

ASPEN GLEN PLAZA

8260 W. Charleston Boulevard, Las Vegas, NV 89117

AVAILABLE
For Lease



📍 5960 S. Jones Blvd, Las Vegas, NV 89118
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Property Highlights

- Move-in ready office space in Aspen Glen Plaza
- Approximately $\pm 2,000$ SF - Suites 3 & 4 combined
- 5 private offices, bull pen, conference room, and storage
- 2 in-suite restrooms and open kitchen / break area
- 24-hour access and security system
- Monument signage available
- Parking Ratio: 4.5:1,000 SF - 6 surface & 12 covered spaces
- Minutes from Boca Park, Tivoli Village, and Downtown Summerlin
- Easy access to US-95 and CC-215 Beltway
- Available upon 30 days notice

Property Overview

8260 W Charleston Blvd presents a rare opportunity to occupy a move-in ready office suite in the heart of Las Vegas' thriving west side. Built in 1999, this single-story professional building is situated within Aspen Glen Park and offers a polished, well-maintained environment ideal for businesses seeking a functional and professional presence in one of the valley's most sought-after corridors. Suites 3 & 4 are currently combined into approximately $\pm 2,000$ SF of thoughtfully configured office space featuring 5 private offices, an open bull pen area, a dedicated conference room, storage closet, two in-suite restrooms, and an open kitchen and break area. The property offers 24-hour access, a security system, monument signage, and a generous parking ratio of 4.5/1,000 SF with 6 surface and 12 covered spaces.

Listing Snapshot

 **\$1.40 PSF NNN**
Lease Rate

 **\$0.40 PSF**
Monthly CAM Charges

 **$\pm 2,000$ SF**
Available Space

 **West Central**
Submarket

Key Demographics (within a 3-mile radius)

 **$\pm 166,675$**
Population Size

 **\$109,272**
Ave. Household Income

APN 138-33-416-011

Zoning Professional Office (P-R)

Year Built 1999

Cross Streets Charlestone Blvd & Cimmaron Rd

Property Size $\pm 4,000$ SF

Lot Size ± 0.16 AC



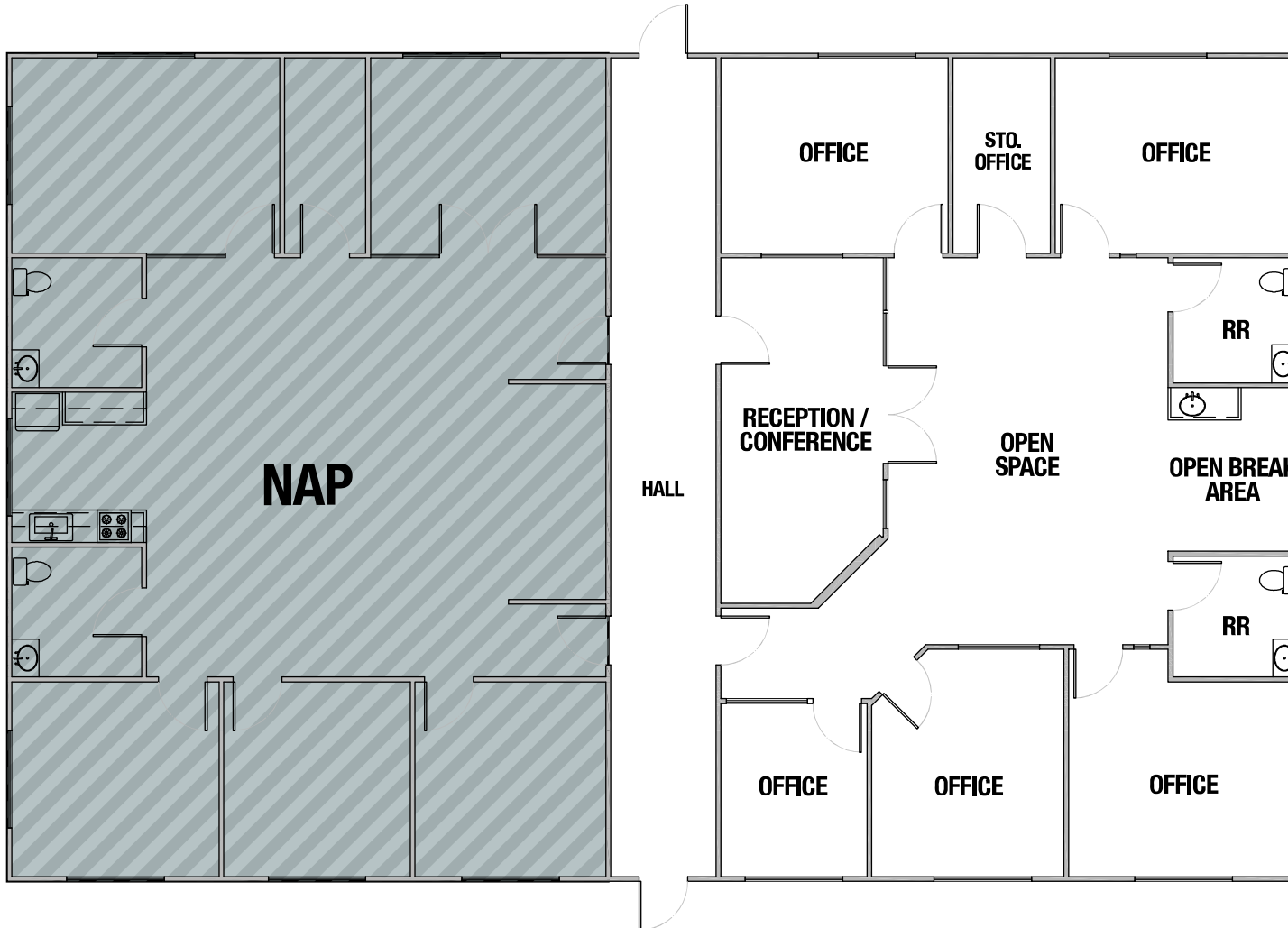
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Suites 3 - 4

Listing Snapshot

 **\$1.40 PSF NNN**
Lease Rate

 **\$0.40 PSF**
Monthly CAM Charges

 **±2,000 SF**
Available Space

 **\$3,600.00**
Monthly Rent

 **Within 30 Days Notice**
Availability

Suite Specs




Private Offices	5
Open Break Area	1
Open Space	1
Storage Offices	1
Reception / Conference	1
Restrooms	2

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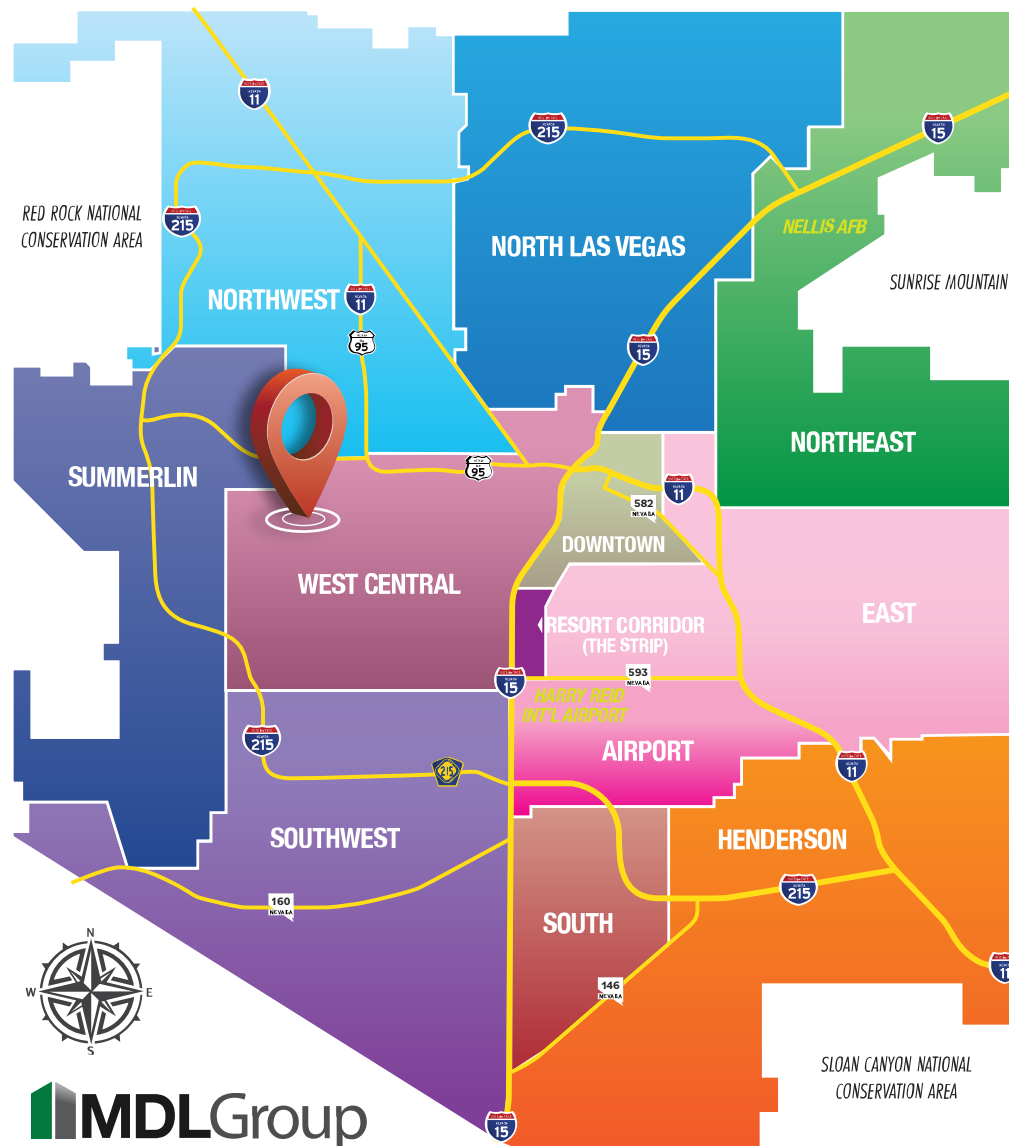
Property Photos



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Distance to Landmarks

- SR-613 / Summerlin Parkway: ±1.8 miles
- CC-215 Beltway: ±3.6 miles
- I-11 Freeway: ±3.0 miles
- Harry Reid International Airport: ±11.8 miles

Nearby Amenities

- Convenient access to Summerlin to the west
- Nearby retail and dining corridors include:
 - ±1.0 miles to Boca Park
 - ±1.7 miles to Tivoli Village
 - ±3.5 miles to Canyon Pointe and Red Rock Casino Resort
 - ±3.9 miles to Downtown Summerlin
- Easy access to fine recreation including Angel Park Golf Club, Canyon Gate Country Club, TPC Summerlin, and the entrance to the Red Rock Canyon National Conservation Area

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Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,506,458 in 2025. 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 11th 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
(County Data per Census)



298

Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com



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West Central

Synopsis

The West Central submarket is a critical infill region of Las Vegas, bounded by the I-15 to the east and the master-planned Summerlin community to the west, nestled between the Northwest and Southwest submarkets. This area is defined by a unique architectural tapestry, blending newer suburban neighborhoods with the historic “Rancho” corridor, famous for its vintage estate-style homes and mid-century modern residences along Rancho Boulevard.

As one of the most established and densely populated segments of the valley, it features a high concentration of multi-family housing and mature residential grids that maximize the available land. This density is anchored by robust retail hubs, most notably the world-renowned Chinatown along Spring Mountain Road, where a bustling three-mile corridor of diverse international dining and commerce serves as a major economic engine for the entire city.

Quick Facts



150,000

Est. Population
(as of 2025)



7,200

Pop. Density
(per square mile)




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Summerlin Adjacent

Quick Facts

 **130,000**
Est. Population
(as of 2025)

 **3,698**
Pop. Density
(per square mile)

Synopsis

The Summerlin submarket stands as a premier master-planned community of approximately ±130,000 residents, balancing expansive natural beauty with increasing urban density. The submarket's geography transitions from the lower-density luxury estates of Summerlin South, averaging roughly ±3,300 people per square mile, to the high-energy urban core of Downtown Summerlin where mid-rise living exceeds ±8,000 people per square mile.

Since 1990, it remains a top-selling national destination with over 100 active floorplans across 20 diverse neighborhoods. Residents enjoy a “village” lifestyle supported by an unparalleled amenity base, including 300 parks, 10 golf courses, and 200 miles of interconnected trails. This affluent area maintains high demand with nearly record-breaking land prices, driven by its reputation for thoughtful planning and proximity to the Red Rock National Conservation Area. With approximately ±5,000 gross acres still available for development, Summerlin continues to evolve as the valley's most sophisticated residential and commercial hub.

Where world-class amenities and sophisticated master planning converge.

Summerlin offers a premier commercial landscape defined by high-earning demographics, Class-A office growth, and an unrivaled lifestyle that consistently commands the valley's highest market premiums.

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 rankings: 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

Nevada Tax System:

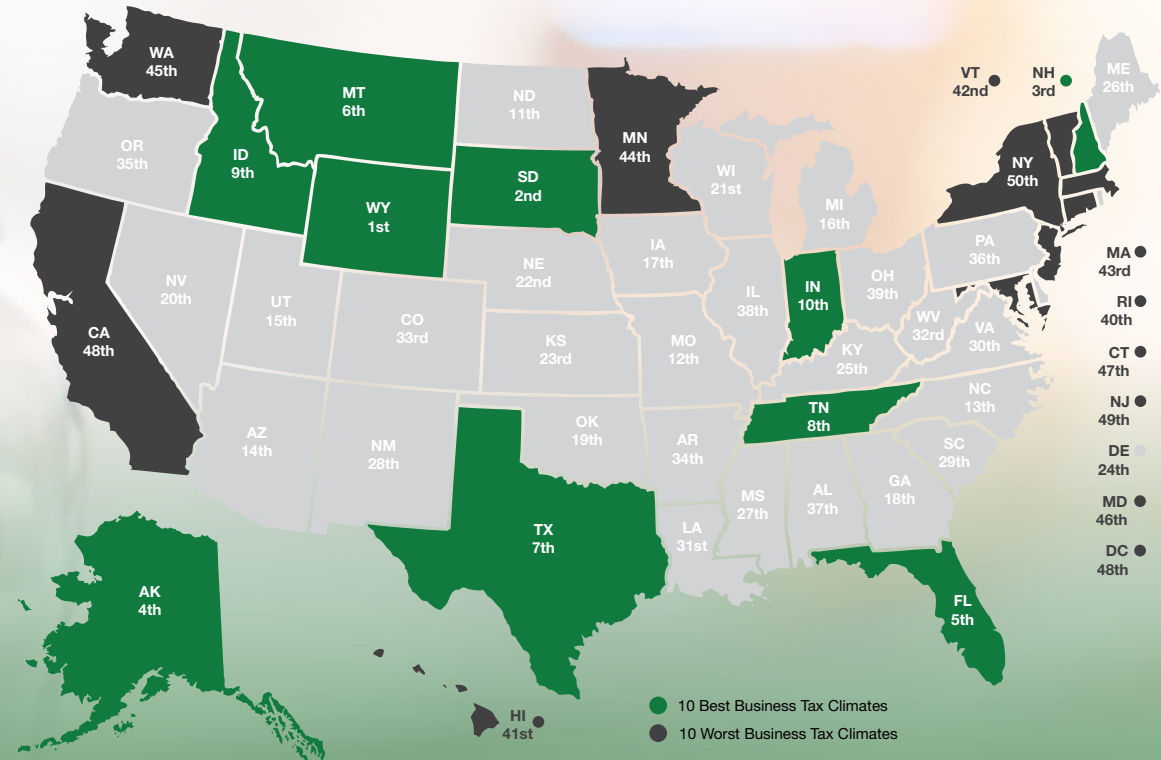
Nevada is ranked 20th in the Tax Foundation's 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development; www.TaxFoundation.org

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2025 State Business Tax Climate Index



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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Market Overview

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.

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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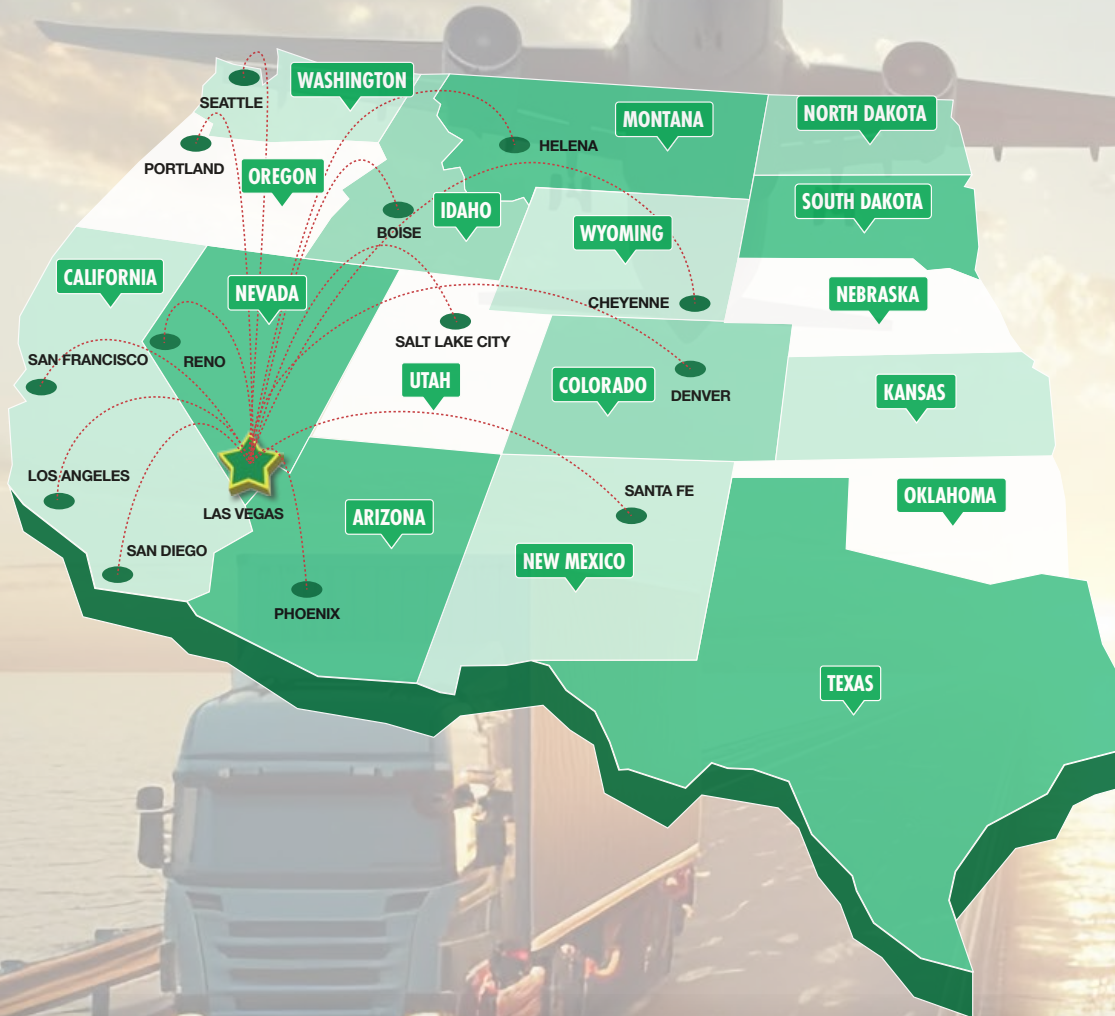
Education & Workforce Development

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.
- **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 & reducing student achievement gaps.

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Logistics



Transit From Las Vegas

DESTINATION	EST. TRAVEL TIME	DISTANCE (MILES)
Los Angeles, CA	3 hrs, 55 min	±265
Phoenix, AZ	4 hrs, 40 min	±300
San Diego, CA	4 hrs, 45 min	±327
Salt Lake City, UT	5 hrs, 50 min	±424
Reno, NV	6 hrs, 55 min	±452
San Francisco, CA	8 hrs, 15 min	±565
Boise, ID	9 hrs, 30 min	±634
Santa Fe, NM	9 hrs, 10 min	±634
Denver, CO	10 hrs, 45 min	±752
Cheyenne, WY	11 hrs, 50 min	±837
Helena, MT	12 hrs, 55 min	±907
Portland, OR	15 hrs, 45 min	±982
Seattle, WA	16 hrs, 50 min	±1,129

SHIPPING & MAILING SERVICES



Freight Service Center
(3 miles)
Distribution Center
(10 miles)
UPS Air Cargo
(18 miles)



Freight Center
(3 miles)
Ship Center
(8 miles)
Air Cargo
(20 miles)



Customer Service Center
(5 miles)
Cargo Center
(3 miles)
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