

# SAHARA RANCHO

2320 S. RANCHO DR | LAS VEGAS, NV 89102





# 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.

Two full floors are currently available at 2320 S Rancho Dr., offering an excellent opportunity for businesses seeking a flexible and highly visible location. This space is perfectly suited for medical practices, professional services, or growing teams looking to establish themselves in a well-connected and accessible area.

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.



## AVAILABILITIES

FLOOR	USABLE SF
1st Floor	$\pm 10,777$ USF
2nd Floor	$\pm 11,059$ USF



AVAILABLE USF

$\pm 10,777 - \pm 11,059$



LEASE RATE

**\$2.30 PSF/MONTH FSC**

# PROPERTY OVERVIEW

**PROPERTY NAME:** Sahara Rancho Corporate Center

**ADDRESS:** 2320 S. Rancho Dr.

**PARCEL NUMBER:** 162-04-412-004

**YEAR BUILT:** 1974

**BUILDING SIZE:** ±23,782 SF

**STORIES:** Two-Story

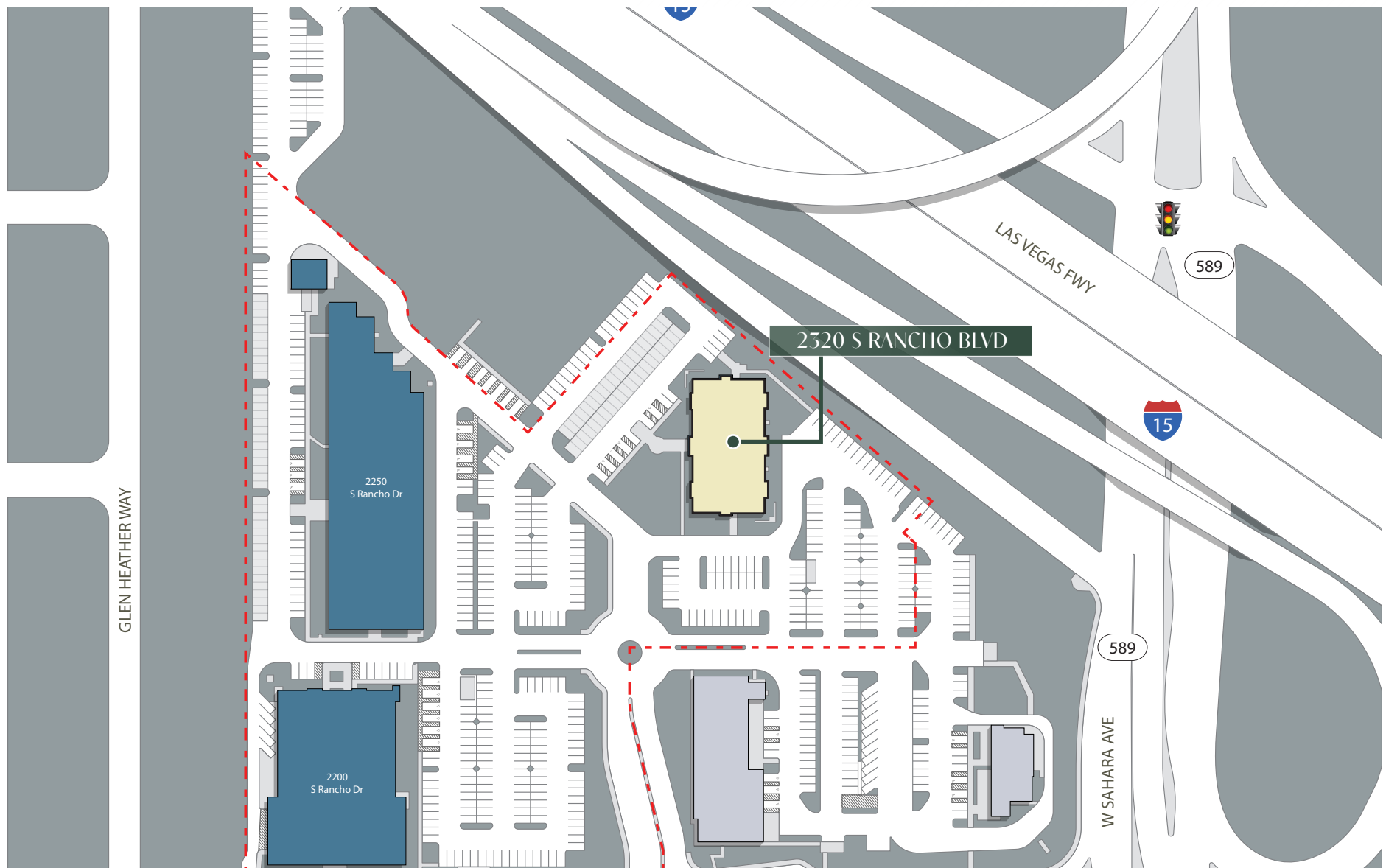
**PARKING:** Surface and Covered Parking

**SIGNAGE:** Building Signage Available

**ZONING:** C-1 (Commercial District)



# SITE PLAN



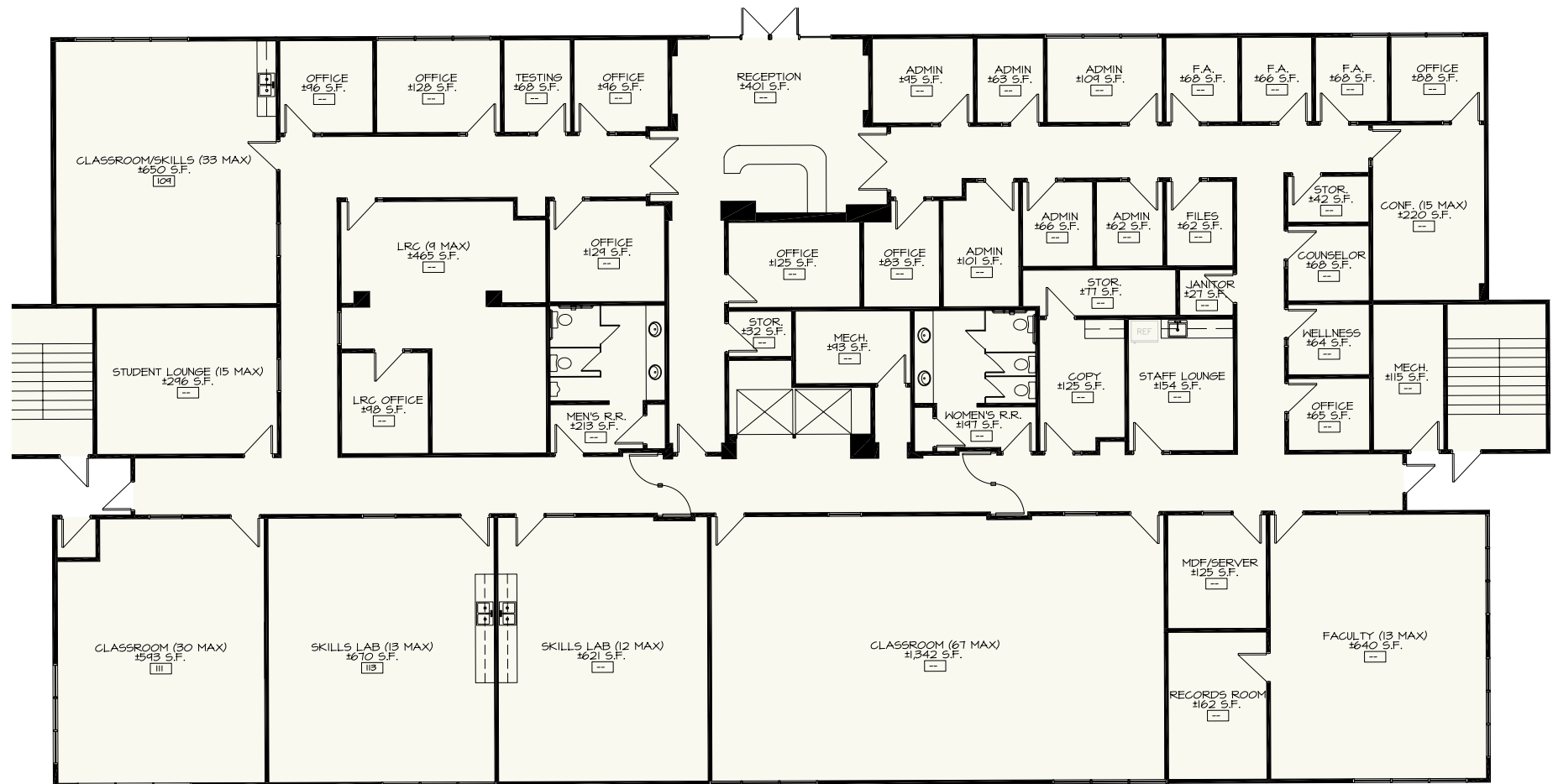


# FLOOR PLANS

## 2320 S. RANCHO DRIVE 1st Floor

Square Footage: ±10,777 USF

Lease Rate: \$2.30 PSF/ Month FSG

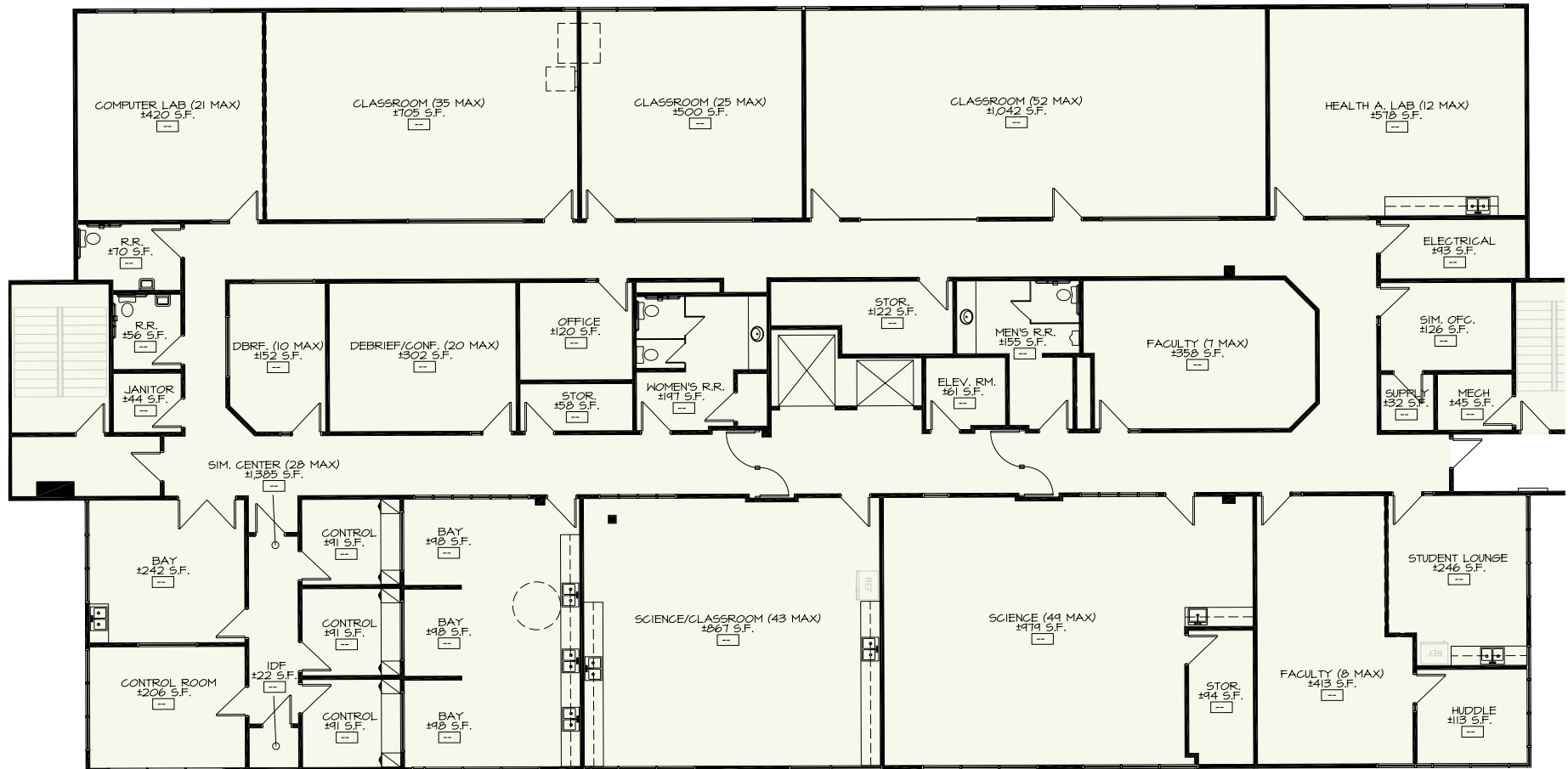


# FLOOR PLANS

## 2320 S. RANCHO DRIVE 2nd Floor

Square Footage: ±11,059 USF

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.

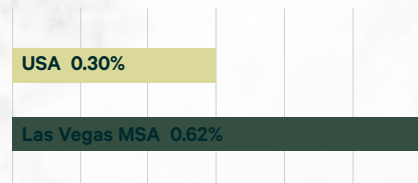
**LAS VEGAS MSA POPULATION**  
**2,359,915**

## 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

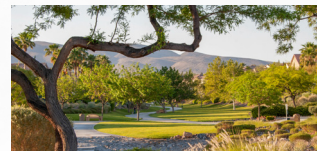
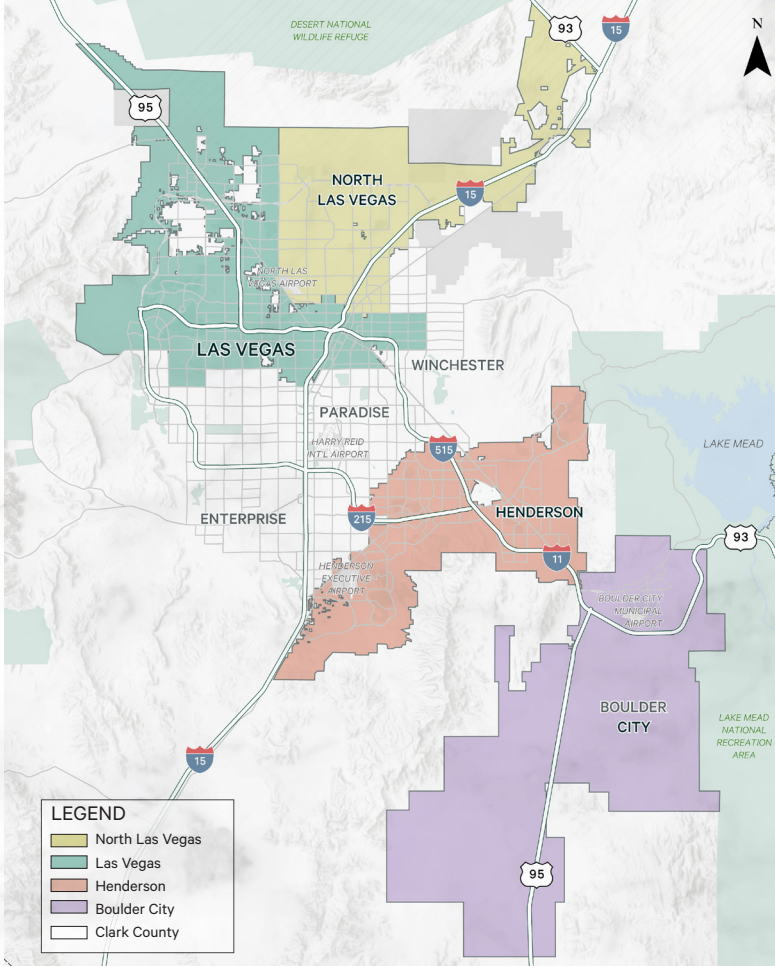
- #2** Nevada's population growth U.S. ranking (U.S. Census Bureau, 2020)
- #7** State Business Climate Index (Tax Foundation, 2023)
- #8** Best state to start a business (Wallethub, 2023)
- #8** Quality of infrastructure - Nevada (U.S. News & World Report, 2023)

## 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)



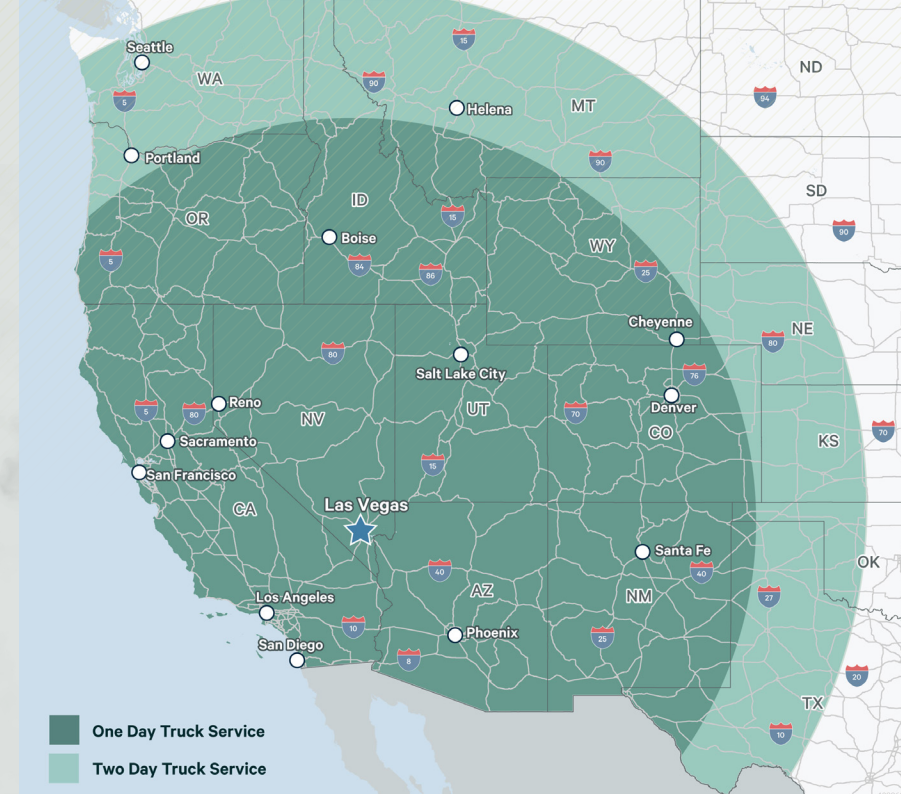
# TRANSPORTATION INFRASTRUCTURE

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

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