



Valley View Business Center

6280 South Valley View Blvd., Suite 240, Las Vegas, NV 89118

AVAILABLE FOR
SUBLEASE

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CBRE

Valley View Business Center

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Valley View Business Center is a prime leasing opportunity in the heart of Las Vegas. This space offers a modern and flexible layout, perfect for various business types. Located in a vibrant commercial area, it provides great accessibility and visibility.

Property Features

- Sublease expires June 30th, 2025
- Plug-N-Play Option: FF&E can be made available
- Office layout includes 9 private offices, 1 conference room, 2 storage rooms, a kitchenette, and 2 private restrooms
- 18' clear height
- Two (2) 12' x 12' grade level doors
- Close proximity to the I-215 FWY & I-15 FWY
- Nearby amenities and restaurants include Town Square, Whole Foods Market, Lazy Dogs Restaurant & Bar, and Skinny Fats
- M-1 zoning



\$1.40 PSF NNN

Sublease Rate



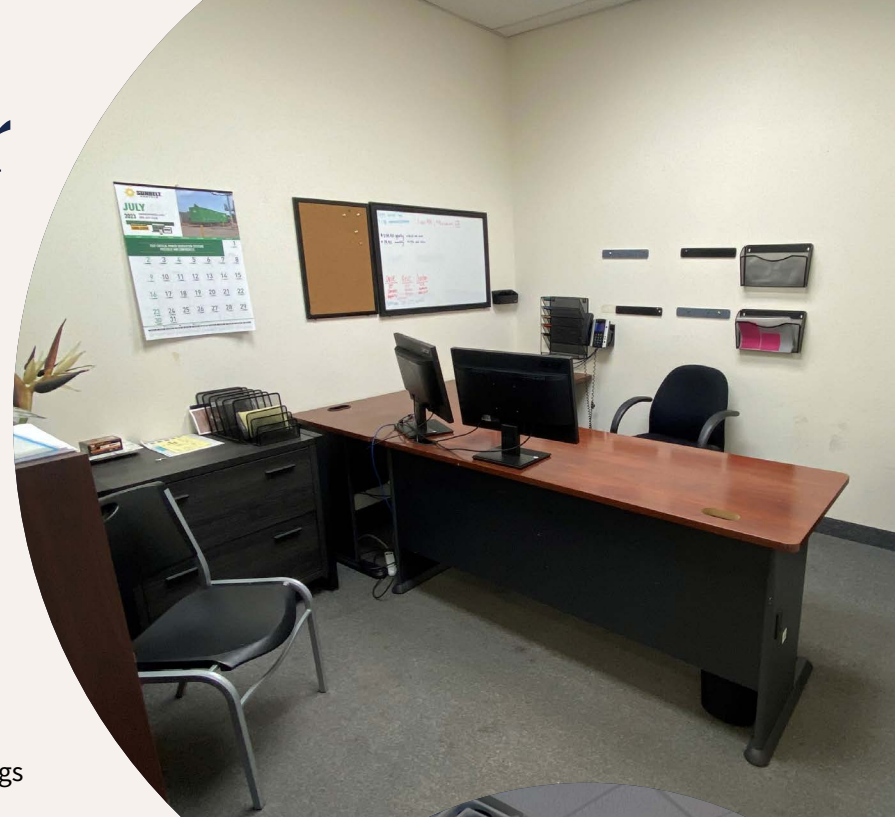
3,600 SF

Space Available



Southwest

Submarket

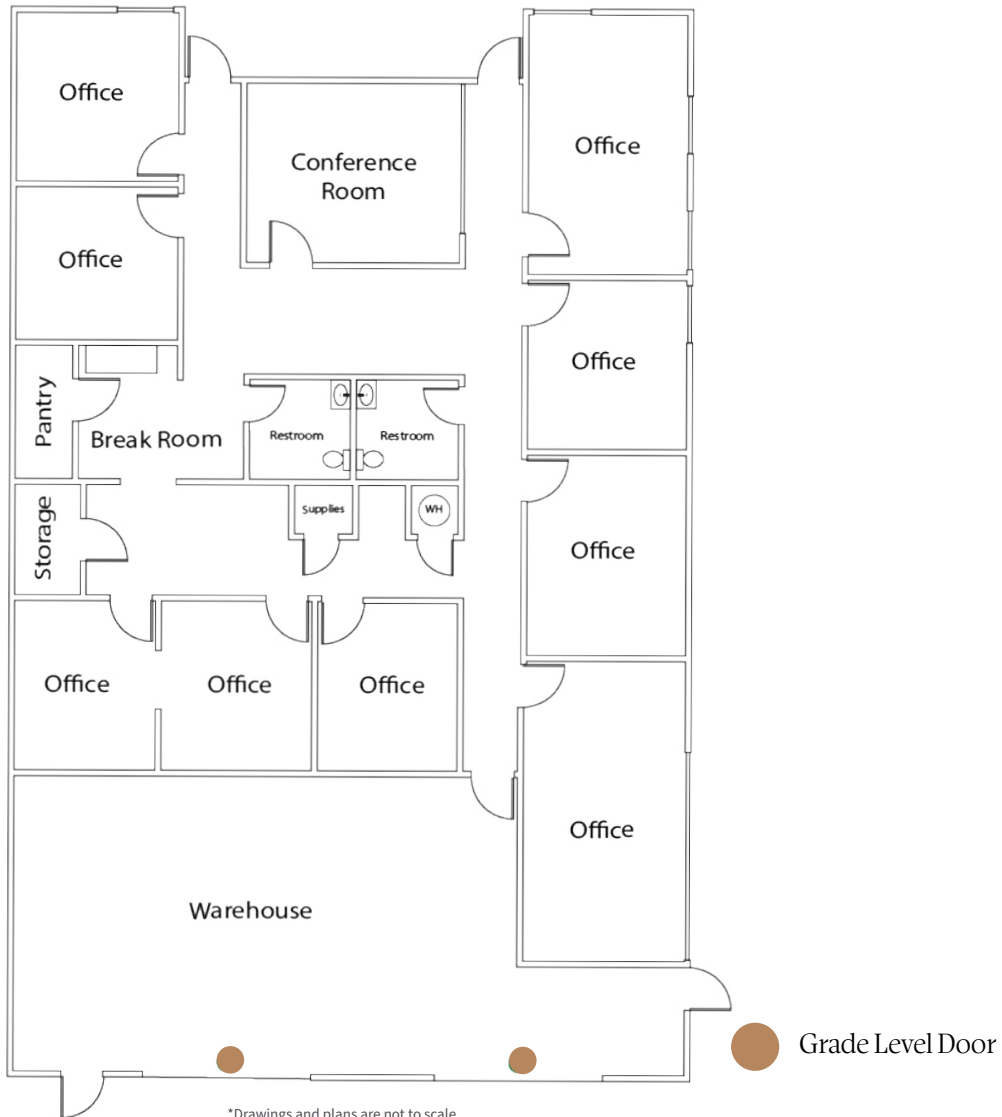


Valley View Business Center



Floor Plan

Suite 240



Building Highlights

+ Suite #	240
+ Total SF:	3,600 SF
+ Sublease Rate	\$1.40 PSF NNN
+ CAM Charges	\$0.35 PSF
+ Private Offices	Nine (9)
+ Conference Room:	One (1)
+ Private Restrooms:	Two (2)
+ Grade Level Doors:	Two (2)



Amenity Map

6280 South Valley View Boulevard is surrounded by desirable amenities such as dining options, restaurants, cafes, shopping options and grocery stores. Valley View Business Center is located near major highways for quick travel access around town. For outdoor enthusiasts, there are nearby parks, walking trails and recreational activities. It also has easy access to public transportation, medical facilities and schools are also in close proximity. **Tenants can enjoy close proximity to the I-215 Freeway & I-15 Freeway via Sunset Road. Nearby amenities and restaurants include Town Square, Whole Foods Market, Lazy Dog Restaurant and Bar, and Skinny Fats.**

Suite Gallery



Office 1



Office 2



Office 3



Warehouse



Kitchenette

Area Demographics

	1 MILES	3 MILES	5 MILES
2023 POPULATION			
2023 Estimated Population	958	79,157	361,306
2028 Population - Five Year Projection	1,065	81,383	373,892
2023 HOUSEHOLD INCOME			
Average Household Income	\$131,368	\$83,532	\$84,554
Median Household Income	\$85,777	\$54,817	\$55,360

Education

Bachelor's Degree or Higher



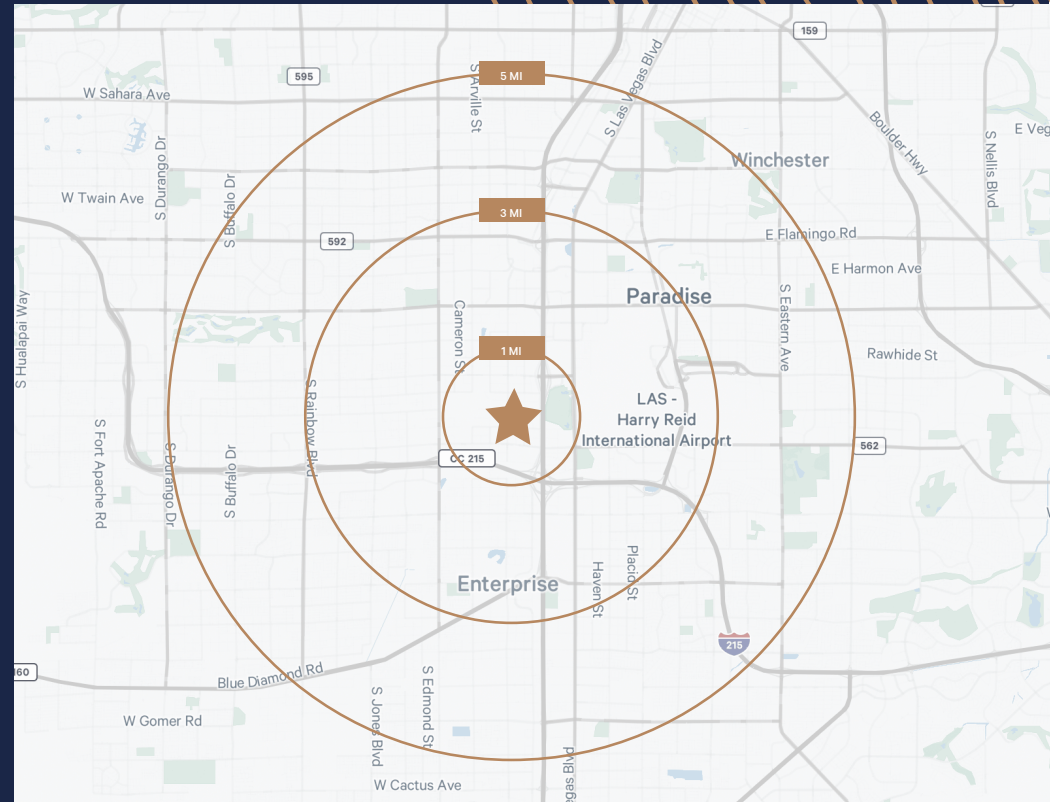
25.2%



26.5%



28.5%



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 locales.

LAS VEGAS MSA POPULATION

2,359,915

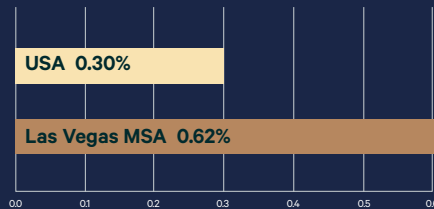
MEDIAN AGE

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

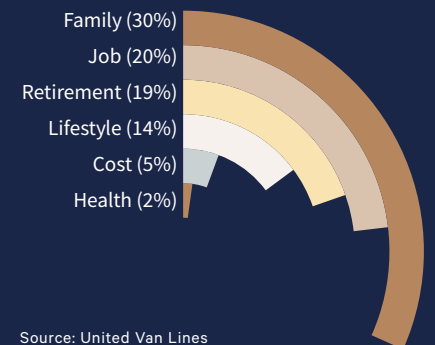


2023: 16.35% Increase

5-year
forecast: 20.19% Increase

Source: Oxford Economics

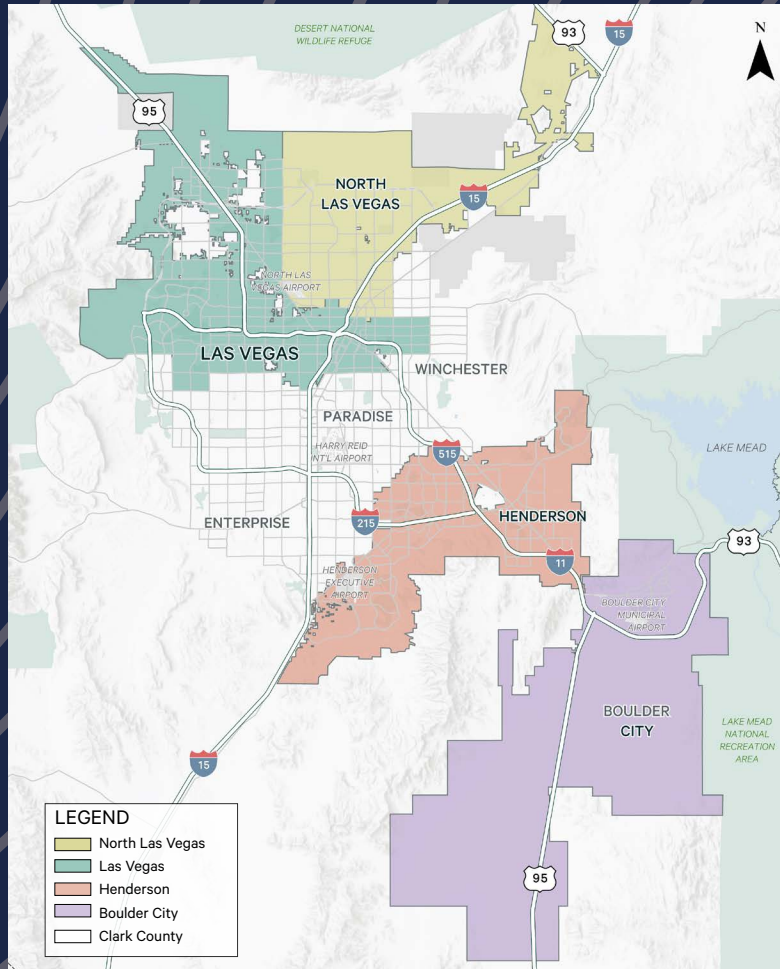
CLARK COUNTY POPULATION 2023 PRIMARY REASONS FOR MOVING TO NEVADA



Source: United Van Lines
2023 National Movers Survey



Las Vegas By the Numbers



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

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)

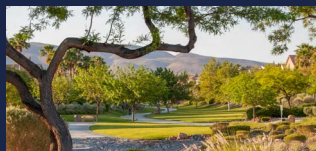
Notable Accolades

- #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)



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)

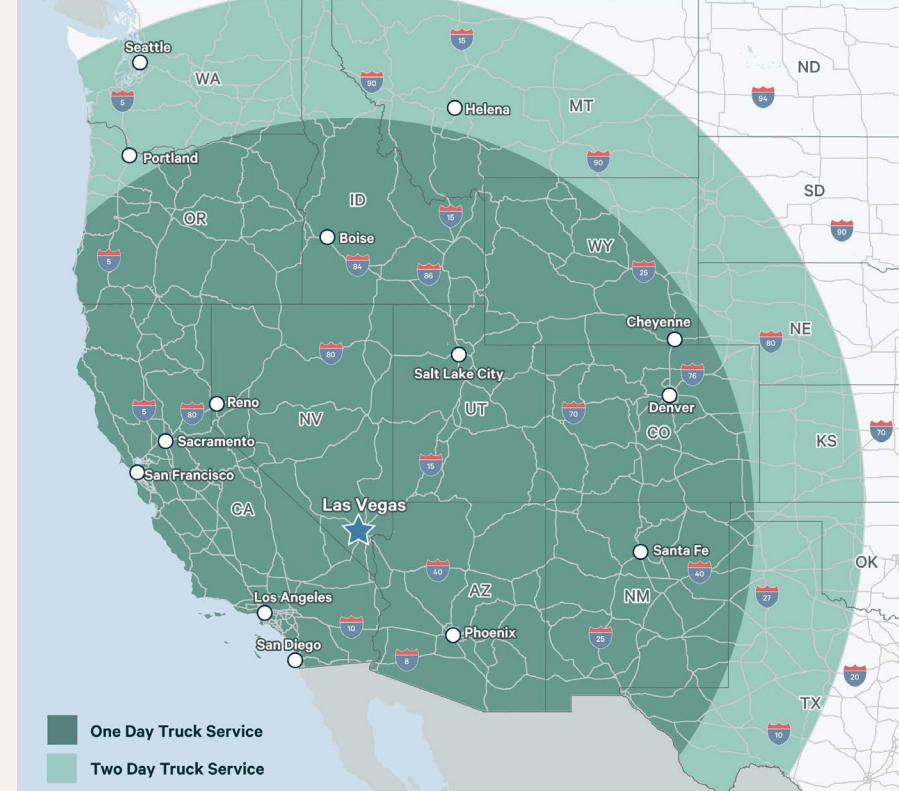
Transportation Infrastructure

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

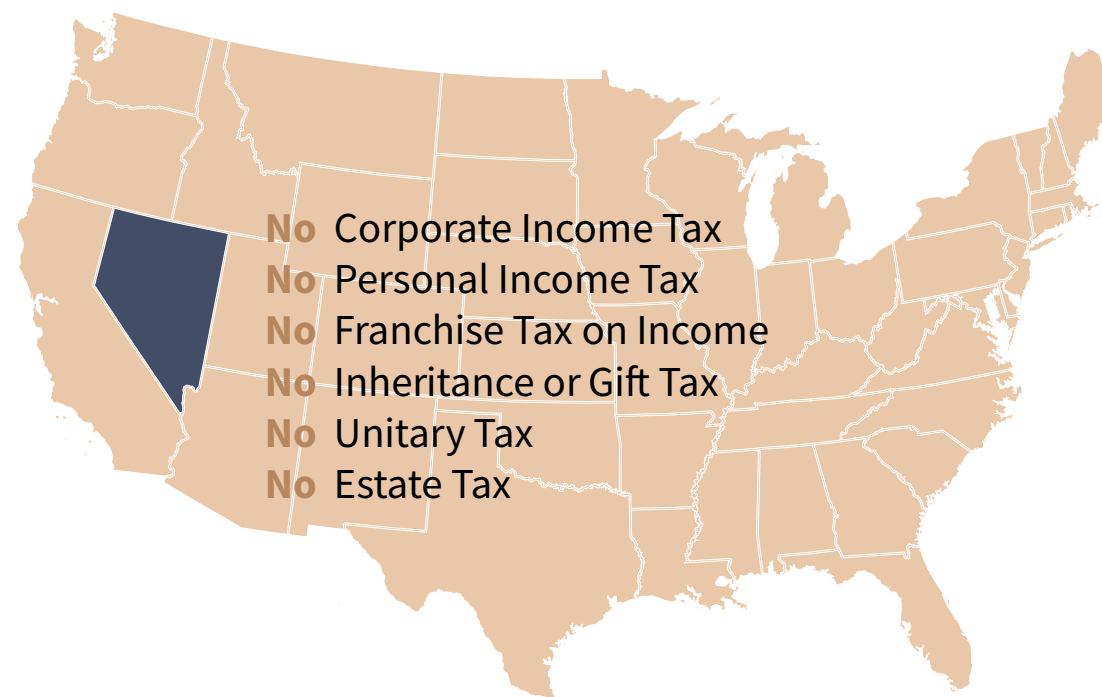
ONE OF THE NATION'S MOST TAX-FRIENDLY STATES

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



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