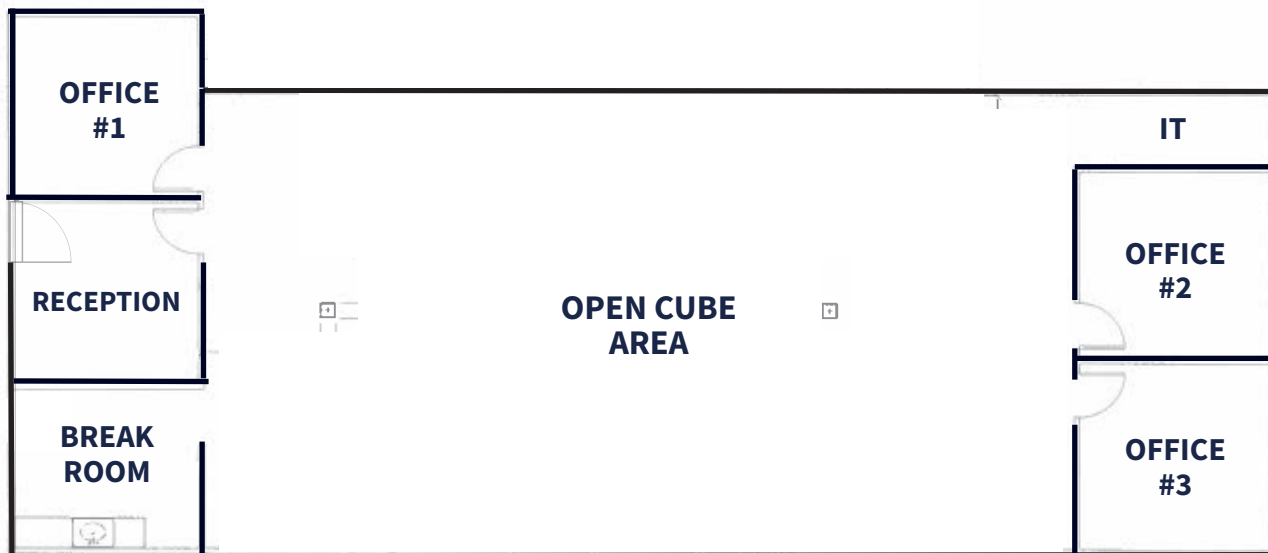
# Property Highlights



- Move-In Ready Suites with Recent Upgrades and Furniture Available
- Covered and Surface Parking Available
- Monument Signage Available
- High traffic location off of W. Flamingo and just west of S. Durango Rd.
- Close proximity to shopping, dining, and amenities
- Major tenants include Farmer's Insurance, T-Mobile, and Banker's Life

# Suite 202

4175 S. Riley Street



## Building Highlights

+ Suite #	202
+ Total SF:	2,940 SF
+ Lease Rate	\$1.75 PSF MG
+ Private Offices	Three (3)
+ Open Bullpen	Yes
+ Kitchenette:	Yes

\*Drawings and plans are not to scale..



# Amenity Map

4175 S. Riley Street | Las Vegas, NV 89147

# Area Demographics

	1 MILES	3 MILES	5 MILES
<b>2023 POPULATION</b>			
2023 Estimated Population	22,557	175,523	376,283
2028 Population - Five Year Projection	23,101	181,779	389,283
<b>2023 HOUSEHOLD INCOME</b>			
Average Household Income	\$92,517	\$103,363	\$99,880
Median Household Income	\$64,866	\$70,840	\$65,657

## Education

Bachelor's Degree or Higher



1M

29.8%



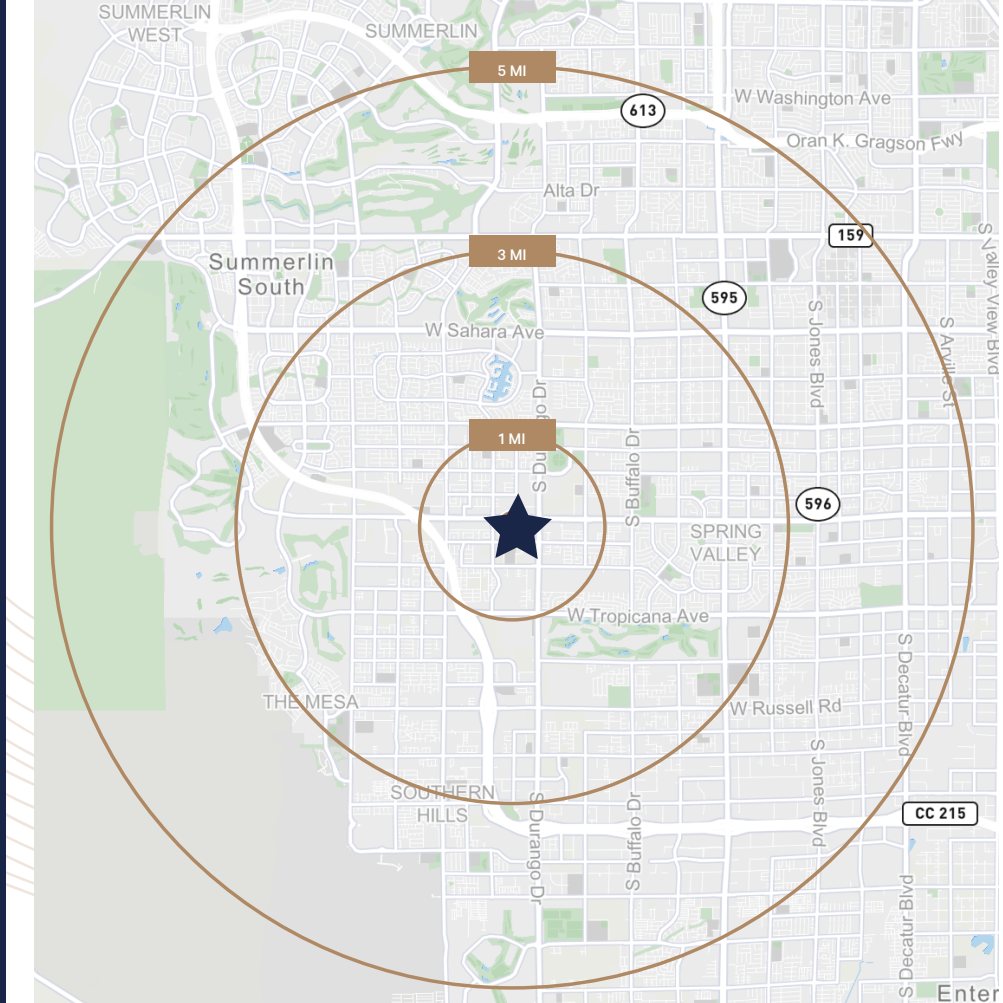
3M

34.9%



5M

33.1%



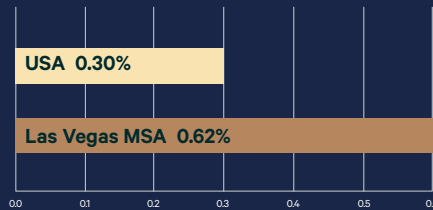
# Market Snapshot

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 locales.



**LAS VEGAS MSA POPULATION**  
**2,359,915**

**% ANNUAL POPULATION GROWTH (2023 - 2028)**



**MEDIAN AGE**

**Nevada 37.4 years**  
**U.S. 39.1 years**

Source: ESRI (2023)

## 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



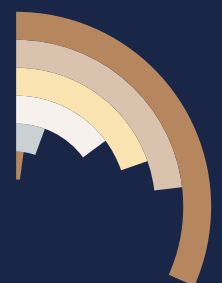
2023: 16.35% Increase

5-year forecast: 20.19% Increase

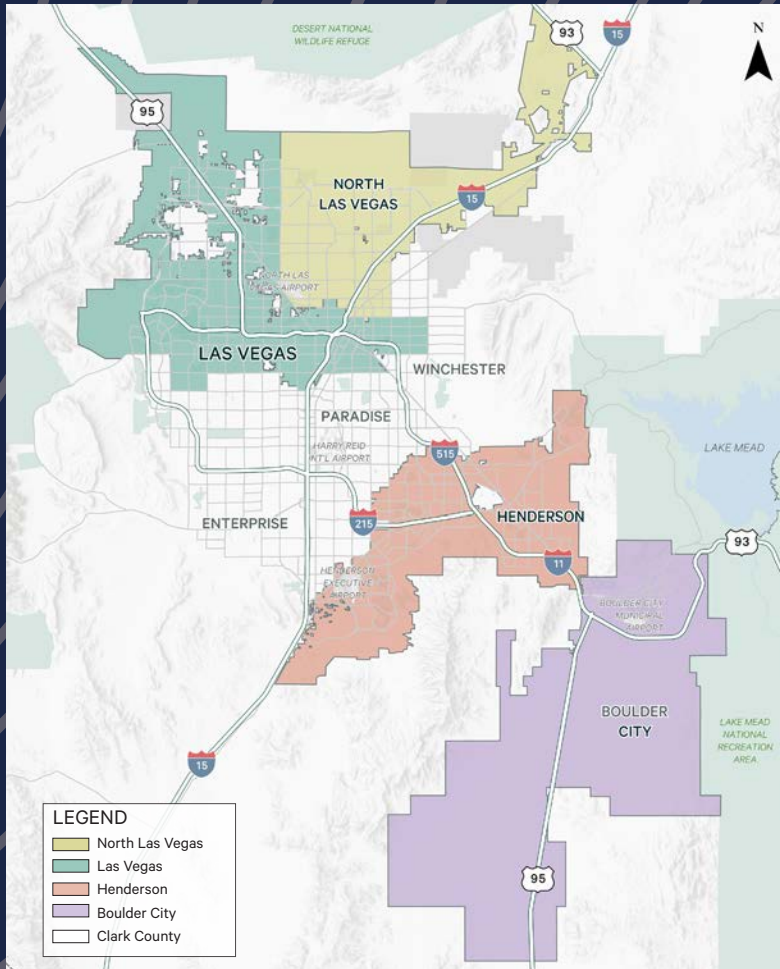
Source: Oxford Economics

### 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



## 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

## 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)



# 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)

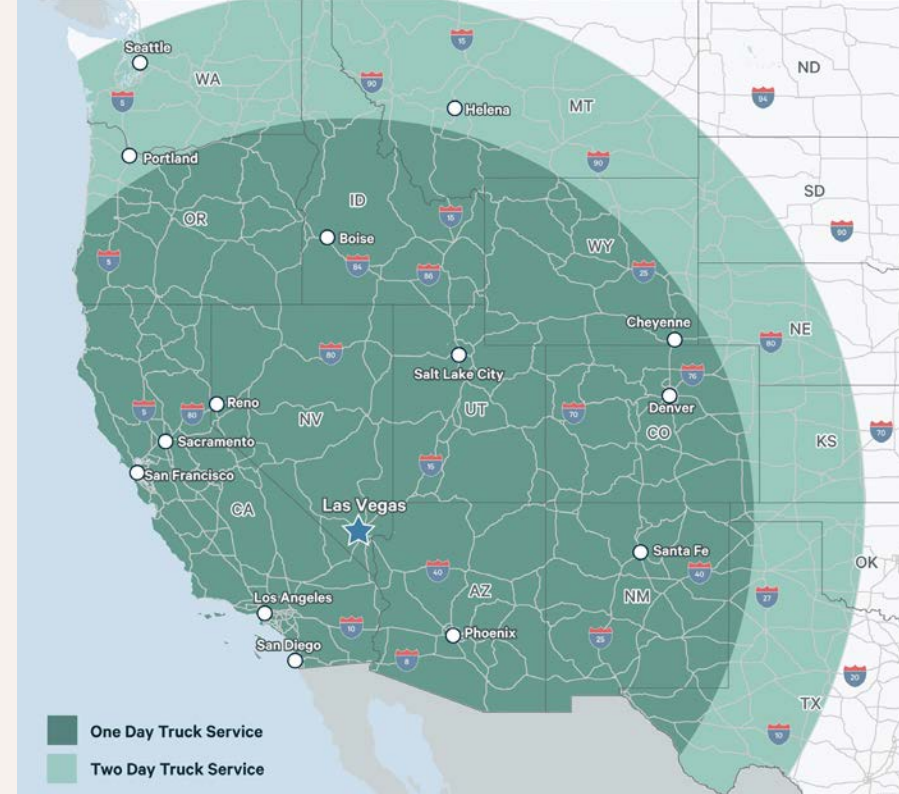
# Transportation Infrastructure

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

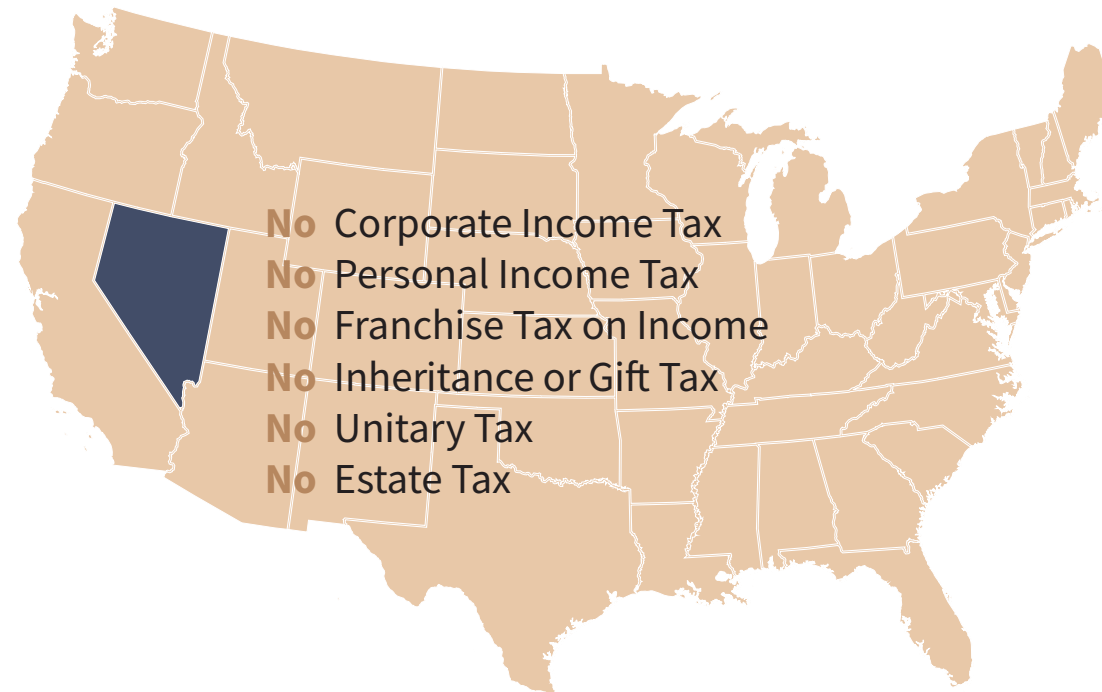
## ONE OF THE NATION'S MOST TAX-FRIENDLY STATES

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



# 4175 S. Riley Street Las Vegas, NV 89147

## CONTACTS

**Ryan Martin, SIOR, CCIM**  
Senior Vice President  
+702 369 4881  
ryan.martin@cbre.com  
Lic. BS 0048284

**Tonya Gottesman**  
Vice President  
+702 369 4882  
tonya.gottesman@cbre.com  
Lic. S.0189043

**Antonette Rolda**  
Client Services Specialist  
+1 702 369 4877  
antonette.rola@cbre.com  
Lic. S.0199545

**CBRE**

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.