

CRIMSON CANYON

7373 - 7375 Peak Drive, Las Vegas, NV 89128

AVAILABLE
For Sale



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Property Highlights

- 1 Unit available for sale
- Built in 2002
- Conveniently located inside Summerlin within the northwest medical and technology district
- Close proximity to Mountain View Hospital
- Easy access to the US-95 / I-11 Freeway
- Nearby amenities include Aces & Ales, Capriotti's, Sonic Drive-In, El Pollo Loco, Doña Maria Tamales, Sasa Sushi, Target, Walmart, US Postal Service, and Clark Country Credit Union

Sale Details



\$950,000

Sale Price



±3,199 SF

Space Available



Summerlin

Submarket

Property Details

+ Parcel Numbers	138-15-310-063
+ Submarket	Summerlin
+ Building Size	±33,014 SF
+ Land Size	±2 AC
+ Zoning	Commercial Professional (CP)
+ Signage	Suite & Pylon signage available
+ Year Built	2002
+ Traffic Counts	Cheyenne Ave. // 32,500 VPD Buffalo Dr. // 16,800 VPD

Demographics

Population	1 mile	3 miles	5 miles
2024 Population	19,060	181,539	413,360
Ave. Household Income	1 mile	3 miles	5 miles
2024 Ave. Household Income	\$77,939	\$85,851	\$93,314

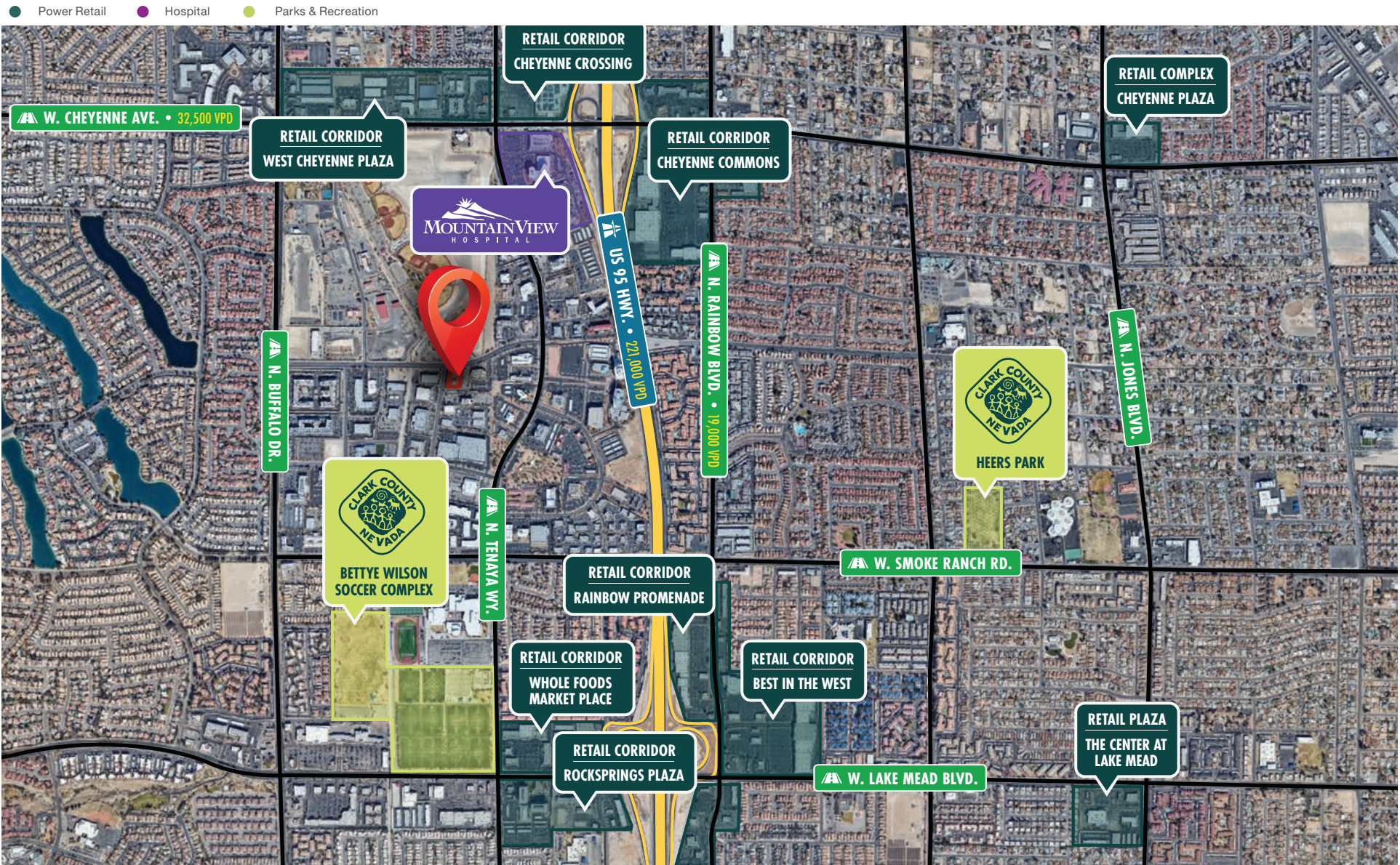


Property Description

MDL Group is pleased to present Crimson Canyon at 7373 - 7375 Peak Drive, Las Vegas, NV 89128 (the "Property"), a ±33,014 SF two-story professional office building with office condos for sale. Built in 2002, the building boasts a modern design and enjoys excellent accessibility with close proximity to the US-95 freeway and the busy artery of Cheyenne Avenue. It is minutes away from Mountain View Hospital, a multitude of shops and restaurants, a Target for convenient shopping, and sits just a short distance from the popular Best in the West retail corridor. This location provides the perfect blend of professional atmosphere, convenient amenities, and easy access for both employees and clients.

Area Description

The property is located on Peak Drive, just off of N. Tenaya Way and south of W. Cheyenne Avenue, between the Spring Valley, Summerlin, and Centennial areas of the Las Vegas Valley. The surrounding area has a multitude of office and retail spaces providing further professional growth opportunities.

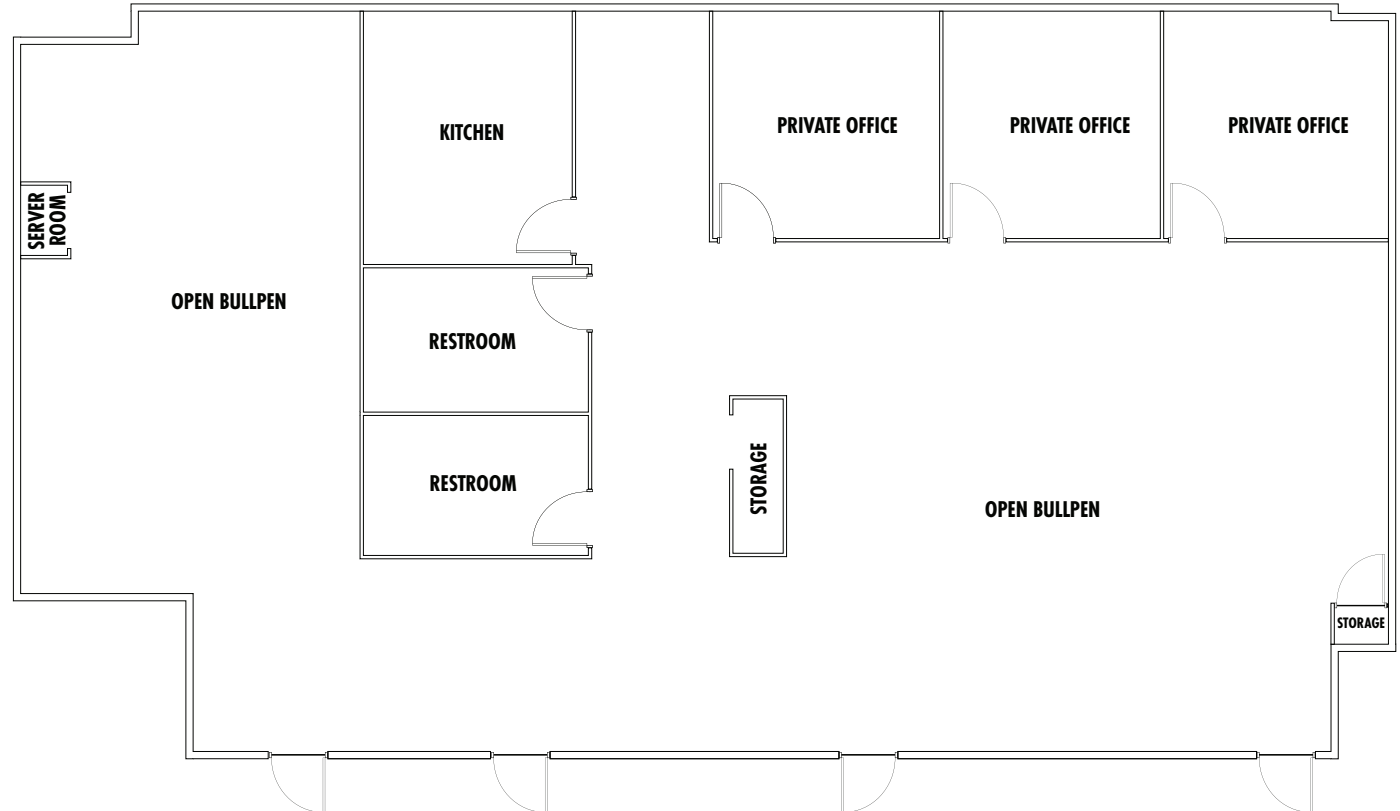




Sale Details

- + **Building:** 7375
- + **Suite:** 210
- + **Price:** \$950,000
- + **Price Per SF:** \$296.96
- + **Availability:** Immediately
- + **APN:** 138-15-310-063

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.





Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. 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 14th 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

298

Pop. Density
(Per Square Mile)

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

Market Overview

Summerlin Adjacent

Summerlin is a master-planned community in the Las Vegas Valley of Southern Nevada. It lies at the edge of the Spring Mountains and Red Rock Canyon to the west; it is partly within the official city limits of Las Vegas and partly within unincorporated Clark County. This rapidly growing community occupies over 22,500 acres and according to its developers, “has grown to encompass more than 250 parks, more than two dozen public and private schools, 14 houses of worship, ten golf courses, three resort hotels, recreational facilities, retail and entertainment centers, well-established office parks, a medical center, and more.

The community is divided into three associations (North, South, and West), which oversee two dozen commercial and residential villages.



Source: www.wikipedia.com



Professional Sports



Synopsis

The Las Vegas metropolitan area is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself.

The Las Vegas Valley has four major league professional teams: the Vegas Golden Knights of the NHL (began play in 2017 as the region's first major pro team), the Las Vegas Raiders of the NFL (began play in 2020), the Las Vegas Aces of the WNBA (began play in 2018), and the Las Vegas Athletics of the MLB (inaugural season will commence at its new ballpark for the 2028 season).

Las Vegas is home to three minor league sports teams: the Las Vegas Aviators of Minor League Baseball, The Las Vegas Lights FC of the USL Championship, the league at the second of US men soccer league system, The Henderson Silver Knights of the American Hockey league of the NHL. The Las Vegas Lights are currently the only team playing in the city of Las Vegas, at the city-owned Cashman Field.

Source: www.wikipedia.com

Nevada Tax Advantages

NEVADA

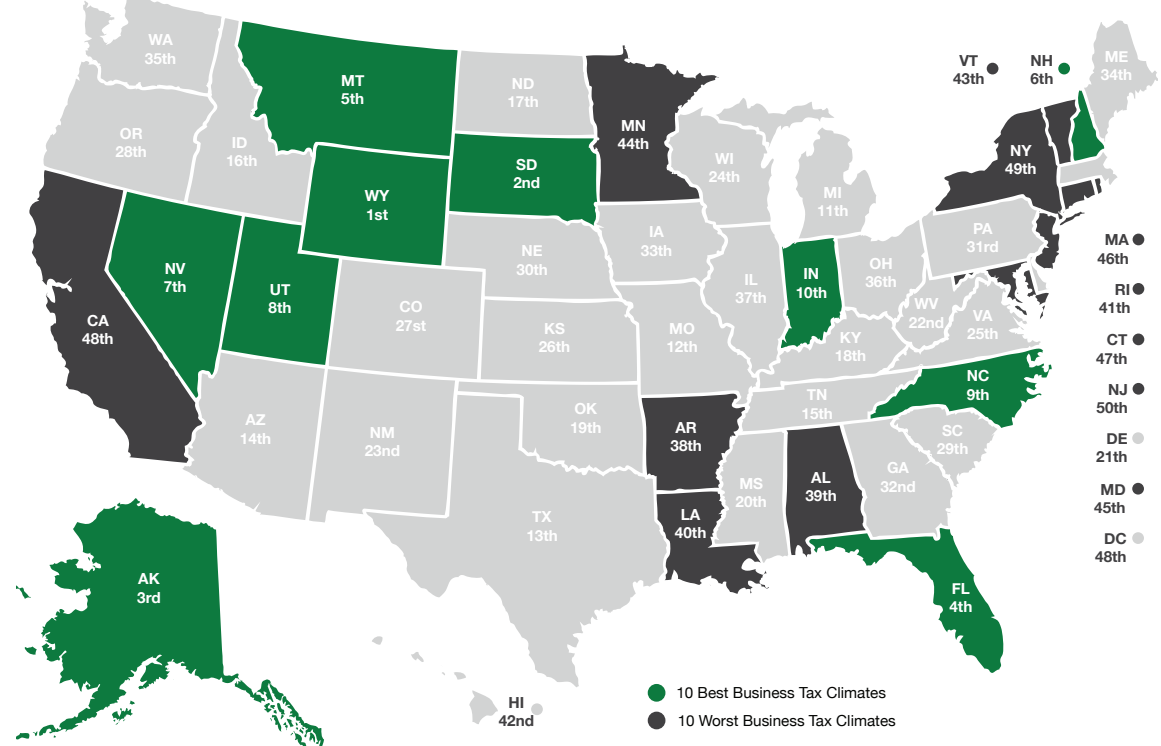
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

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

2024 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation's 2020 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



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.

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.



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.

The 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 and reducing student achievement gaps.

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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