

±47,304 SF Professional Office & Medical Business Park



RANCHO ORIENT BUSINESS PARK

500 S. RANCHO DR. LAS VEGAS, NV 89106

 **MDL**Group


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5960 South Jones Blvd.
Las Vegas, NV 89118
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BUSINESS PARK**

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03

Executive Summary

- + Property Highlights & Overview
- + Investment Highlights

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Executive Summary



Property Highlights

- ±47,304 SF Professional Office & Medical Business Park
- Prime Frontage Along South Rancho Ave.
- ±4.63 AC lot size
- Minutes from UMC Trauma Center, Valley Hospital Medical Center, Las Vegas Medical District, and UNLV Shadow Lane campus
- Zoning: Professional Office (P-R)
- Low-coverage site configuration provides significant redevelopment and repositioning potential

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Property Overview

MDL Group is pleased to present Rancho Orient Business Park at 500 S. Rancho Drive, a ±4.63-acre infill redevelopment opportunity in central Las Vegas. The property is improved with a ±47,304-square-foot office building and 169 surface parking stalls, while its low-coverage configuration leaves substantial acreage available for repositioning. With frontage along Rancho Drive and existing utilities, the site offers flexibility for a variety of higher-intensity uses. Strategically located near the Las Vegas Medical District, the property is less than one mile from I-11/US-95 and approximately one mile from I-15, providing excellent regional connectivity. Downtown Las Vegas, Las Vegas Boulevard, UMC, Valley Hospital, and the UNLV Shadow Lane Campus are all within close proximity.



RANCHO ORIENT
BUSINESS PARK
500 S. RANCHO DR. LAS VEGAS, NV 89106

Listing Snapshot



Contact Broker
Sale Price



±47,304 SF
Available Space



±4.63 AC
Acreage



West Central
Submarket

Key Demographics (within a 3-mile radius)



±165,702
Population Size

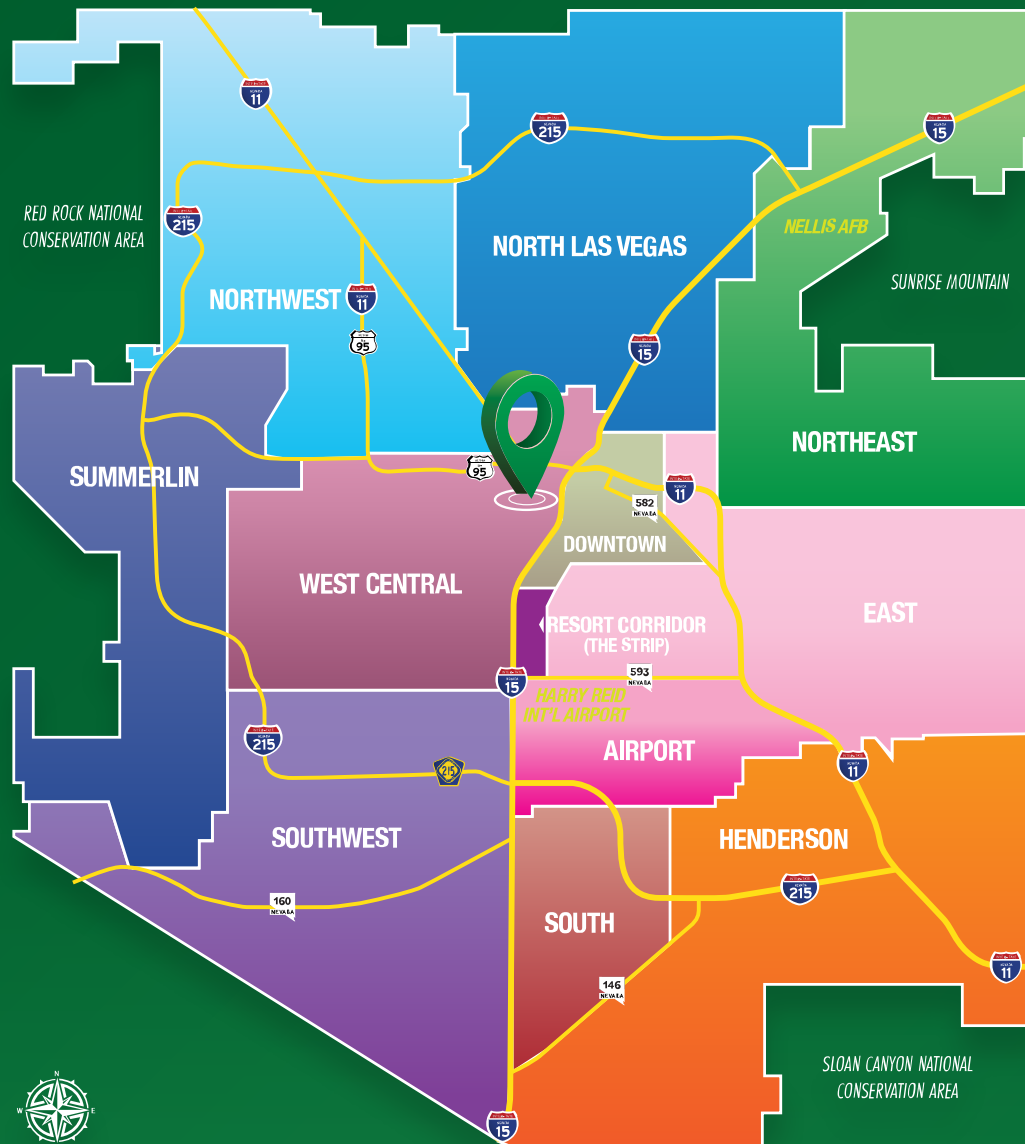


\$79,169
Ave. Household Income

APN	139-32-702-005
Zoning	Professional Office (P-R)
Cross Streets	Alta Dr. & Rancho Dr.
Year Built	1988
Lot Size	±4.63 AC

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Executive Summary: Investment Highlights



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Rare Infill Redevelopment Opportunity

Rancho Orient Business Park offers ± 4.63 acres in central Las Vegas, improved with a $\pm 47,304$ SF office building and 169 parking stalls. Its low-coverage configuration leaves substantial acreage available for repositioning, creating flexibility for a variety of higher-intensity redevelopment opportunities.



Medical District & Urban Core Proximity

Located just outside the Las Vegas Medical District, the property is minutes from UMC Trauma Center, Valley Hospital, and the UNLV Shadow Lane Campus. Downtown Las Vegas and Las Vegas Boulevard are also nearby, placing the site near major healthcare, employment, and commercial destinations.



Exceptional Regional Connectivity

Fronting S. Rancho Drive, the property provides convenient access to major transportation corridors. I-11 / US-95 is less than one mile away, while I-15 is approximately ± 1 mile away. Las Vegas Boulevard is ± 1.8 miles away, providing excellent connectivity throughout the valley.



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Maps & Photos



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500 S. RANCHO DR. LAS VEGAS, NV 89106

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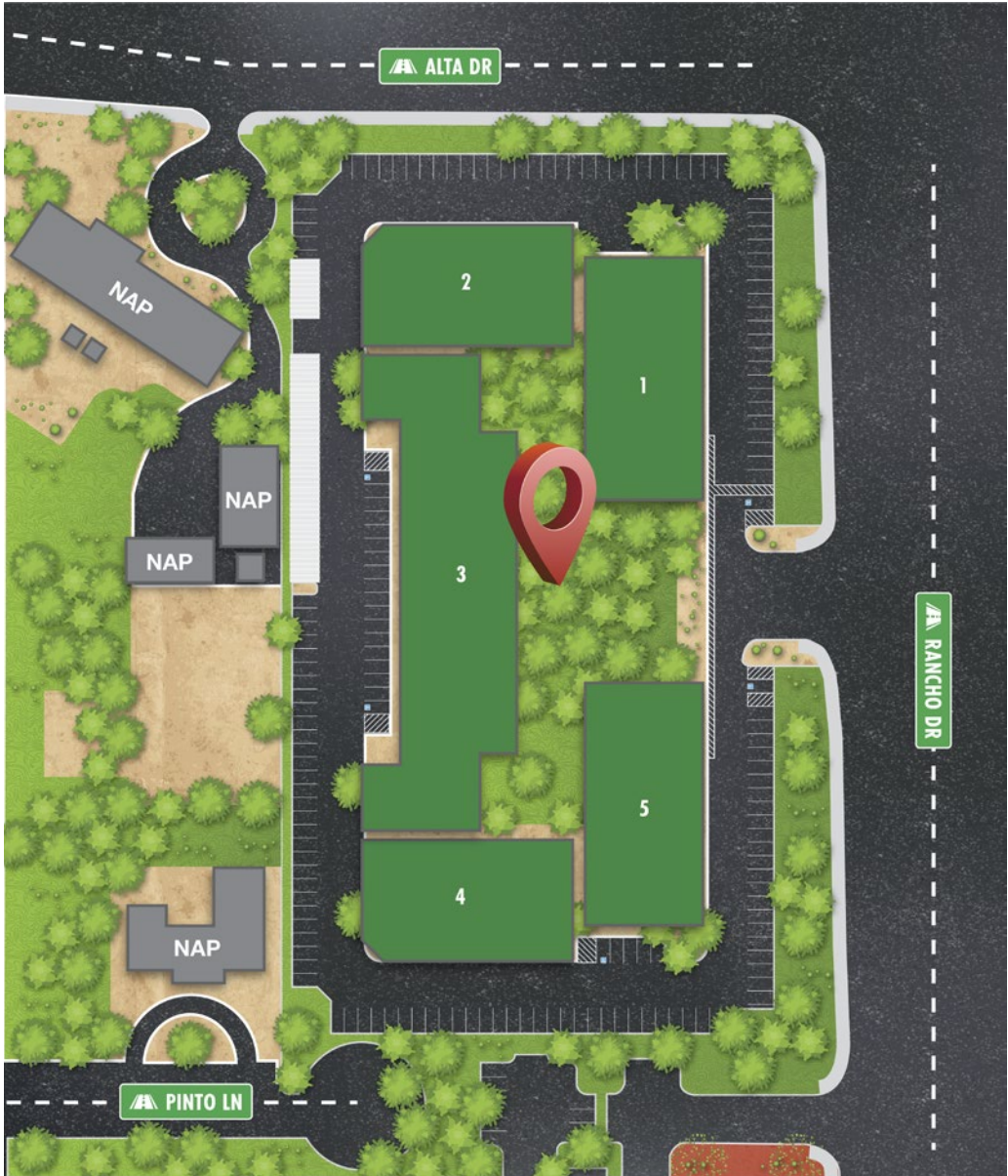
Maps & Photos

- + Site Plan
- + Property Photos
- + Demographic Profile
- + Area Map
- + Medical District Map
- + Aerial Drone Map



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BUSINESS PARK
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Listing Snapshot



Contact Broker
Sale Price



±47,304 SF
Available Space



±4.63 AC
Acreage

Listing Details

APN	139-32-702-005
Number of Buildings	5
Year Built	1988
Parking	3.81 1,000
Parking Stalls	169
Covered Parking	20
Zoning	Professional Office (P-R)

Drawings & 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.





Fast Facts



731,781
Daytime Population



199,699
Households



66.7%
Employees Drive to Work



39.2%
White Collar Employees



0.8%
2025-2030 Growth Rate

5-Mile Radius

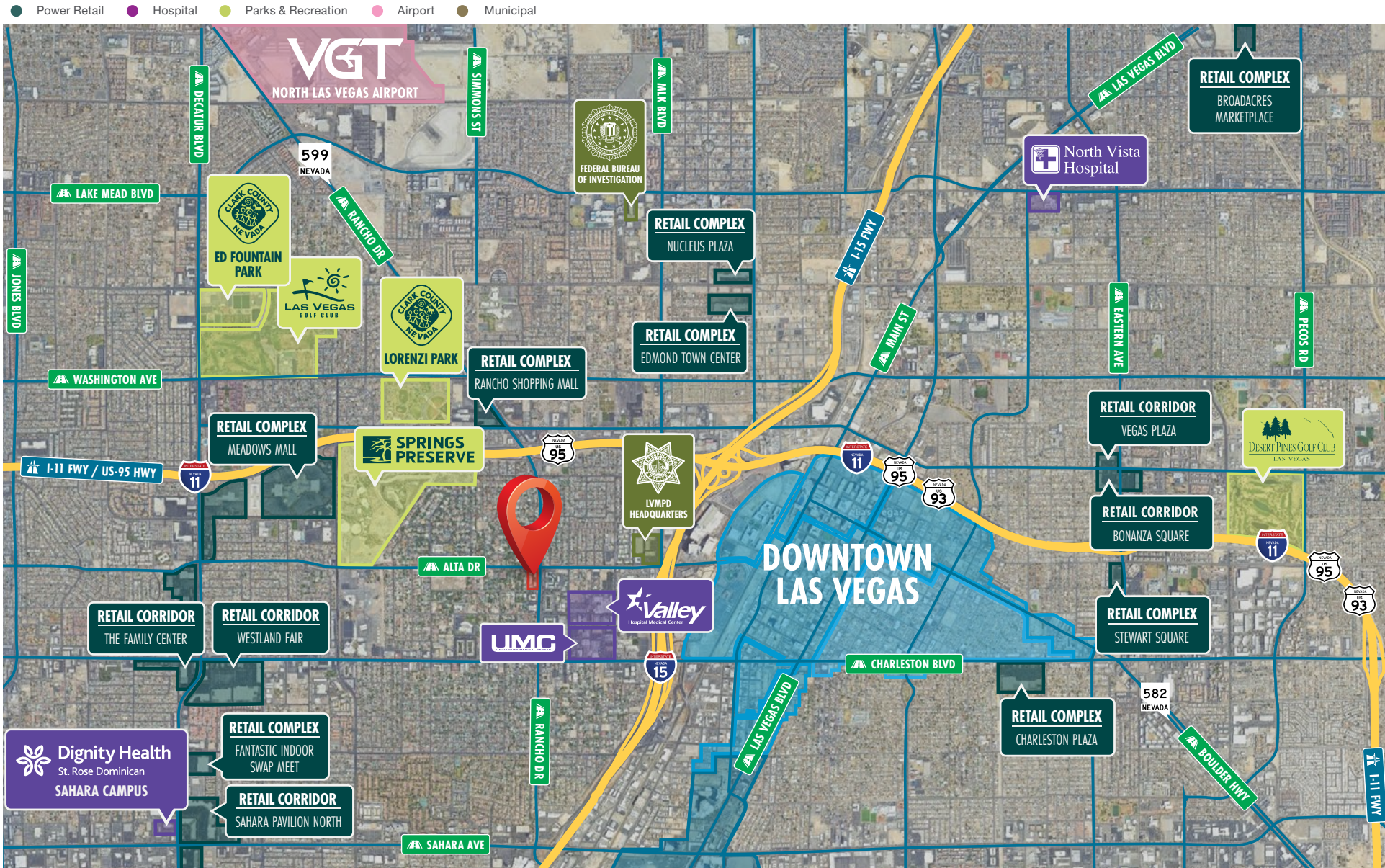
Population	1 mile	3 miles	5 miles
2020 Population	9,014	160,887	509,037
2026 Population	8,829	165,702	516,376
2031 Population	9,868	176,141	537,013
2010-2020 Annual Rate	0.40%	0.11%	0.40%
2020-2026 Annual Rate	-0.33%	0.47%	0.23%
2026-2031 Annual Rate	2.25%	1.23%	0.79%
2026 Median Age	41.3	38.0	36.8

Households	1 mile	3 miles	5 miles
2010 Households	3,242	56,964	174,376
2020 Households	3,613	62,122	190,704
2026 Households	3,639	66,263	199,699
2031 Households	4,126	71,430	210,207
2010-2020 Annual Rate	1.09%	0.87%	0.90%
2020-2026 Annual Rate	0.11%	1.04%	0.74%
2026-2031 Annual Rate	2.54%	1.51%	1.03%

Average Household Income	1 mile	3 miles	5 miles
2026 Average Household Income	\$127,851	\$79,169	\$79,249
2031 Average Household Income	\$135,864	\$91,290	\$91,147

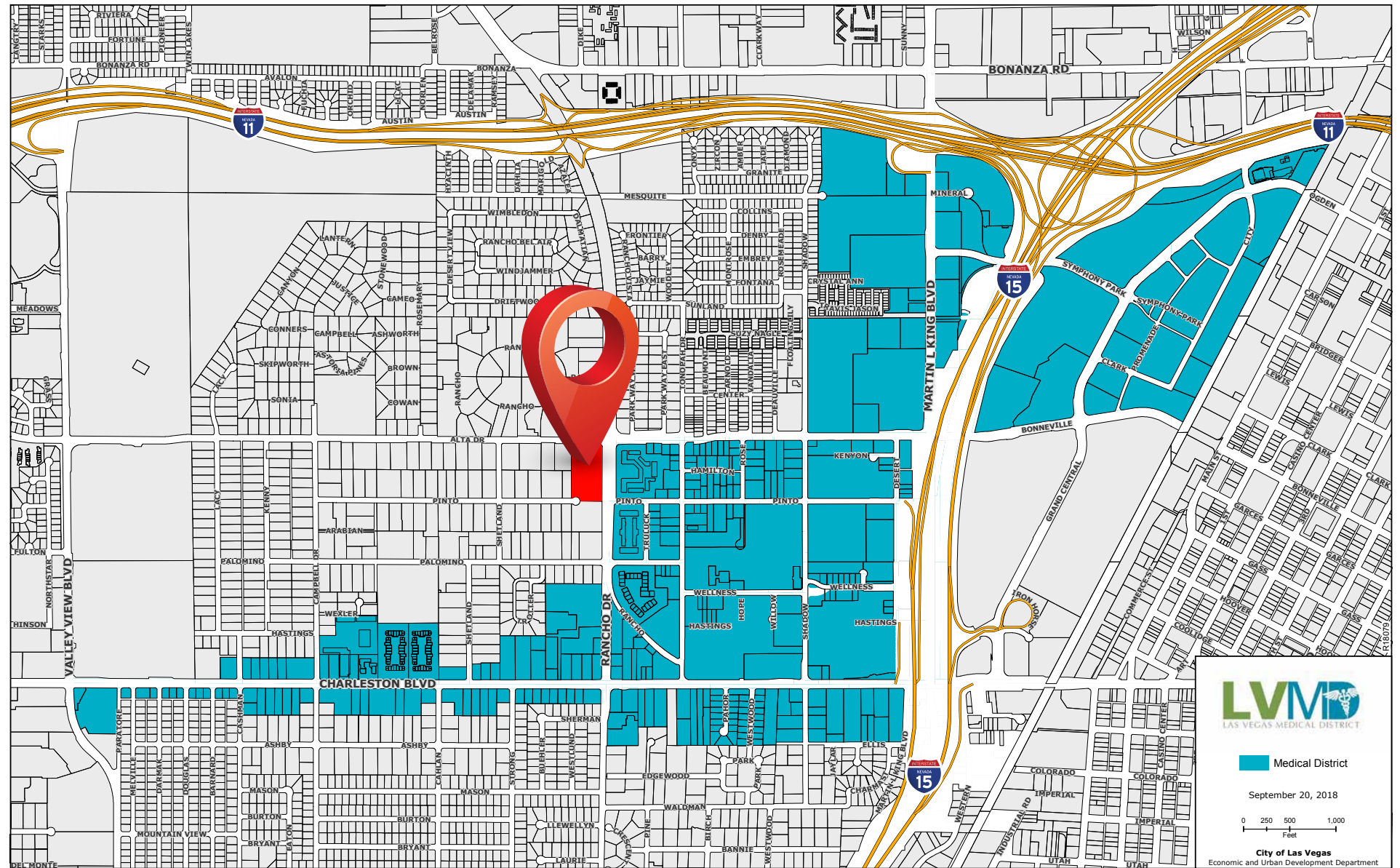
Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	4,020	70,945	217,522
2020 Total Housing Units	3,921	69,872	213,503
2026 Housing Units	3,903	74,333	222,457
2026 Owner Occupied	1,671	22,604	72,661
2026 Renter Occupied	1,968	43,659	127,038
2026 Vacant	264	8,070	22,758
2031 Total Housing Units	4,449	79,761	235,015
2031 Owner Occupied	1,729	24,157	76,983
2031 Renter Occupied	2,397	47,274	133,224
2031 Vacant	323	8,331	24,808

Source: ESRI





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DOWNTOWN LAS VEGAS

LAS VEGAS STRIP



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Sale Highlights

Contact Broker

Sale Price

±47,304 SF

Available Square Footage

Central West

Submarket

RANCHO DR

ALTA DR



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Market Overview



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Clark County

Synopsis

Clark County is a dynamic and innovative organization dedicated to providing top-quality service with integrity, respect and accountability. With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark is the nation's 14th-largest county and provides extensive regional services to more than ± 2.3 million citizens and an average of ± 43 million visitors a year. Included are the nation's 5th-busiest airport, air quality compliance, social services and the state's largest public hospital, University Medical Center. The County also provides municipal services that are traditionally provided by cities to 1 million residents in the unincorporated area. Those include fire protection, roads and other public works, parks and recreation, and planning and development.

The County is known for its strong ending-fund balance, overall financial strength and an investment-quality credit rating. It retains the best bond ratings of any local government in the state with an "Aaa" from Moody's Investors Service and an "AA+" from Standard & Poor's.

	Boulder City	Henderson	Las Vegas	Mesquite	North Las Vegas
 Land Area (Square Miles)	± 208.26	± 106.43	± 141.85	± 31.76	± 102.32
 Population	$\pm 14,885$	$\pm 317,610$	$\pm 641,903$	$\pm 20,471$	$\pm 262,527$
 Pop. Density (Per Sq. Mile)	72	2,984	4,525	644	2,566

Source: www.wikipedia.com, clarkcountynv.gov

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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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



HENDERSON
SILVER KNIGHTS™



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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:

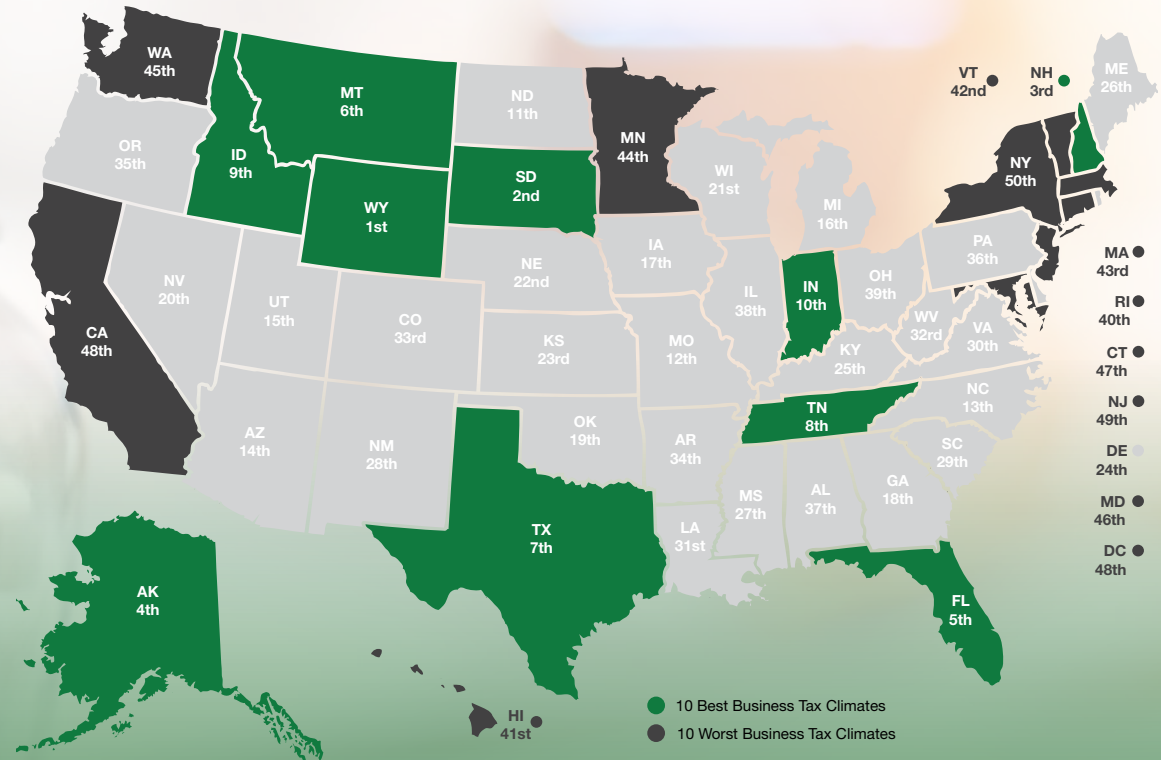
- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

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.

Market Overview

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)

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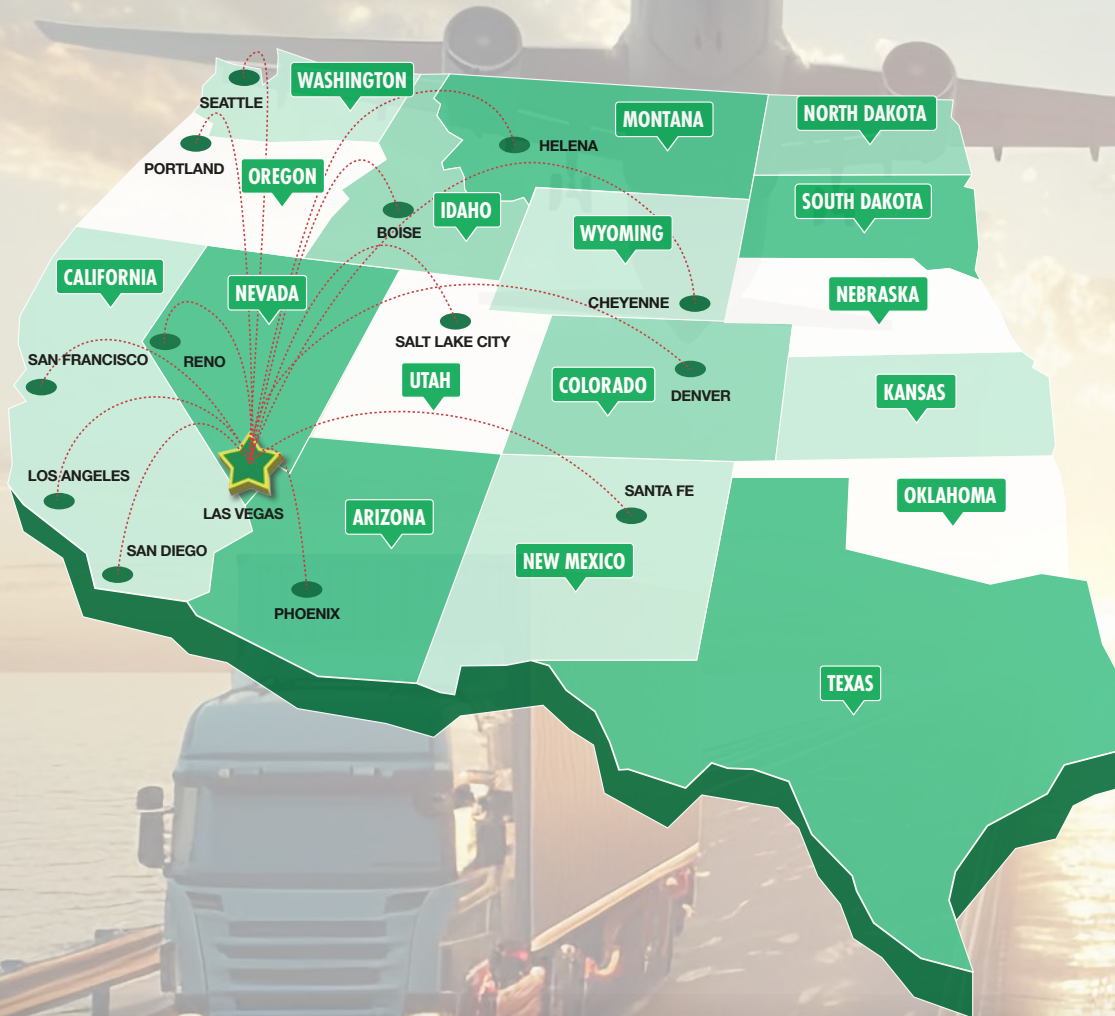
Education & Workforce Development

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.

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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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