

630 SOUTH RANCHO DRIVE, SUITE C-E



630 South Rancho Dr

**FOR LEASE**

**CBRE**

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L A S V E G A S , N V

# PROPERTY HIGHLIGHTS



**±10,145 SF AVAILABLE**  
DIVISIBLE BY ±2,000 SF



**LEASE RATE:**  
**\$2.00 NNN**



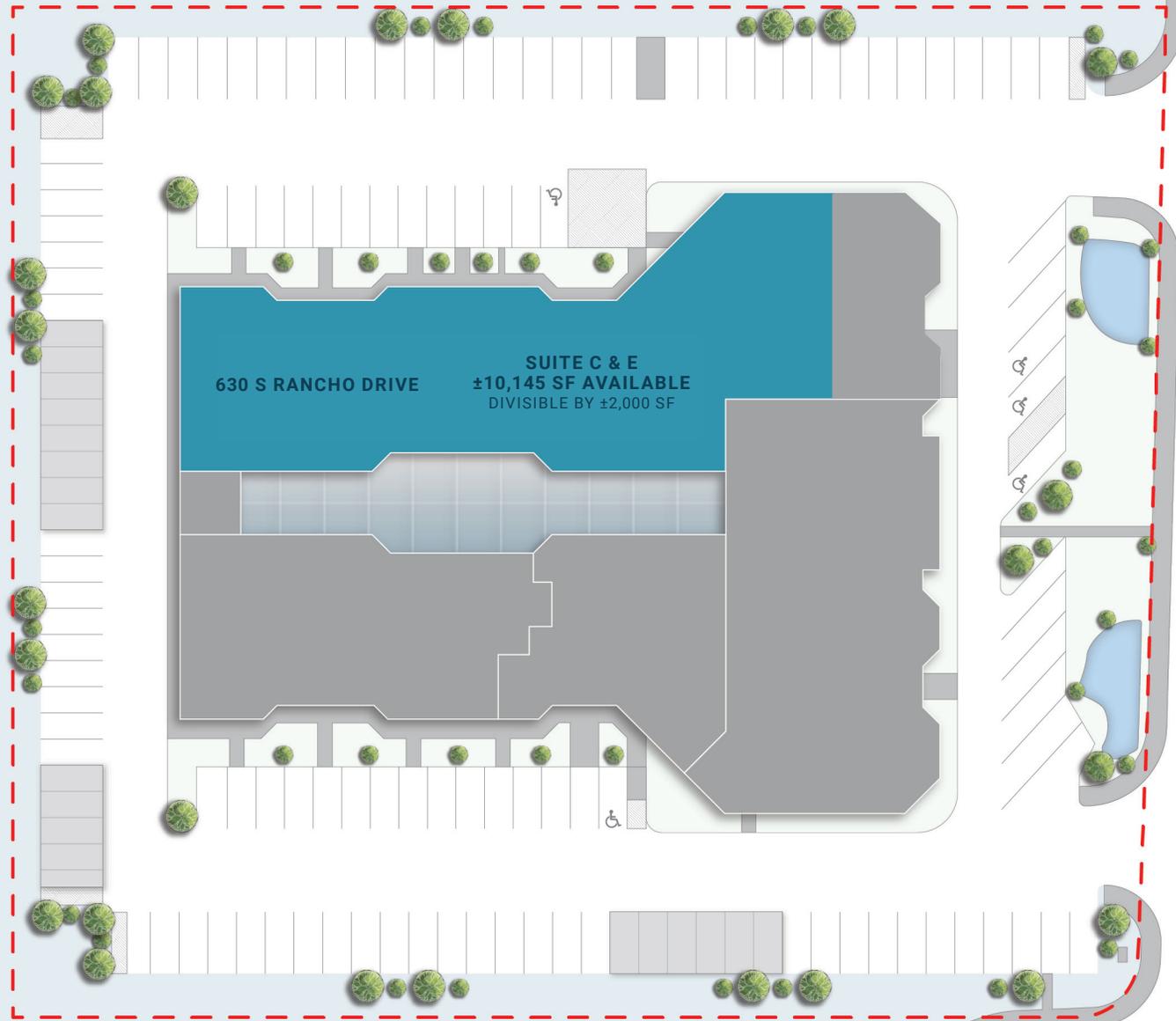
**CAMS:**  
**\$0.43**

630 S Rancho Drive, Suite C-E, Las Vegas, NV 89106 offers a prime location within minutes of the Las Vegas Medical District, UMC Trauma Center, Valley Hospital, and major freeways including US-95 and I-15. This medical office space is part of a well-maintained, single-story Class B building featuring a decorative brick exterior, 24-hour access, and offers 8 covered parking spaces.

Suite C-E has flexible layout options to accommodate a variety of medical tenant needs. Exterior signage opportunities and proximity to downtown Las Vegas make this an exceptional choice for businesses seeking visibility and convenience.



# S I T E P L A N

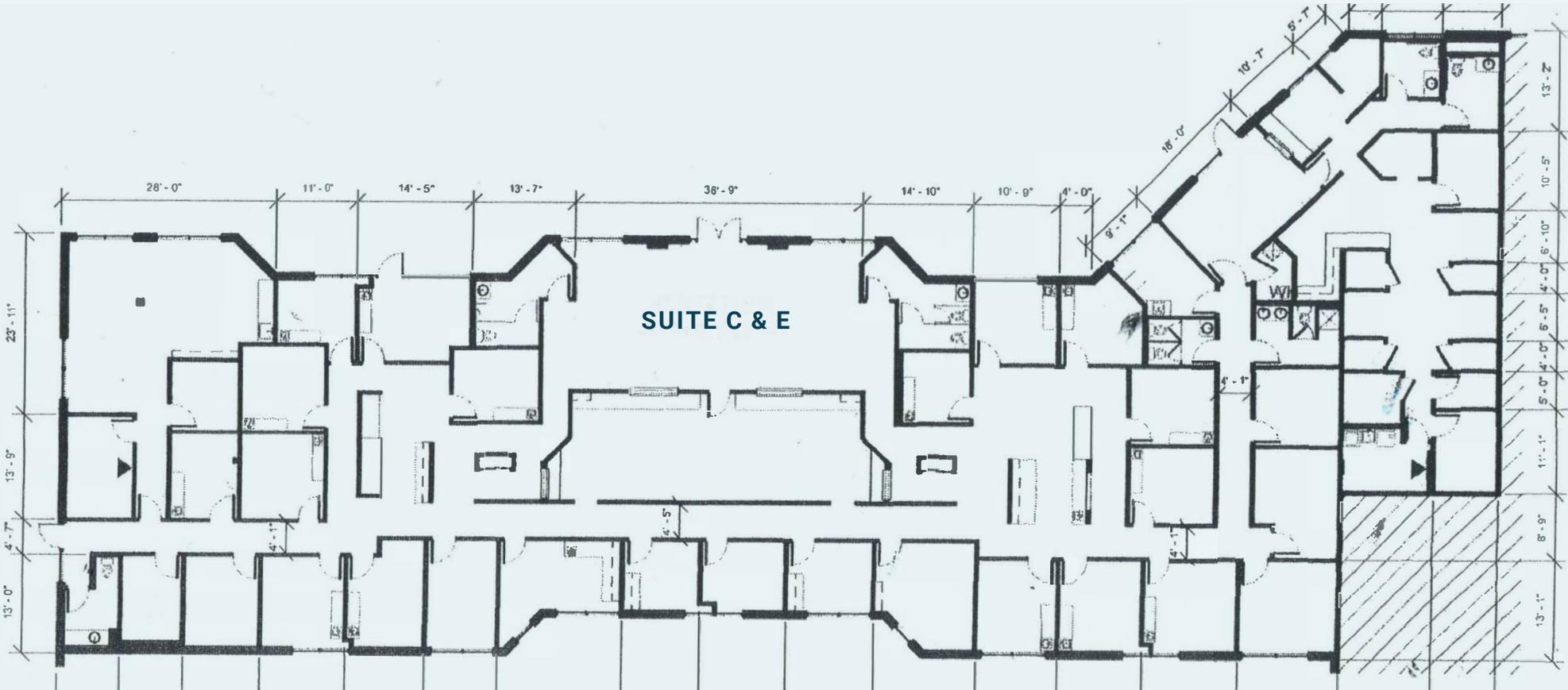


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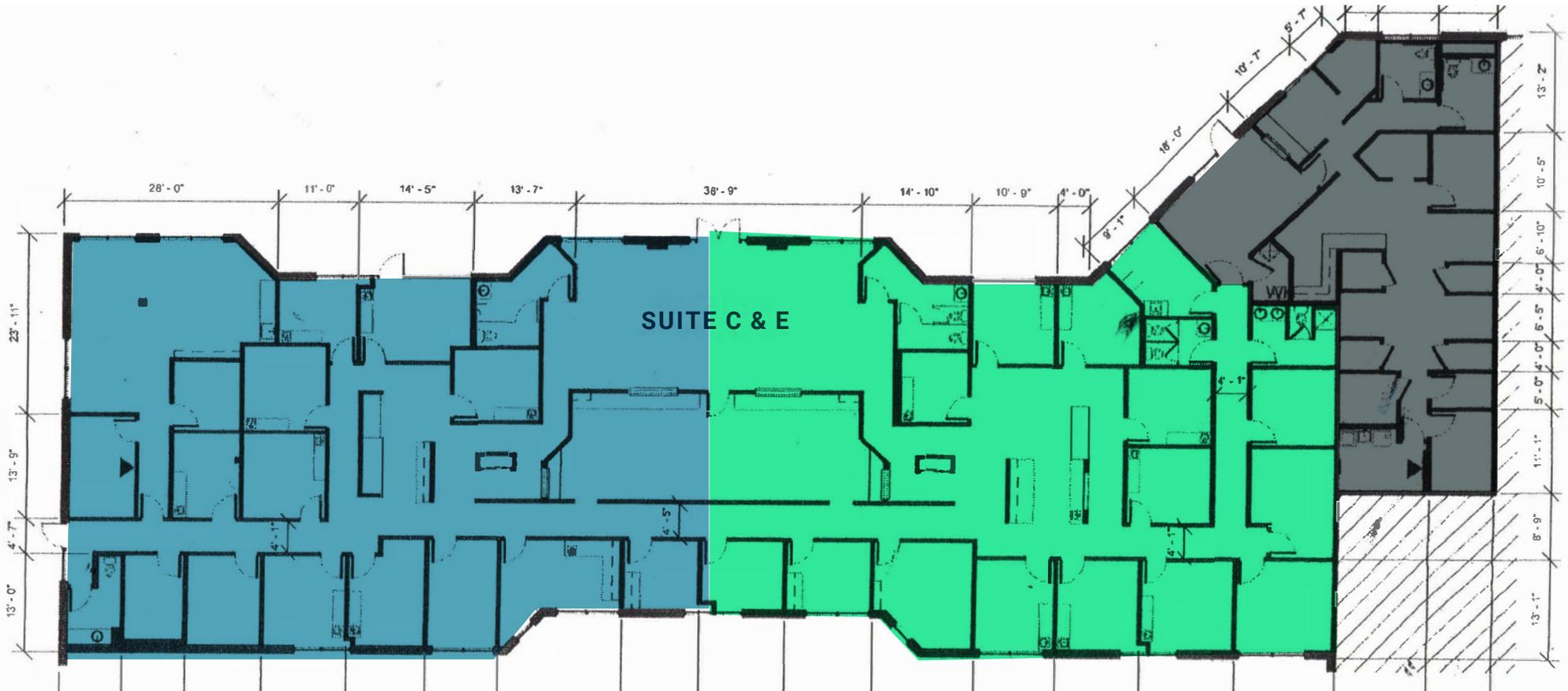
S RANCHO DR



# FLOOR PLAN



# PROPOSED DIVISIBILITY



# AMENITY MAP





## WHY LAS VEGAS

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**  
**2,418,659**

**% ANNUAL POPULATION GROWTH (2025 - 2030)**

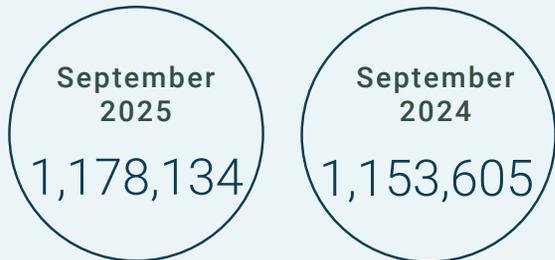


### MEDIAN AGE

Nevada 38.9 years  
 U.S. 39.1 years

## 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.



Source: U.S. Bureau of Labor Statistics

### EDUCATION ATTAINMENT

Associates Degree	9.4%
Bachelor's Degree	19.9%

Source: CBRE Research, 2025

### CONSISTENT LEVELS OF POPULATION GROWTH

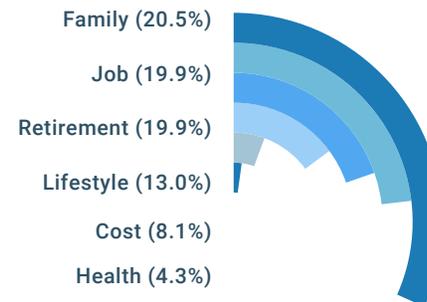


2024: 1.6% Increase

5-year Forecast: 9.8% Increase

Source: Oxford Economics

### CLARK COUNTY POPULATION 2025 PRIMARY REASONS FOR MOVING TO NEVADA





630

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## CONTACTS

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