

SPANISH RIDGE PROFESSIONAL PARK

8708 Spanish Ridge Avenue, Las Vegas, NV 89148

AVAILABLE
For Sale



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For Sale



Property Highlights

- ±4,572 SF owner-user office building
- Built in 2006
- 26 parking spaces, including 7 covered
- Fiber optic internet available at property
- Convenient I-215 Beltway access
- Near UnCommons, Durango Resort & Casino, and IKEA

Property Overview

8708 Spanish Ridge Avenue is a ±4,572 SF single-story, owner-user office building located in Spanish Ridge Professional Park within the Southwest Las Vegas submarket. Built in 2006, the property sits on ±0.39 acres and includes 26 parking spaces (7 covered and 19 surface) with a 5.7:1,000 SF parking ratio. Dedicated data, phone, and cabling infrastructure in each suite allows for flexible occupancy. The property offers convenient access to the I-215 FWY and Harry Reid International Airport and is zoned C-P (Commercial Professional).

The property is located in the Southwest Las Vegas submarket within Spanish Ridge Professional Park, offering convenient I-215 FWY access. The area serves the Spring Valley and Enterprise communities, with nearby developments including UnCommons, Durango Resort & Casino, and IKEA.

Listing Snapshot



\$1,875,000
Sale Price



\$410 PSF
Price per Square Foot



±4,572 SF
Available Space



Southwest
Submarket

Key Demographics (within a 3-mile radius)



±173,498
Population Size



\$141,581
Ave. Household Income

APN	163-29-710-010
Zoning	Commercial Professional (C-P)
Year Built	2006
Property Size	±4,572 SF
Cross Streets	Russell Road & Durango Drive
Lot Size	±0.39 AC

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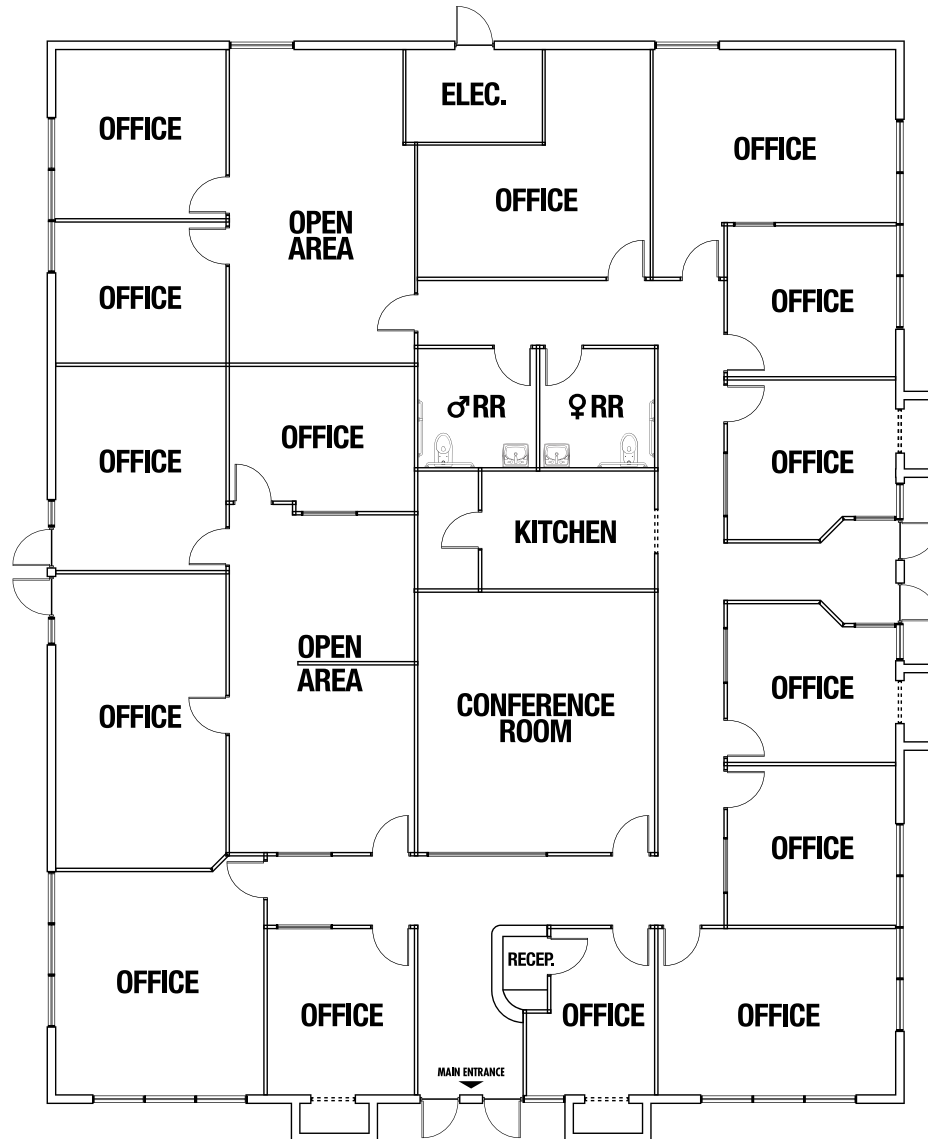
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Listing Snapshot



\$1,875,000
Sale Price



\$410 PSF
Price per Square Foot



±4,572 SF
Available Space



Immediately
Availability

Suite Specs

Private Offices	15
Conference Room	1
Open Areas	2
Kitchen	1
Reception / Lobby	1
Restrooms	2

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Property Photos



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For Sale

Future Site of Nevada's First Stand-alone Children's Hospital



Future Intermountain Health Children's Hospital in Las Vegas

Intermountain Health has announced plans for Nevada's first stand-alone children's hospital, to be built at UNLV's Harry Reid Research and Technology Park in Las Vegas. Leaders unveiled the future site during an on-site event, marking a first step toward expanding pediatric care in Southern Nevada. The organization says comprehensive subspecialty care close to home eases the burden on families facing difficult health conditions. Design of the hospital is underway, along with clinical planning and workforce recruitment, and additional details are expected as the project develops.

The Intermountain Health Foundation is building partnerships with community leaders, supporters, and philanthropic donors to help bring the vision to life. Intermountain Health currently operates more than 65 clinics across Southern Nevada, serving roughly 350,000 residents in Clark and Nye counties through primary, specialty, and urgent care services.

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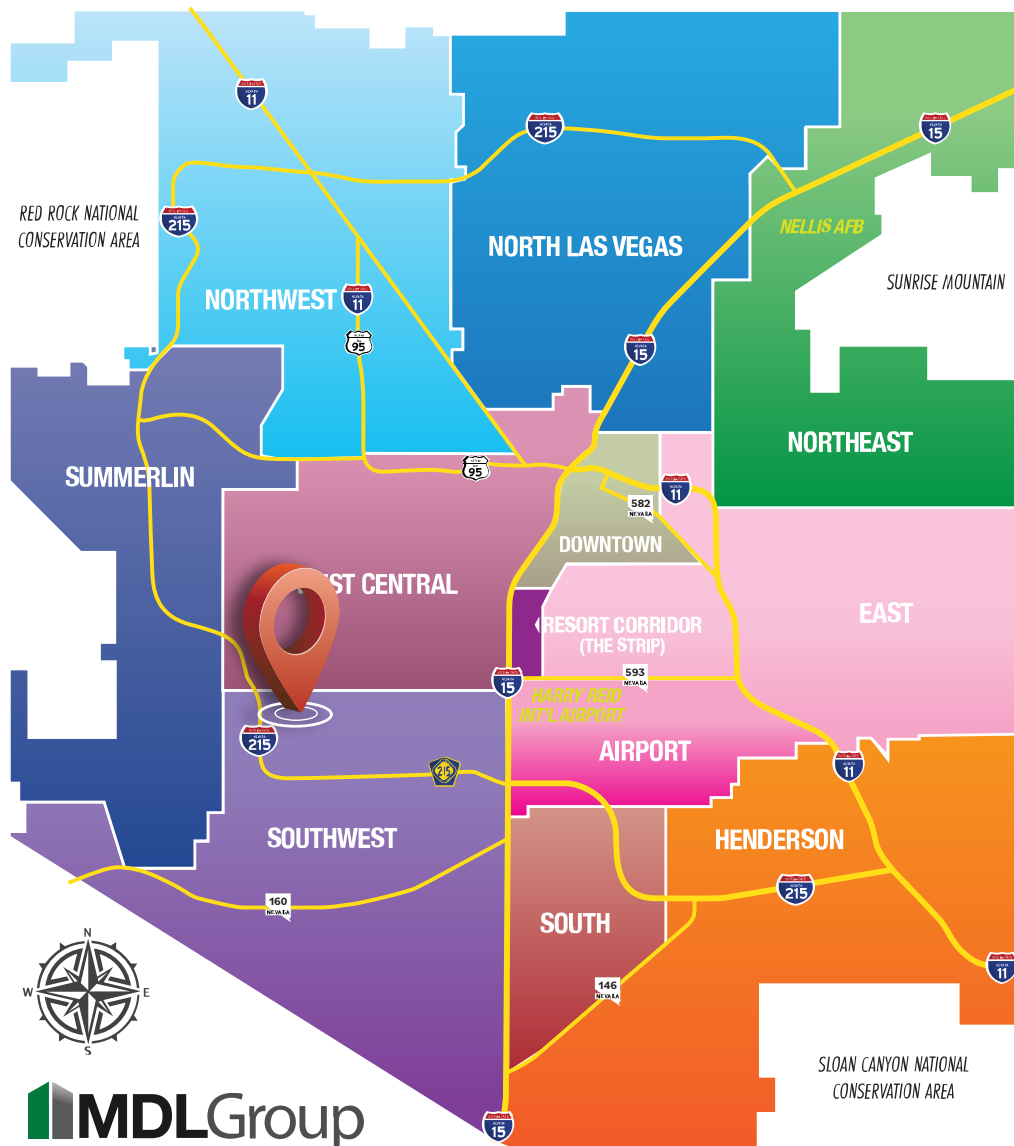
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Area Connectivity

- I-15 Freeway: ±4.5 miles (±9 minutes)
- I-215 Freeway: ±1.5 miles (±4 minutes)
- I-11 Freeway: ±15.0 miles (±20 minutes)
- Harry Reid International Airport: ±10.0 miles (±15 minutes)
- The Las Vegas Strip: ±8.5 miles (±14 minutes)

Nearby Amenities

- Healthcare: The area provides proximity to major medical facilities, including Dignity Health St. Rose Dominican Hospital (San Martin Campus), specialized clinics located along the Flamingo Road corridor, and the future Intermountain Health Foundation's new Children's Hospital.
- Retail & Dining: Situated in the vibrant southwest, the location offers convenient access to nearby shopping centers such as The Gramercy and Arroyo Market Square, featuring popular establishments like Parsley Modern Mediterranean, Firefly Tapas Kitchen & Bar, and various quick-service options.
- Golf & Country Clubs: Enthusiasts enjoy close proximity to premier local courses, including the Rhodes Ranch Golf Club and the Spanish Trail Country Club, offering challenging layouts and scenic views.
- Recreational Areas: Residents and employees benefit from nearby outdoor assets, including the Exploration Peak Park, the Mountain's Edge Regional Park, and extensive trail networks for hiking and cycling.

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Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of $\pm 2,505,000$ for 2026. Most of the county's population resides in and around the Las Vegas urban core. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers roughly 7% of the state's land area but holds about 73% of the state's population, making Nevada one of the most centralized states in the country.

With jurisdiction over the world-famous Las Vegas Strip and covering an area roughly the size of New Jersey, Clark County is the nation's 22nd-largest county by area. 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 across nearly 40 departments. The County has an annual budget of approximately \$12.9 billion, which surpasses that of the state government.

Quick Facts



$\pm 7,892$

Land Area
(Square Miles)



2,265,461

Population
(County Data per Census)



308

Pop. Density
(Per Square Mile)

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



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Market Overview

Southwest

Quick Facts

 **216,636**

Est. Population
(as of 2025)

 **4,450**

Pop. Density
(per square mile)

Synopsis

The Southwest Las Vegas submarket is one of the valley's most dynamic and high-performing commercial hubs, characterized by rapid, high-quality development and excellent infrastructure. Anchoring prestigious residential areas like Rhodes Ranch and Mountain's Edge, the submarket is strategically positioned with seamless ease of access via the I-215 Beltway, offering fast connectivity to the Strip and Harry Reid International Airport. This commercial corridor is defined by massive corporate and mixed-use assets, including Switch's world-class data center campus, the headquarters and Performance Institute for the UFC, the vibrant UnCommons mixed-use campus, and the new Durango Resort & Casino. This convergence of high-value businesses and desirable living drives consistent, robust retail and office absorption, solidifying the Southwest's status as a premier location for investment and expansion.



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Professional Sports

Synopsis

The Las Vegas Valley has quickly become a premier sports market, with most teams playing in the communities around the city rather than in Las Vegas itself. The **Vegas Golden Knights**, its first major league franchise, won the Stanley Cup in 2023, and the **Las Vegas Aces** have dominated the WNBA with titles in 2022, 2023, and 2025. The **Las Vegas Raiders** bring three world championships (XI, XV, and XVIII), and the **Las Vegas Athletics** add a legacy of nine.

The valley also supports a deep minor league scene: the Las Vegas Aviators (Triple-A, Athletics affiliate), the Henderson Silver Knights (AHL, Golden Knights affiliate), and Las Vegas Lights FC (USL Championship soccer). Its indoor football and box lacrosse teams (the Vegas Knight Hawks and Las Vegas Desert Dogs, respectively) share Lee's Family Forum in Henderson with the Silver Knights.



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



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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:

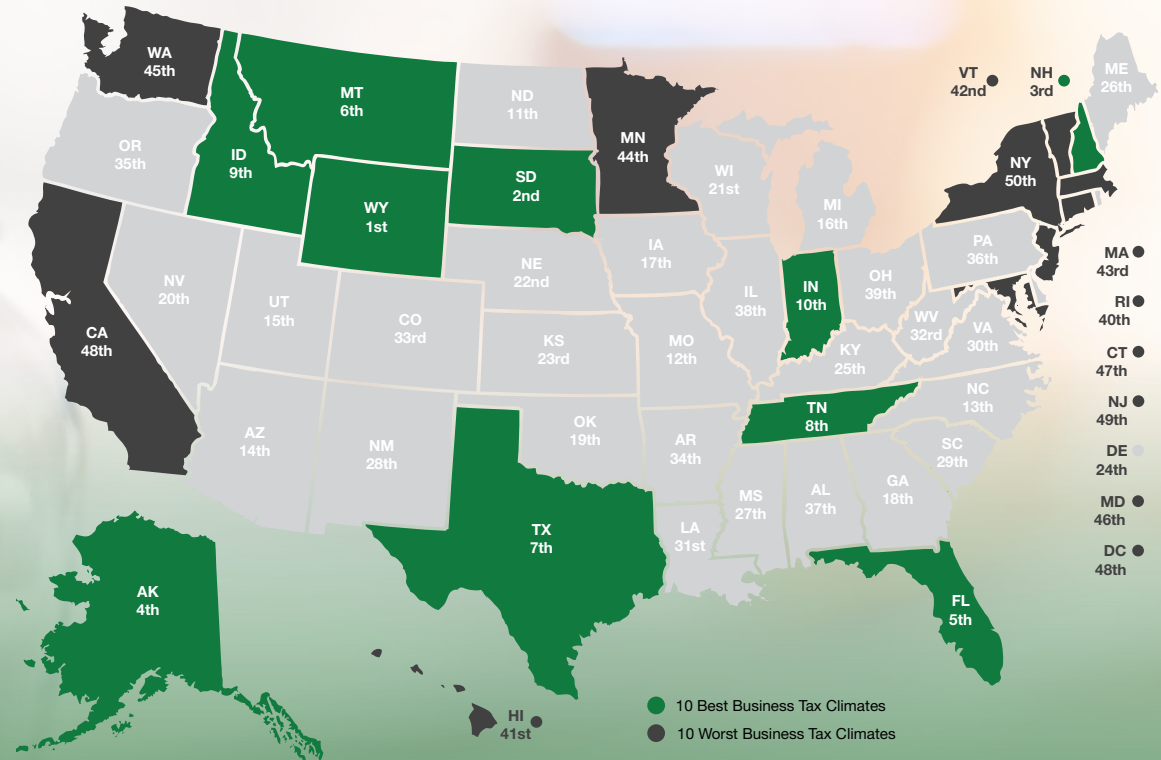
- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation's 2026 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*

2026 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.

Southern Nevada Growth

±250,000

Number of jobs
added between
2015 and 2025

±9,000

Number of new
businesses added
between 2015 and 2025

±86.6%

Milestone graduation
rate for Clark County
school district in 2025

Innovation Ecosystem

Southern Nevada has grown from a smart-city vision into one of the Mountain West's fastest-diversifying technology and infrastructure markets. Building on the 2016 Innovation District and IIC@V incubator, the past five years have reshaped the region:

- **AI & DATA CENTERS:** Switch is building Nvidia-designed "AI factories" in Las Vegas, and Google is expanding its Henderson campus as part of a \$1.2B Nevada commitment.
- **THE SPHERE:** A \$2.3B immersive-technology venue and the world's largest spherical structure, opened 2023.
- **VEGAS LOOP:** The Boring Company's underground transit now runs 2.2 miles and 9 stations, expanding toward a planned 68-mile, 55-station network.
- **BRIGHTLINE WEST:** Broke ground in 2024 on a 218-mile, 200-mph high-speed rail line to Los Angeles, targeting 2029.
- **RESEARCH ANCHORS:** UNLV's Harry Reid Research & Technology Park, NIAS drone testing, and CES.

Source: Las Vegas Global Economic Alliance (LVGEA)



Education & Workforce Development

Southern Nevada's post-secondary institutions have significantly expanded their offerings and stature:

- The **University of Nevada, Las Vegas (UNLV)** first reached R1 status (the highest research classification) in 2018 and retained it in 2025. Sponsored-program expenditures hit \$116.4 million in FY2024 (up ~15%), targeting \$250 million by 2030. Its medical school, begun in 2017, earned full accreditation in 2021, was renamed the Kirk Kerkorian School of Medicine at UNLV, and opened a dedicated education building in 2022.
- **Nevada State University** (elevated from Nevada State College in July 2023) has more than doubled its degree awards since 2011, with strong growth among racial and ethnic minorities and in health professions. Now enrolling roughly 7,300 students, NSU is a federally designated Hispanic-Serving Institution.
- The **College of Southern Nevada (CSN)** was named a Leader College of Distinction by national nonprofit Achieving the Dream in 2018 for improving student outcomes - a designation renewed in 2026.

Disclaimer

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