

# Crimson Canyon Building

7375 Peak Dr Suite #250, Las Vegas, NV 89128



# NON-ENDORSEMENT & DISCLAIMER NOTICE

## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

## NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

## RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Activity ID #ZAF0220105

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA  
marcusmillichap.com



EXCLUSIVELY LISTED BY

---

**Gary L. Frazier, II**

Associate

Office: Las Vegas

Direct: 702.215.7107

Gary.Frazier@marcusmillichap.com

License: NV #S.0196416

Marcus & Millichap



**BROKER OF RECORD**

---

**Frank Cameron Glinton**

Nevada

702-215-7150

License: B.1002894.CORP

**Marcus & Millichap**

# CRIMSON CANYON BUILDING

SUITE #250

11,065 SQFT MODERN OFFICE CONDO OPPORTUNITY IN SUMMERLIN



# TABLE OF CONTENTS

---

<b>SECTION 1</b> <b>Executive Summary</b>	8
--	---

---

<b>SECTION 2</b> <b>Financial Analysis</b>	20
---	----

---

<b>SECTION 3</b> <b>Sale Comparables</b>	24
---	----

---

<b>SECTION 4</b> <b>Market Overview</b>	34
--	----

---



SECTION 1

# Executive Summary

OFFERING SUMMARY

---

INVESTMENT HIGHLIGHTS

---

TENANT PROFILES

---

REGIONAL MAP

---

LOCAL MAP

---

SITE PLANS

---

Marcus & Millichap





## OFFERING SUMMARY



Listing Price  
**\$3,400,000**



Cap Rate



Price/SF  
**\$307**

### FINANCIAL

Listing Price	\$3,400,000
NOI	\$211,113
Price/SF	\$307
Average Rent	\$1.80/SF NNN

### OPERATIONAL

Net Rentable Area	11,065 SF
Year Built/Renovated	2002/-



**MEADOWS MALL**


**WEST SHOPPING CENTER**


DOWNTOWN LAS VEGAS

LAS VEGAS STRIP

# CRIMSON CANYON BUILDING

7375 Peak Dr Suite #250, Las Vegas, NV 89128

---

## INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present an exclusive investment sale opportunity to acquire a prime Las Vegas office condo in the award-winning Summerlin neighborhood. Additionally, its strategic location near the prestigious Mountain View Hospital Medical Center further enhances its appeal, providing convenient access to top-tier healthcare facilities for employees and clients. With its modern design and high quality amenities, The Crimson Canyon Building presents an unparalleled investment opportunity for those seeking to establish a presence in the thriving Las Vegas business community. Located in close proximity to the US-95 on the corner of Peak Drive at Crimson Canyon Drive, this ±11,065 square foot second-floor professional office condo at 7375 Peak Dr, Suite #250, is a modern idyllic setting for national professional or medical tenants. The surrounding amenities of the core-plus medical office trade area down the street from the Subject is bustling with a vast array of medical offices and retail, and the dynamic professional and medical office environment surrounding the property presents an intrinsic demand for continuous occupancy.

## INVESTMENT HIGHLIGHTS

PGAL is an award-winning international architecture design firm

Walking Distance to Mountain View Hospital

Seller-Financing Available

Multiple Conference and Meeting Rooms

Large Terrace With City Views

Located In Close Proximity to US -95



#### TENANT HIGHLIGHTS

- Over 77 years of Service
- 12 Regional Offices
- Specialize in Innovative Award-Winning Design Projects

#### TENANT OVERVIEW

Company: PGAL	-
Founded: 1946	-
Lease Rate: \$1.80 NNN	- 3 year term
Website: <a href="http://www.pgal.com">www.pgal.com</a>	-

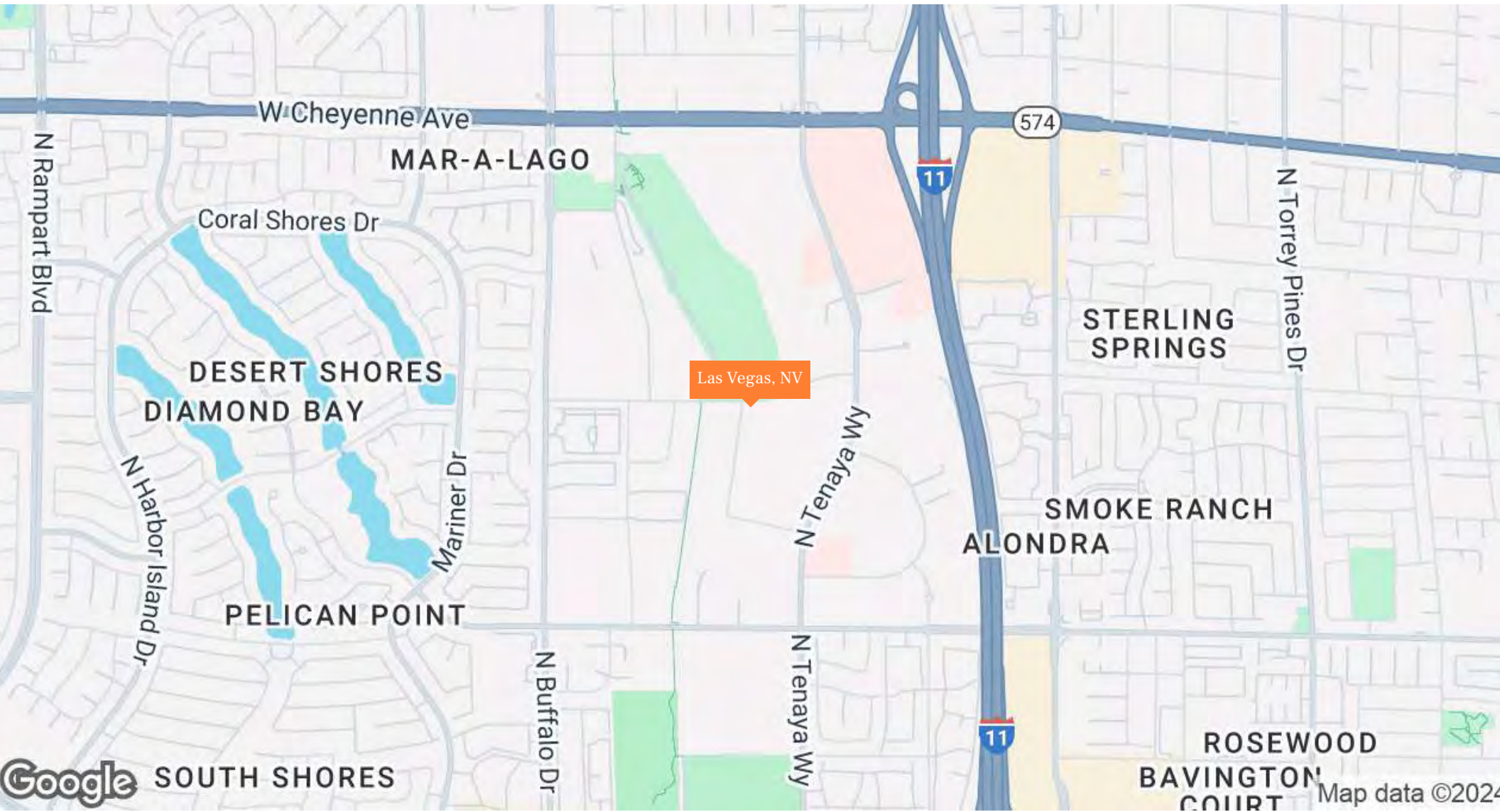
#### ABOUT PGAL

Founded in 1946, PGAL is an international design firm specializing in architecture, engineering, interiors, and planning for a diverse portfolio of public and private sector



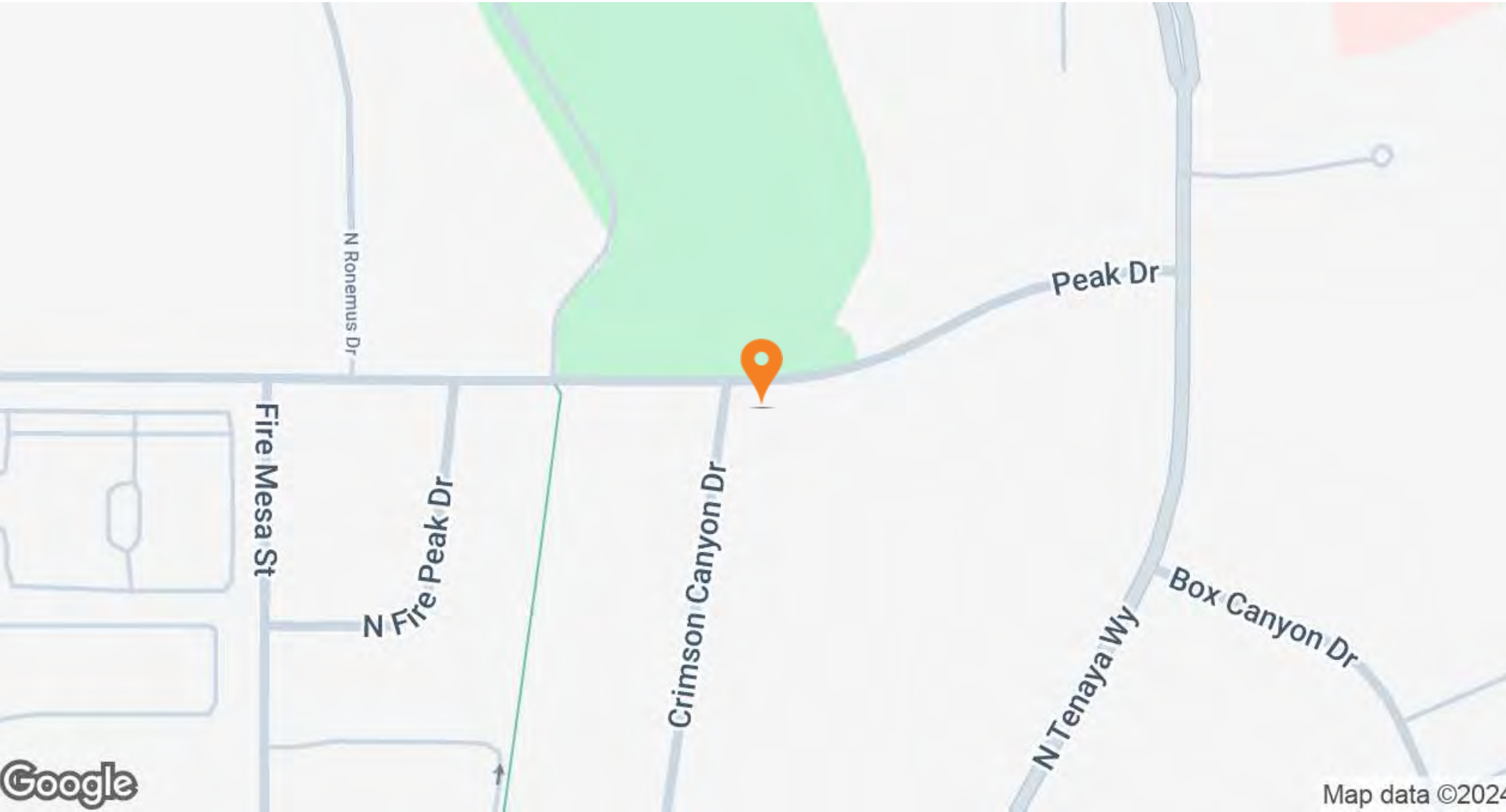


REGIONAL MAP // **Crimson Canyon Building**





Crimson Canyon Building // LOCAL MAP



# SITE PLANS // **Crimson Canyon Building**

REVISIONS	
△	
△	
△	



**Timothy R. Neal Architect**  
 N C A R B  
 6129 Glamorous Ct. N. Las Vegas, Nevada 89031  
 phone: (702) 349-8131

Proposed Tenant Improvement For  
**SNH, Inc. - Suite 250**  
 7373 Peak Drive, Suite 250  
 Las Vegas, Nevada 89128

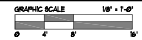
REFLECTED  
 CEILING

DATE:  
 6/16/13

SHEET No.

A3.1

REFLECTED CEILING PLAN



# EXCELLENT OFFICE CONDO OPPORTUNITY

North Las Vegas Airport

DOWNTOWN LAS VEGAS

LAS VEGAS STRIP

N RANCHO DRIVE

MEADOWS MALL


WEST SHOPPING CENTER




CHEYENNE COMMONS/VILLAGE


W SMOKE RANCH ROAD

7375 PEAK DRIVE  
LAS VEGAS, NV 89128



PEAK DRIVE

SECTION 2

# Financial Analysis

FINANCIAL DETAILS

---

Marcus & Millichap



## FINANCIAL DETAILS // **Crimson Canyon Building**

SUMMARY	
Price	\$3,400,000
Down Payment	\$3,400,000
Down Payment %	100%
Number of Suites	1
Price Per SqFt	\$307.28
Rentable Built Area (RBA)	11,065 SF
Lot Size	2. Acres
Year Built/Renovated	2002
Occupancy	100.00%

RETURNS	Current	Pro Forma
CAP Rate	6.21%	7.12%
Cash-on-Cash	6.21%	7.12%
Debt Coverage Ratio	0.00	0.00

Financing	1st Loan
Loan Amount	\$0
Loan Type	New
Interest Rate	0.00%
Amortization	0 Years
Year Due	2024

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

OPERATING DATA				
INCOME		Current		Pro Forma
Scheduled Base Rental Income		\$179,253		\$242,188
Total Reimbursement Income	0.0%	\$31,860	100.0%	\$46,888
Potential Gross Revenue		\$211,113		\$289,076
Effective Gross Revenue		\$211,113		\$289,076
Less: Operating Expenses	0.0%	\$0	16.2%	(\$46,888)
Net Operating Income		\$211,113		\$242,188
Cash Flow		\$211,113		\$242,188
Net Cash Flow After Debt Service	6.21%	\$211,113	7.12%	\$242,188
Total Return	6.21%	\$211,113	7.12%	\$242,188

Operating Expenses	Current	Pro Forma
CAM	\$0	\$31,856
Real Estate Taxes	\$0	\$15,032
Total Expenses	\$0	\$46,888
Expenses/Suite	\$0	\$46,888
Expenses/SF	\$0.00	\$4.24



SECTION 3

# Sale Comparables

SALE COMPS MAP

---

SALE COMPS SUMMARY

---

PRICE PER SF CHART

---

SALE COMPS

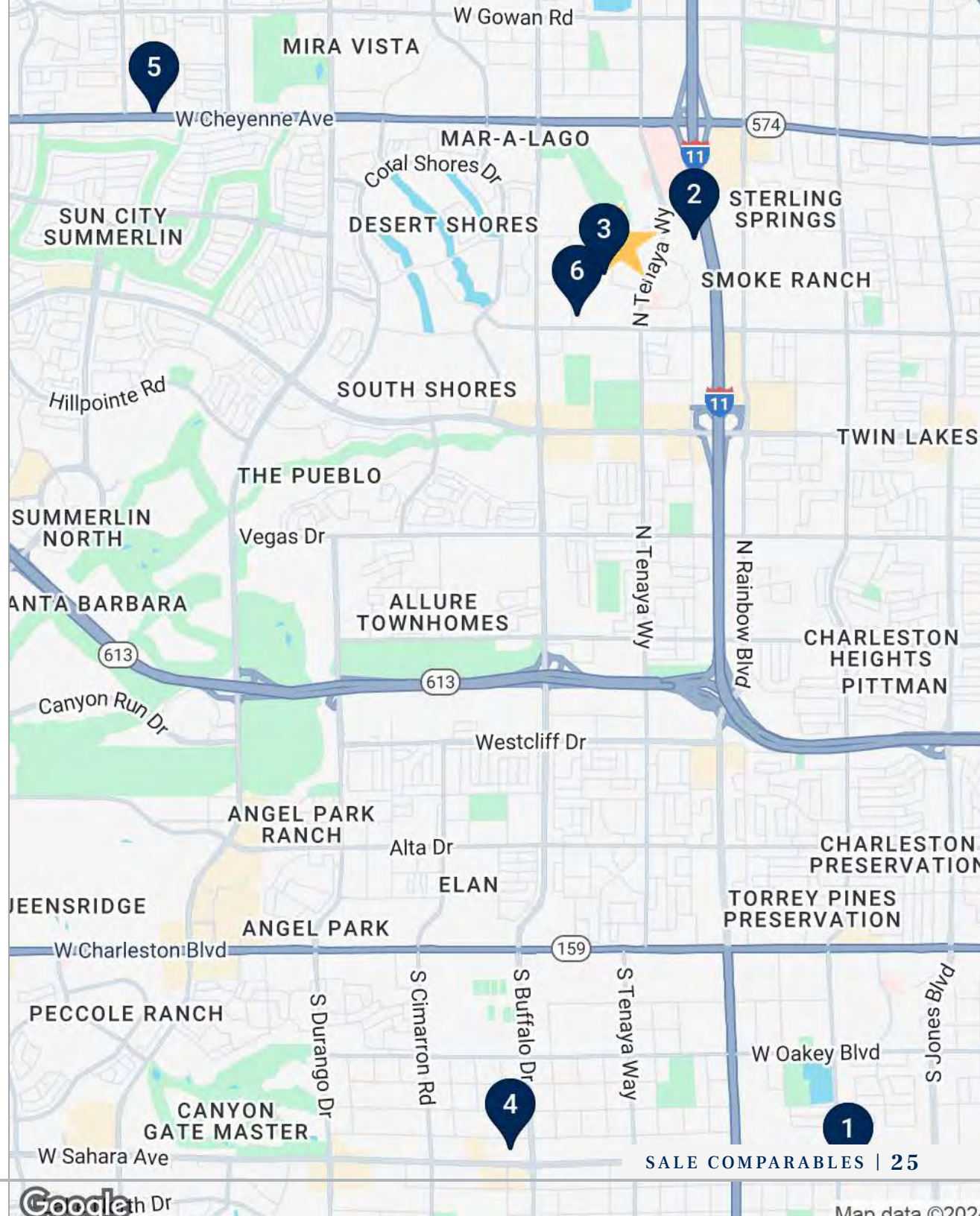
---

Marcus & Millichap



# SALE COMPS MAP

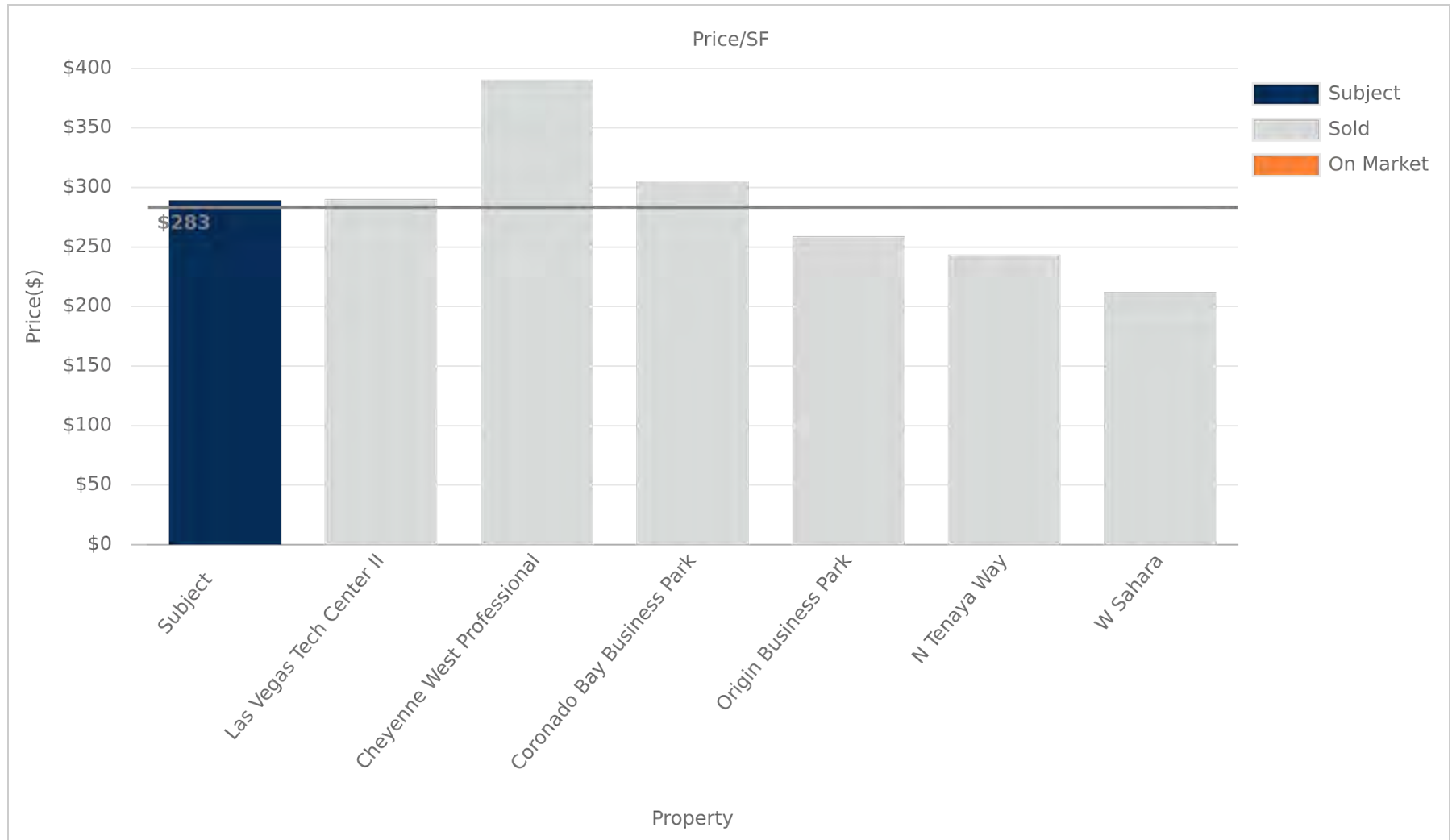
-  Crimson Canyon Building
-  1 W Sahara
-  2 N Tenaya Way
-  3 Origin Business Park
-  4 Coronado Bay Business Park
-  5 Cheyenne West Professional
-  6 Las Vegas Tech Center II



## SALE COMPS SUMMARY // **Crimson Canyon Building**

	SUBJECT PROPERTY	PRICE	CAP RATE	NET RENTABLE AREA	PRICE/SF	LOT SIZE	CLOSE
	<b>Crimson Canyon Building</b> 7375 Peak Dr Suite #250 Las Vegas, NV 89128	\$3,200,000	6.21%	11,065 SF	\$289.20	2 AC	On Market
	SALE COMPARABLES	PRICE	CAP RATE	NET RENTABLE AREA	PRICE/SF	LOT SIZE	CLOSE
	<b>W Sahara</b> 6465 W Sahara Ave Las Vegas, NV 89146	\$2,200,000	-	10,374 SF	\$212.07	0.61 AC	05/24/2024
	<b>N Tenaya Way</b> 2724 N Tenaya Way Las Vegas, NV 89128	\$10,608,942	-	43,580 SF	\$243.44	2.8 AC	03/28/2024
	<b>Origin Business Park</b> 7391 Prairie Falcon Rd Las Vegas, NV 89128	\$4,250,000	-	16,416 SF	\$258.89	1.23 AC	01/25/2024
	<b>Coronado Bay Business Park</b> 7872 W Sahara Ave Las Vegas, NV 89117	\$2,200,000	-	7,200 SF	\$305.56	0.21 AC	01/05/2024
	<b>Cheyenne West Professional</b> 9070 W Cheyenne Ave Las Vegas, NV 89129	\$3,900,000	8.00%	9,984 SF	\$390.63	0.47 AC	12/27/2023
	<b>Las Vegas Tech Center II</b> 2410 Fire Mesa St (Condo) Las Vegas, NV 89128	\$4,584,180	-	15,804 SF	\$290.06	4.37 AC	12/22/2023
	<b>AVERAGES</b>	<b>\$4,623,854</b>	<b>8.00%</b>	<b>17,226 SF</b>	<b>\$283.44</b>	<b>1.62 AC</b>	<b>-</b>

## Crimson Canyon Building // PRICE PER SF CHART



## SALE COMPS // **Crimson Canyon Building**



### **Crimson Canyon Building**

7375 Peak Dr Suite #250, Las Vegas, NV 89128

Listing Price:	\$3,200,000	Net Rentable Area:	11,065 SF
Down Payment:	106% / \$3,400,000	Price/SF:	\$289.20
Property Type:	Office	Year Built/Renovated:	2002/-
Lot Size:	2 Acres	Floors:	2
COE:	On Market		



### **W Sahara**

6465 W Sahara Ave Las Vegas, NV 89146

Sale Price:	\$2,200,000	Net Rentable Area:	10,374 SF
Down Payment:	0% / -	Price/SF:	\$212.07
Property Type:	Office	Year Built/Renovated:	2000/-
Lot Size:	0.61 Acres	Floors:	2
COE:	05/24/2024		

## Crimson Canyon Building // SALE COMPS



**2 N Tenaya Way**  
2724 N Tenaya Way Las Vegas, NV 89128

Sale Price:	\$10,608,942	Net Rentable Area:	43,580 SF
Down Payment:	0% / -	Price/SF:	\$243.44
Property Type:	Office	Year Built/Renovated:	1993/-
Lot Size:	2.8 Acres	Floors:	2
COE:	03/28/2024		

Prospect Street acquired the 43,580 SF office/medical building in Las Vegas, NV for \$10,608,942, or \$243.44 per SF. The building was built on 2.80 acres in 1993.



**3 Origin Business Park**  
7391 Prairie Falcon Rd Las Vegas, NV 89128

Sale Price:	\$4,250,000	Net Rentable Area:	16,416 SF
Down Payment:	0% / -	Price/SF:	\$258.89
Property Type:	Office	Year Built/Renovated:	2003/-
Lot Size:	1.23 Acres	Floors:	1
COE:	01/25/2024		

A private individual sold this 16,416 square foot Office Building to another private individual for \$4,250,000 or \$258.89 per square foot.

## SALE COMPS // **Crimson Canyon Building**



**4 Coronado Bay Business Park**  
7872 W Sahara Ave Las Vegas, NV 89117

Sale Price:	\$2,200,000	Net Rentable Area:	7,200 SF
Down Payment:	0% / -	Price/SF:	\$305.56
Property Type:	Office	Year Built/Renovated:	2003/-
Lot Size:	0.21 Acres	Floors:	1
COE:	01/05/2024		

Nevada Dental Benefits, LTD sold this 7,200 square foot Office Building to Zlay Properties LLC for \$1,800,000, or \$250 per square foot.

The property was on the market for 373 days, with an initial asking price of \$2,200,000.



**5 Cheyenne West Professional**  
9070 W Cheyenne Ave Las Vegas, NV 89129

Sale Price:	\$3,900,000	Net Rentable Area:	9,984 SF
Down Payment:	0% / -	Price/SF:	\$390.63
Property Type:	Office	Year Built/Renovated:	2008/-
Lot Size:	0.47 Acres	Floors:	1
COE:	12/27/2023		

Kerry Holt Hay Cubes sold this 9,984 SF building to the owner of Dhalla Orthopedic Center for \$3,500,000, or \$350.56 per SF. The property was fully occupied with a triple net lease by Fyzical Therapy & Balance Centers.

The property was on the market since May 24, 2023, with an initial asking price of \$3,900,000.

The in-place net operating income for 2023 was [reported to be \$280,000, yielding an actual cap rate of 8%.



**6 Las Vegas Tech Center II**  
 2410 Fire Mesa St (Condo) Las Vegas, NV 89128

Sale Price:	\$4,584,180	Net Rentable Area:	15,804 SF
Down Payment:	0% / -	Price/SF:	\$290.06
Property Type:	Office	Year Built/Renovated:	2004/-
Lot Size:	4.37 Acres	Floors:	1
COE:	12/22/2023		

A private individual sold this 15,804 square foot office condo to a private individual for \$4,584,180, or \$290 per square foot. The property was fully vacant at the time of sale.

The property on the market for 212 days.

The seller, represented by BRAND Real Estate, was motivated to divest the property as they originally invested with the idea of dividing and selling these as condo units. The buyer, represented by Colliers, was drawn to the property to use for their own Gastroenterology practice.

The new owner plans to convert the majority of the suite for surgery and the remaining will be f







SECTION 4

# Market Overview

MARKET OVERVIEW

---

DEMOGRAPHICS

---

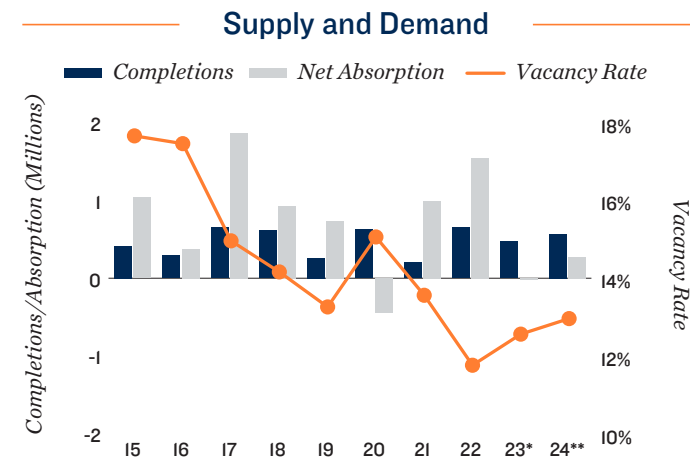
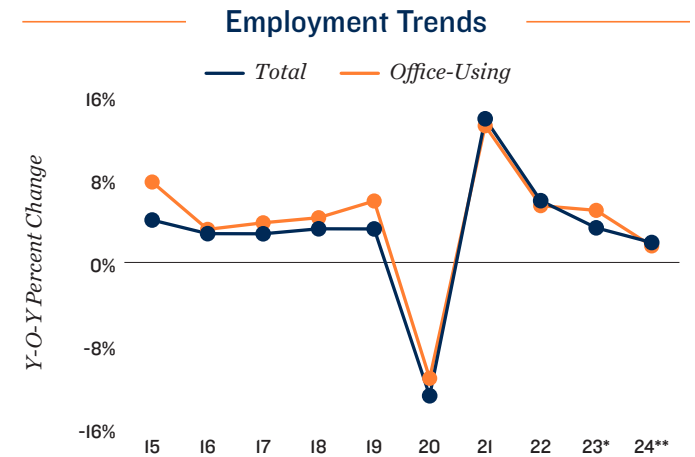
Marcus & Millichap

## LAS VEGAS

### Contrasting Many Other U.S. Markets, Las Vegas' Office Sector Remains in a Favorable Position

**Several larger submarkets register encouraging demand.** Las Vegas entered this year as just one of three major U.S. markets with sub-15 percent Class A and Class B/C office vacancy. This standing will be preserved during 2024, as traditional office-using roles will account for a record share of the total job count, at approximately 22 percent. This should facilitate consistent demand among employers for spaces larger than 10,000 square feet, extending a two-year trend and aiding overall absorption. An additional boon for conventional office buildings with available space, medical office properties will account for roughly half of this year's supply additions. As such, prospective tenants are likely to comb Las Vegas' largest submarkets for traditional floor plans. These firms, however, may find relatively limited options in Southwest and West Las Vegas, as each was home to sub-10 percent vacancy at the onset of 2024. This dynamic may steer more companies to South and Northwest Las Vegas — home to average asking rents slightly below the metro's mean and double-digit vacancy. Ultimately, these components will translate to a year-end vacancy rate nearly 400 basis points below Las Vegas' long-term average.

**Competition for medical office listings poised to increase.** Among major Southwest markets, Las Vegas is home to the second-lowest Class B/C vacancy rate and recently ranked as the top-performing metro for sector rent growth. This performance should direct investors to mid-tier buildings this year. Private buyers seeking listings priced below \$300 per square foot may focus on South Las Vegas, with those willing to exceed this threshold possibly pursuing early 2000s-built assets in Southwest Las Vegas. Across the metro, Class B and C medical office trades should play a notable role in overall deal flow, as population growth expectations foster investor demand for such properties.



\* Estimate; \*\* Forecast


Sources: CoStar Group, Inc.; Real Capital Analytics

# MARKET OVERVIEW // **Crimson Canyon Building**

## 2024 MARKET FORECAST

**+1.9%** 

**EMPLOYMENT:** After growing by 12,000 roles last year, Las Vegas' count of traditional office-using positions rises by 4,000 professionals, accounting for nearly 20 percent of the jobs added in 2024.

**570,000**  
sq. ft. 

**CONSTRUCTION:** Deliveries increase moderately on a year-over-year basis as developers expand the local inventory by 1 percent. Completions are concentrated in Southwest and South Las Vegas.

**+40 bps** 

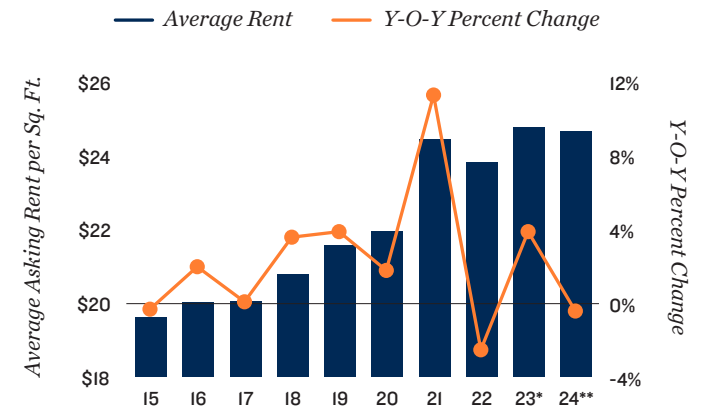
**VACANCY:** Minimal supply additions outside of the two largest submarkets should aid demand for existing spaces. Still, a moderate uptick in vacancy occurs, placing the year-end rate at 13 percent.

**-0.4%** 

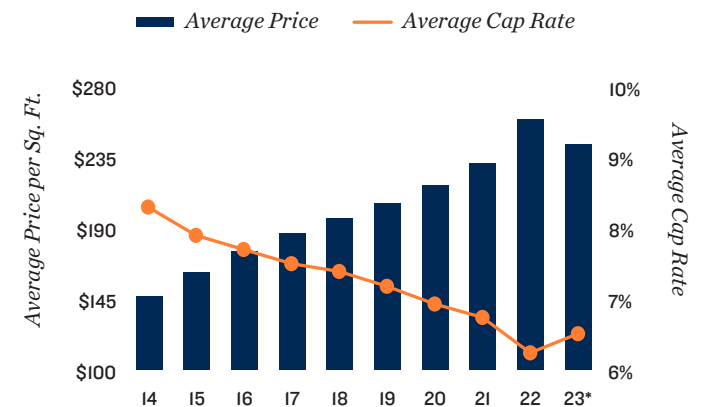
**RENT:** Despite positive net absorption and Class A space accounting for a larger share of the vacant stock, the average asking rent dips slightly to \$24.65 per square foot.

**INVESTMENT:** *Confident in Las Vegas' long-term demand prospects, out-of-state buyers may acquire multiple assets at once, specifically if they can obtain discount pricing in exchange for taking on re-tenanting risk.*

### Rent Trends



### Sales Trends



\* Estimate; \*\* Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics

## Crimson Canyon Building // DEMOGRAPHICS

<b>POPULATION</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2028 Projection</b>			
Total Population	7,978	115,681	374,629
<b>2023 Estimate</b>			
Total Population	7,690	109,211	351,015
<b>2020 Census</b>			
Total Population	8,202	111,399	347,589
<b>2010 Census</b>			
Total Population	7,074	100,901	298,277
<b>Daytime Population</b>			
2023 Estimate	14,483	262,997	600,697
<b>HOUSEHOLDS</b>			
<b>2028 Projection</b>			
Total Households	3,544	49,267	156,618
<b>2023 Estimate</b>			
Total Households	3,407	46,464	146,493
Average (Mean) Household Size	2.2	2.4	2.4
<b>2020 Census</b>			
Total Households	3,343	45,109	141,385
<b>2010 Census</b>			
Total Households	3,039	41,664	120,604
<b>HOUSEHOLDS BY INCOME</b>			
<b>2023 Estimate</b>			
\$200,000 or More	2.8%	4.8%	5.2%
\$150,000-\$199,999	1.8%	4.6%	5.0%
\$100,000-\$149,999	9.7%	12.0%	12.3%
\$75,000-\$99,999	12.3%	12.2%	11.9%
\$50,000-\$74,999	23.6%	19.9%	19.1%
\$35,000-\$49,999	17.4%	14.5%	14.2%
\$25,000-\$34,999	13.4%	11.3%	10.8%
\$15,000-\$24,999	9.5%	10.3%	10.0%
Under \$15,000	9.5%	10.4%	11.6%
Average Household Income	\$64,174	\$76,992	\$79,043
Median Household Income	\$50,179	\$54,498	\$54,392
Per Capita Income	\$28,575	\$32,841	\$33,116

<b>POPULATION PROFILE</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Population By Age</b>			
2023 Estimate Total Population	7,690	109,211	351,015
Under 20	18.7%	20.6%	21.7%
20 to 34 Years	23.1%	23.4%	22.9%
35 to 49 Years	23.2%	22.2%	21.5%
50 to 59 Years	15.3%	13.2%	13.2%
60 to 64 Years	6.3%	5.9%	5.9%
65 to 69 Years	5.0%	5.0%	5.0%
70 to 74 Years	4.0%	4.1%	4.1%
Age 75+	4.6%	5.6%	5.6%
Median Age	39.9	38.6	38.3
<b>Population by Gender</b>			
2023 Estimate Total Population	7,690	109,211	351,015
Male Population	52.2%	51.2%	51.3%
Female Population	47.8%	48.8%	48.7%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	22.0	23.0	24.0

## DEMOGRAPHICS // **Crimson Canyon Building**



### POPULATION

In 2023, the population in your selected geography is 351,015. The population has changed by 17.68 since 2010. It is estimated that the population in your area will be 374,629 five years from now, which represents a change of 6.7 percent from the current year. The current population is 51.3 percent male and 48.7 percent female. The median age of the population in your area is 38.3, compared with the U.S. average, which is 38.7. The population density in your area is 4,467 people per square mile.



### HOUSEHOLDS

There are currently 146,493 households in your selected geography. The number of households has changed by 21.47 since 2010. It is estimated that the number of households in your area will be 156,618 five years from now, which represents a change of 6.9 percent from the current year. The average household size in your area is 2.4 people.



### INCOME

In 2023, the median household income for your selected geography is \$54,392, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 17.77 since 2010. It is estimated that the median household income in your area will be \$63,208 five years from now, which represents a change of 16.2 percent from the current year.

The current year per capita income in your area is \$33,116, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$79,043, compared with the U.S. average, which is \$100,106.



### EMPLOYMENT

In 2023, 193,476 people in your selected area were employed. The 2010 Census revealed that 49.4 percent of employees are in white-collar occupations in this geography, and 17.2 percent are in blue-collar occupations. In 2023, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 23.00 minutes.



### HOUSING

The median housing value in your area was \$347,189 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 52,820.00 owner-occupied housing units and 67,784.00 renter-occupied housing units in your area.



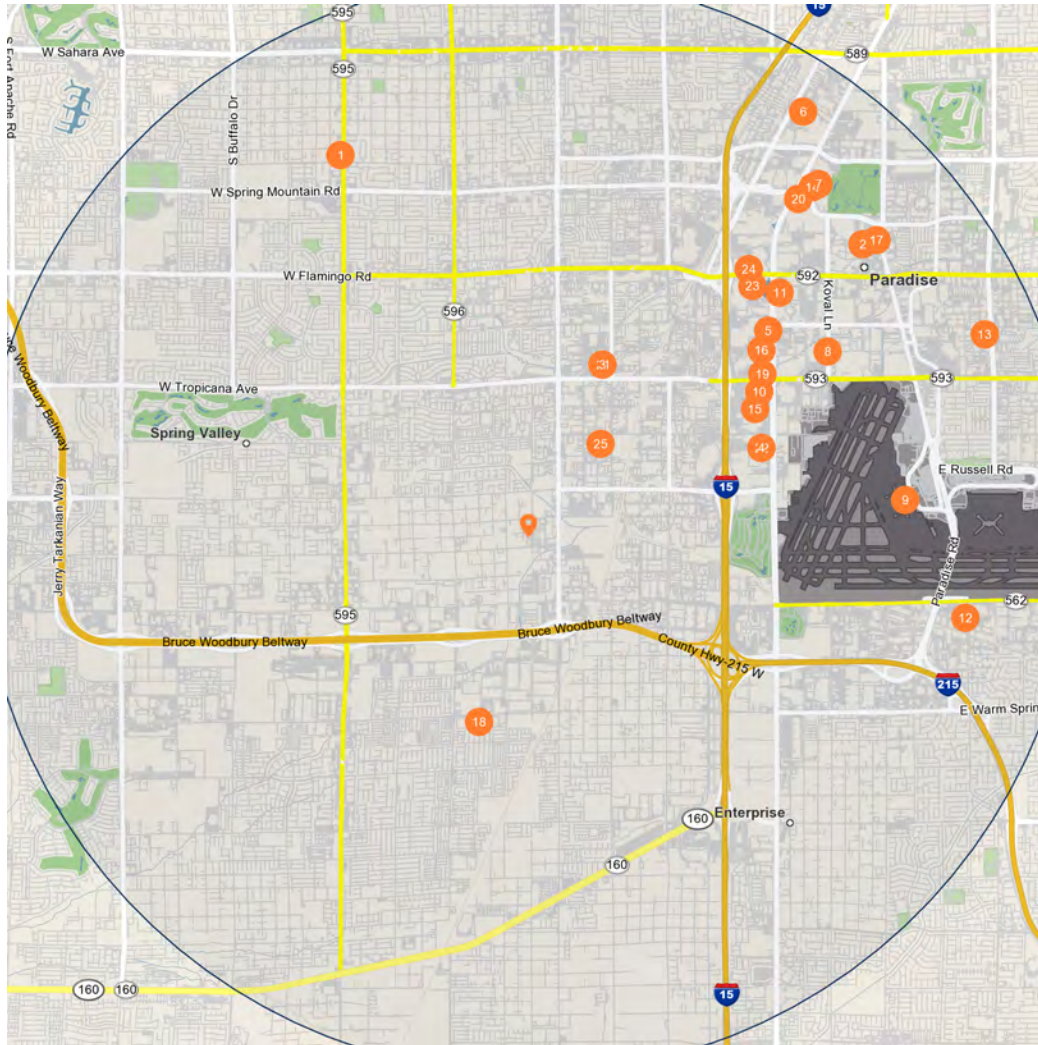
### EDUCATION

The selected area in 2023 had a lower level of educational attainment when compared with the U.S. averages. Only 7.2 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 17.5 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 8.1 percent vs. 8.5 percent, respectively.

The area had more high-school graduates, 29.1 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 24.5 percent in the selected area compared with the 20.1 percent in the U.S.

## Crimson Canyon Building // DEMOGRAPHICS

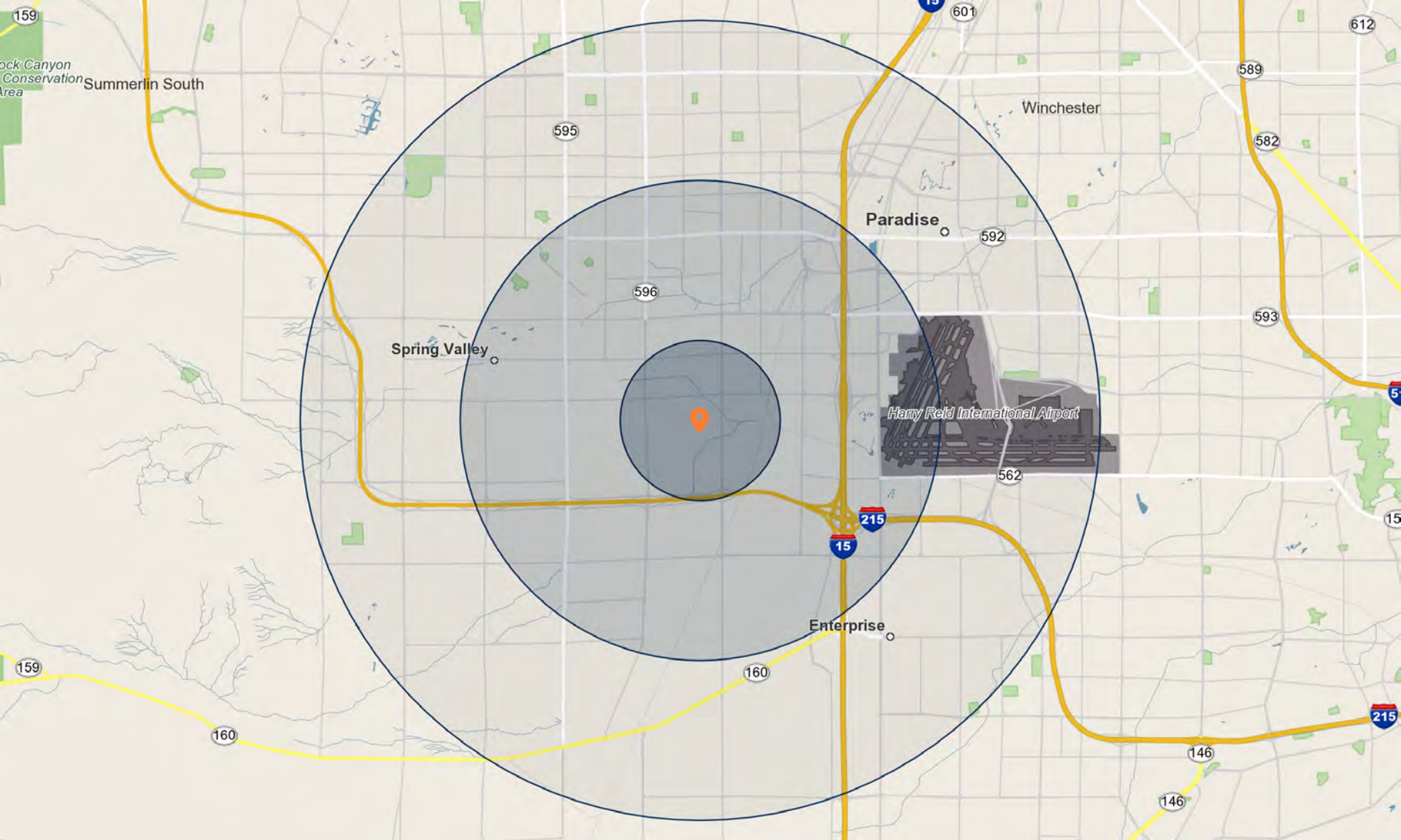


### Major Employers

### Employees

1	Diversified Rest Group RSC LLC	6,200
2	Venetian Casino Resort LLC-Venetian Resort Hotel Casino	5,758
3	Coast Hotels and Casinos Inc-Boyd Creative Services	5,328
4	Slots-A-Fun Inc-Slots-A-Fun Casino	5,186
5	Boardwalk Casino Inc	5,156
6	Resorts World Las Vegas LLC-Awana Spa Wellness	5,000
7	Wynn Resorts Finance LLC	5,000
8	MGM Grand Hotel LLC-MGM Grand Bus Conference Ctr	4,344
9	MGM Grand Hotel LLC-MGM Grand Gift Sp At McCrran A	4,344
10	New Castle LLC-Excalibur Hotel & Casino	4,200
11	Paris Las Vegas-Paris Las Vegas Hotel & Casino	4,000
12	Wolfgang Puck Worldwide Inc-Spago Las Vegas	4,000
13	Board of Regents Nevada-University Nevada - Las Vegas	3,341
14	Wynn Las Vegas LLC	3,153
15	Ramparts Inc-Luxor Hotel & Casino	3,100
16	Victoria Partners LP-Monte Carlo Hotel and Casino	3,000
17	Pnk Development 10 LLC	2,696
18	Avago Technologies US Inc	2,436
19	New York - NY Ht & Casino LLC-Starbucks Licensed Store	2,300
20	Palazzo Resort Hotel Casino	2,288
21	Coast Hotels and Casinos Inc-Orleans Hotel and Casino The	2,287
22	Mh Inc	2,158
23	Mirage Laundry Services Corp	2,079
24	Sheraton Gaming Corporation	2,000
25	W Lim Corporation LLC	2,000

DEMOGRAPHICS // **Crimson Canyon Building**







EXCLUSIVELY LISTED BY

---

**Gary L. Frazier, II**

Associate

Office: Las Vegas

Direct: 702.215.7107

[Gary.Frazier@marcusmillichap.com](mailto:Gary.Frazier@marcusmillichap.com)

License: NV #S.0196416

Marcus & Millichap