



**6**  
**TONOPAH**  
**0**

**600 S TONOPAH DR.**  
**LAS VEGAS, NV 89106**

**CLASS A**  
**RETAIL + MEDICAL**  
**OFFICE SPACES**

**FOR LEASE**

**DOWNTOWN MEDICAL DISTRICT**

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**NORTHCAP**  
COMMERCIAL





6  
TONOPAH  
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# PROPERTY OVERVIEW



## RENTABLE AREA

+/- **9,688 SF**

## SPACE USE

**RETAIL & MEDICAL**

## SUBMARKET

**CENTRAL LAS VEGAS  
MEDICAL DISTRICT**

## ZONING

**T5 NEIGHBORHOOD**

## BUILDING SIZE

+/- **14,160 SF**

## APN

**139 - 32 - 705 - 002**

## YEAR BUILT

**2009**

## PARKING

**TBD**

## LAND SIZE

+/- **0.70 AC**





## EXECUTIVE SUMMARY

600  
TONOPAH



### ABOUT THE PROPERTY

**600 S. Tonopah Drive** (the “Property”), a **±14,160** SF class-A, 2-story medical office building located in the Las Vegas MSA. The Property is nestled in the heart of the downtown Medical District within the boundaries of W. Charleston Blvd., Rancho Dr., and the I-15 Freeway with a combined traffic count of **±214,400** VPD (vehicles per day). This location offers excellent accessibility to multiple existing and future medical developments such as University Medical Center (UMC), Valley Hospital Medical Center, UNLV School of Dental Medicine, Southwest Medical Urgent Care. The area benefits from having **±10,716** businesses that are supported by **±179,299** total employees, and a daytime population of **±242,758** people within a 3-mile radius.

### AREA OVERVIEW

Located within **±1.5** miles of the Property are the historic Las Vegas Downtown Legal, Financial and Arts Districts. Downtown destinations include Symphony Park, which consists of The Smith Center for the Performing Arts, DISCOVERY Children’s Museum, Las Vegas Metro Chamber of Commerce and numerous new multi-family developments. Amenities include the Las Vegas Premium Outlets, Meadows Mall, Fremont Street Experience, Holsum Lofts, and Springs Preserve. Additional amenities include local, state, and county government facilities such as Las Vegas City Hall, the Clark County Government Center, the Clark County Courthouse, and a variety of breweries/eateries located in the Arts District.



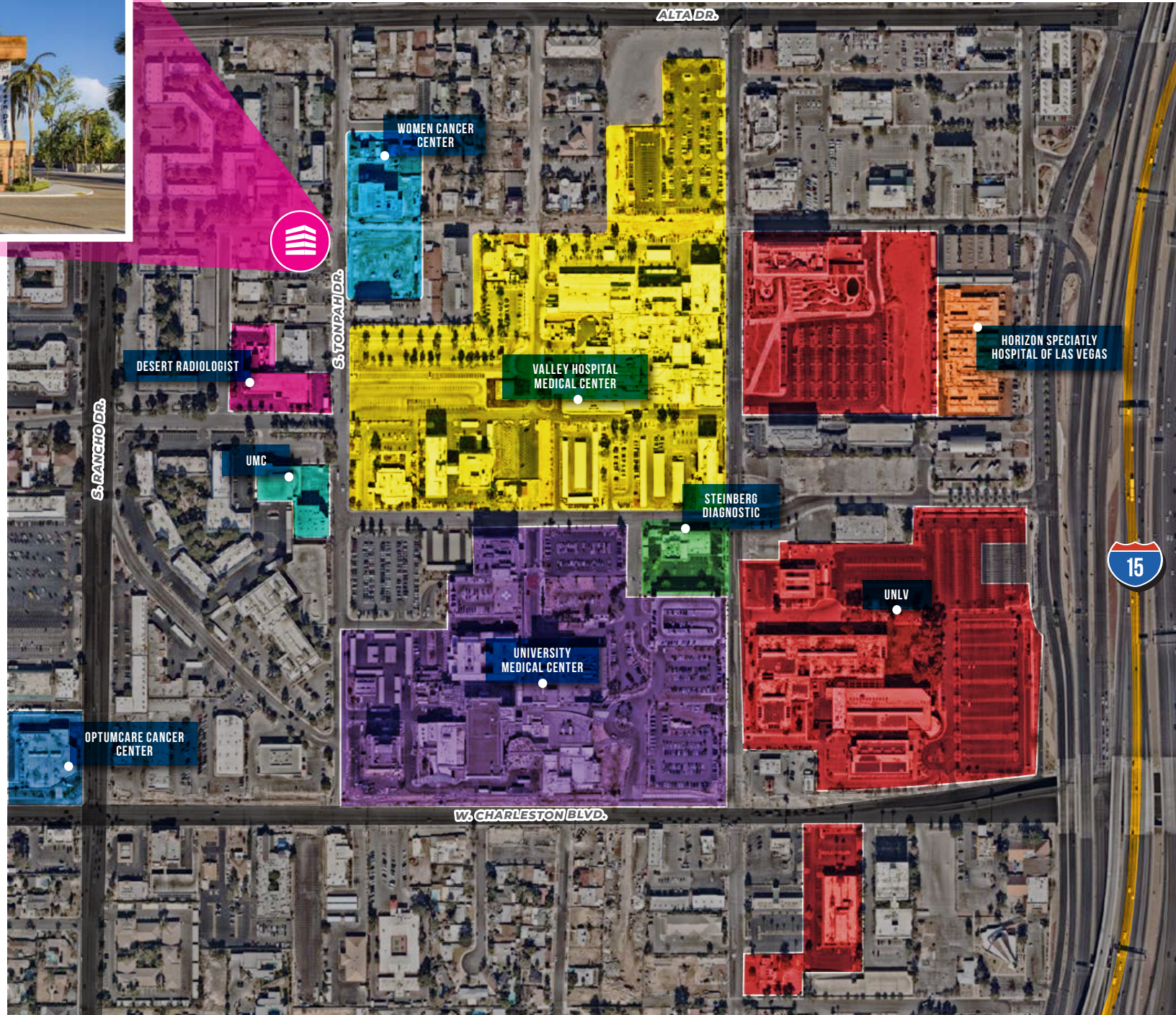
## EXTERIORS



6  
TONOPAH  
0







# AREA OVERVIEW







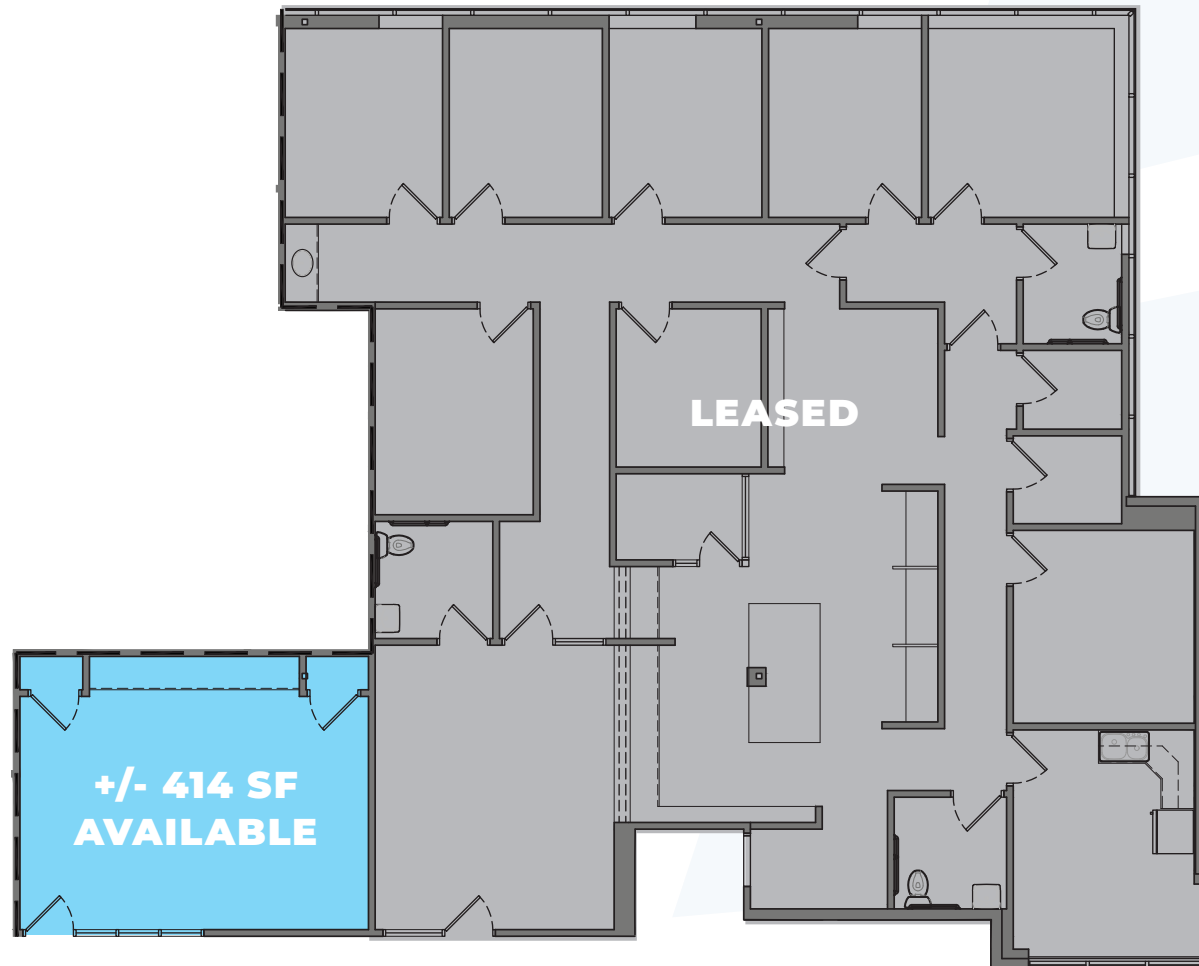
# FIRST FLOOR

**+/-1,935 SF - +/-6,274 SF**



# SECOND FLOOR

**+/- 414 SF**









## DEMOGRAPHICS

1 MILE

### KEY FACTS

7,193

Population

41.5

Median Age



Average  
Household Size

\$60,371

Median Household  
Income

### EDUCATION

16%

No High  
School  
Diploma



28%

High School  
Graduate



27%

Some College



28%

Bachelor's/Grad/Prof  
Degree

### BUSINESS



1,257

Total Businesses



30,045

Total Employees

### EMPLOYMENT



White Collar

61%



Blue Collar

19%



Services

20%

9.1%

Unemployment  
Rate

### INCOME



\$60,371

Median Household  
Income



\$41,209

Per Capita Income



\$107,012

Median Net Worth

3 MILES

### KEY FACTS

168,030

Population

37.8

Median Age



Average  
Household Size

\$45,786

Median Household  
Income

### EDUCATION

23%

No High  
School  
Diploma



34%

High School  
Graduate



26%

Some College



17%

Bachelor's/Grad/Prof  
Degree

### BUSINESS



10,813

Total Businesses



176,344

Total Employees

### EMPLOYMENT



White Collar

43%



Blue Collar

28%



Services

29%

8.9%

Unemployment  
Rate

### INCOME



\$45,786

Median Household  
Income



\$27,230

Per Capita Income



\$24,202

Median Net Worth

5 MILES

### KEY FACTS

515,707

Population

36.6

Median Age



Average  
Household Size

\$50,923

Median Household  
Income

### EDUCATION

22%

No High  
School  
Diploma



35%

High School  
Graduate



27%

Some College



16%

Bachelor's/Grad/Prof  
Degree

### BUSINESS



25,752

Total Businesses



446,542

Total Employees

### EMPLOYMENT



White Collar

42%



Blue Collar

27%



Services

31%

7.5%

Unemployment  
Rate

### INCOME



\$50,923

Median Household  
Income



\$26,887

Per Capita Income



\$34,104

Median Net Worth



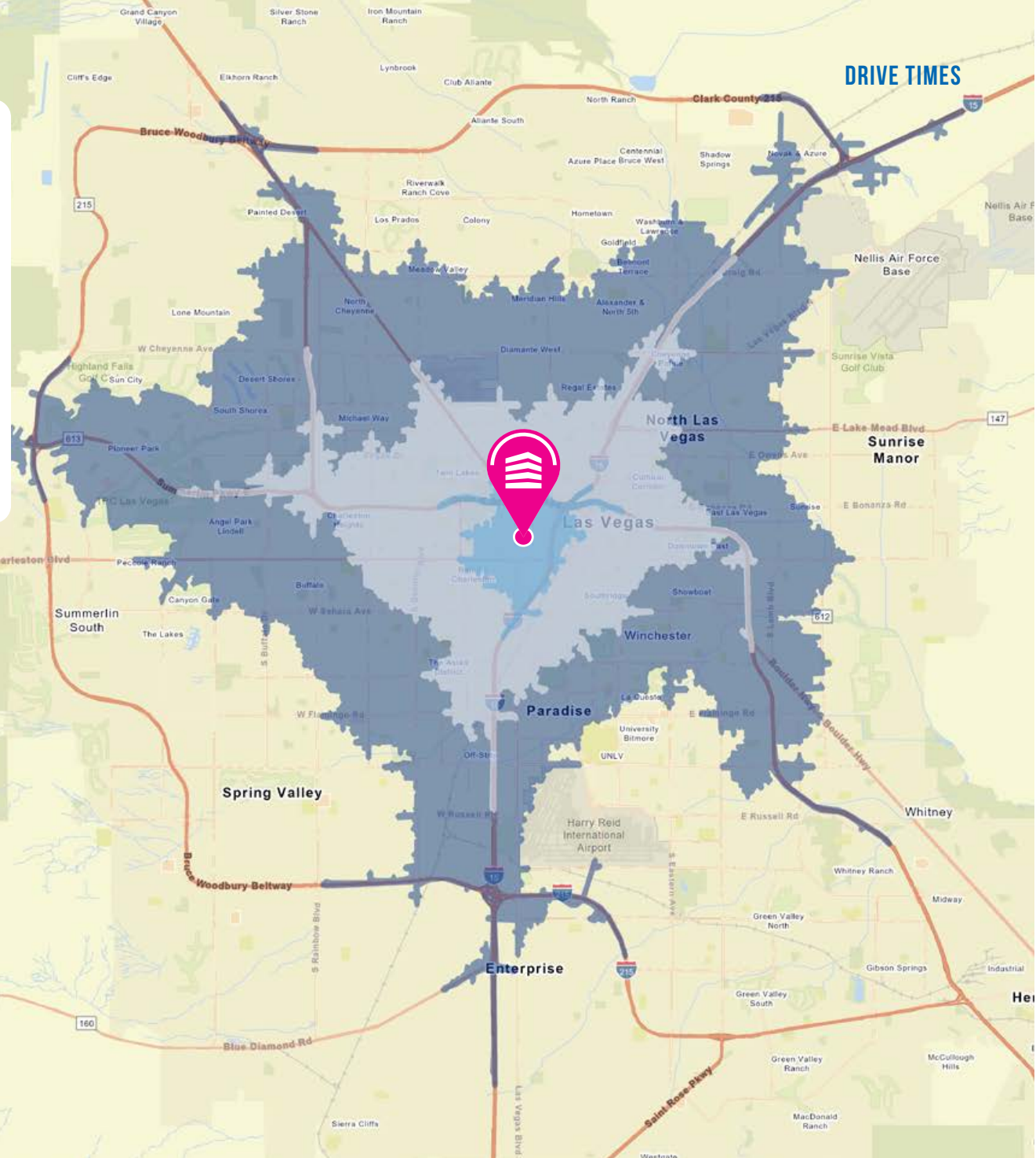
## DRIVE TIMES • BUSINESS SUMMARY

● 5 MIN ● 10 MIN ● 15 MIN

	5 MIN	10 MIN	15 MIN
<b>Total Businesses:</b>	1,283	11,900	34,442

<b>Total Employees:</b>	28,637	185,891	560,929
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<b>Total Residential Population</b>	9,687	194,343	721,339
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# LAS VEGAS MARKET





## HUNTRIDGE THEATER

Excerpt from [8newsnow.com](https://www.8newsnow.com)  
February 2024 | by James Schaeffer

"J Dapper, founder of Dapper Companies, presented a 20-page PowerPoint presentation to the Las Vegas City Historic Preservation Commission on Wednesday to provide an update on the renovation of the 80-year-old movie house.

"We have kind of turned all of our focus on instead of design and getting to the point of turning in a set of plans," he said, "To making sure we get into the best position of the new market tax credits, otherwise we will just not be able to qualify and get them."

Enterprise Bank and Trust is now reserving \$8 million in New Markets Tax Credit allocation for the project in addition to another bank which will buy the allocation for an overall net result of nearly \$2.5 million.

"[Dapper] is a really strong believer in revitalizing the historic heart of Las Vegas and he has done that in a number of areas and in parts of the city already," Mallory Gott, owner of Winnie & Ethel's Diner, said. "I also think that any progress is the right direction and that's been my personal experience with the Dapper Development company."

"Revitalizing the city streets, the sidewalks, the urban landscaping down here, I think those are all really great leading indicators that this part of the city is on the map," Gott said. "Not only private development but also really rehabilitating this side of the city hopefully in the eyes of the community at large."

## VEGAS LOOP, THE BORING CO.



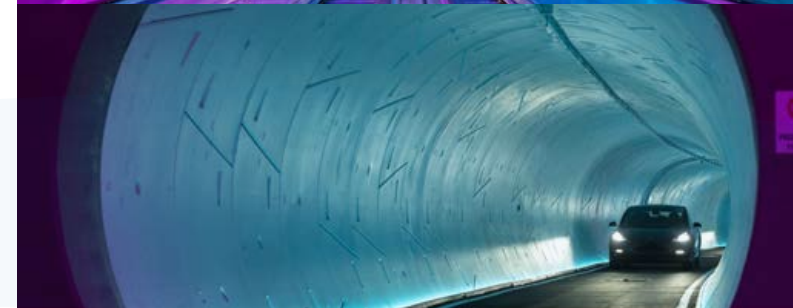
Excerpt from [teslarati.com](https://www.teslarati.com)  
August 2024 | by Zachary Visconti

"Currently, the Boring Company is building out a larger network of underground tunnels called the Vegas Loop, after the company initially built a few stations, dubbed the Las Vegas Convention Center (LVCC) Loop. The LVCC loop has three stations: the LVCC West Station, the LVCC South Station, and the LVCC Central Station, with the whole loop designed to carry 4,400 passengers per hour.

The Vegas Loop is a sprawling plan for stations across the entire city, expected to eventually carry as many as 90,000 passengers per hour.

Las Vegas is the most expansive of The Boring Company's underground tunneling projects, though Tesla earlier this year began a project to build a tunnel at its Giga Texas. In May, The Boring Company celebrated surpassing two million rides given, about a year after the company reached one million.

The Boring Company continues to develop its Las Vegas Loop with underground tunnels, President and CEO of the Las Vegas Convention and Visitors Authority Steve Hill said that the Teslas in them will soon be using driver assistance technology. While Hill didn't specify what "driver assistance tool" the company would be using, it stands to reason that Tesla's Full Self-Driving (FSD) would be fairly easy to adapt to the underground tunnel system, especially compared to actual traffic."







## A'S BASEBALL STADIUM

Excerpt from [ktvu.com/news](https://ktvu.com/news)  
August 2024 | by KTVU Staff

"A clearer picture of the timeline for building a new ballpark for the A's in Las Vegas is emerging.

The construction companies hired by the A's plan to break ground on the project in the spring of 2025.

And their goal is to have the baseball park ready in time for opening day in 2028. The 33,000-seat stadium will be built along the Las Vegas strip at the site of the Tropicana Hotel, which is scheduled to be torn down next month.

Meanwhile, the Las Vegas Review Journal reported that the A's have three outstanding agreements with the Las Vegas Stadium Authority that are being negotiated and set to be presented in nearly final forms at a Oct. 17 meeting. Those agreements include nonrelocation, lease and development agreements, the Journal reported. A final vote will occur in December.

"We're on track for those and we're really happy with the progress we've made and ensuring that it's done in an appropriate fashion and working hand-in-hand with the stadium authority," A's President Dave Kaval said, according to the Journal.

Until the Vegas stadium is ready, the As' agreed to play the following three seasons, with an option for a fourth, in a Triple-A stadium in West Sacramento, California."

## BRIGHTLINE WEST RAILWAY PROJECT

Excerpt from [brightlinewest.com/media/press-releases/2024](https://brightlinewest.com/media/press-releases/2024)  
September 2024 | by Marybeth Luczak

"Washington, D.C. (Sept. 26, 2024) – Today, the Federal Railroad Administration (FRA) officially signed the \$3 billion grant agreement awarded to the Nevada Department of Transportation (NDOT) for Brightline West. In December 2023, President Biden announced the Federal-State Partnership for Intercity Passenger Rail Grant at a ceremony in Las Vegas and in April, U.S. Transportation Secretary Pete Buttigieg spoke at the Brightline West groundbreaking. Brightline West will be America's first true high-speed rail project set to connect Southern California to Las Vegas, with trains traveling over 200 miles per hour.

"This is a historic commitment that will jumpstart the high-speed rail industry in America, creating thousands of jobs all across the country," said Michael Reiningger, CEO of Brightline. "Brightline West will be American made and American built, and will serve as the blueprint for connecting city pairs that are too close to fly but too far to drive."

The Brightline West rail project will create over 35,000 jobs, including more than 10,000 union construction jobs. Once operational, the project will include approximately 1,000 jobs. Brightline signed historic labor agreements with the California and Southern Nevada Building Trades to construct the project and the High-Speed Rail Labor Coalition to operate and maintain the system..."



Brightline West System Map





# DURANGO STATION CASINO

Excerpt from [rnews3lv.com](#)  
July 2024| by Matthew Seeman

"Durango Resort in Las Vegas set to expand with new casino space and parking"

"Executives are touting plans to expand the new Durango Resort in the southwest Las Vegas valley.

Clark County approved plans for the expansion earlier this month, and Station Casinos' parent company Red Rock Resorts discussed them during a second-quarter earnings call with analysts on Tuesday.

Stephen Cootey, the company's executive vice president, said Durango will add 25,000 square feet of additional casino space, including a new high-limit slot area and bar. That would bring an additional 230 slot machines to the casino floor, according to Cootey. Another parking garage will also be built, adding nearly 2,000 parking spots.

The expansion is still in the planning and budgeting stages, but construction is expected to begin later this year, said Cootey, who promised more updates in future earnings calls.

"In terms of disruption, expect it to be the minimal disruption to the property," he said ..."



# OAK VIEW GROUP ARENA

Excerpt from [sportsbusinessjournal.com/Articles](#)  
September 2024 | by Mick Akers

"Proposed south Strip NBA-ready arena could shift sites.

Plans for a \$10 billion NBA-ready arena-hotel project slated for a plot of land just south of the Las Vegas Strip have stalled.

Oak View Group's plan to construct a 20,000-seat arena with a connected resort on Las Vegas Boulevard and Blue Diamond Road has hit a roadblock, a person with knowledge of the situation told the Review-Journal. The site is near where the planned Brightline West high-speed rail station is scheduled to be built.

Oak View Group issued a statement regarding the project's future, but it doesn't mention the Las Vegas Boulevard site.

"We are committed to building a world-class NBA ready arena in Las Vegas and will share more information shortly," an Oak View Group spokesperson said in a statement.

The deal hit a snag due to a pricing disagreement with land owner Blue Diamond Acquisition for the 25 acres the arena/hotel project would've been constructed on, according to the source. In February 2022, Blue Diamond Acquisition purchased nearly 63 acres on the northwest corner of Las Vegas Boulevard and Blue Diamond Road for \$98 million, according to Clark County records ..."





## HARD ROCK HOTEL



Excerpt from [vegasfoodandfun.com](https://vegasfoodandfun.com)  
September 2024 | by Bob & Jenn Bassett

"It's official, the skyline of Las Vegas hotels on the Las Vegas Strip is getting a guitar which will be the Hard Rock Hotel Las Vegas! Rock on! In case you haven't heard, what we're talking about is the new acquisition of The Mirage by Hard Rock International.

Though not too many details are available just yet, we've gathered everything we can find about what's coming from the Hard Rock Hotel in Las Vegas.

The Mirage: Now Owned by Hard Rock. So where did it begin? Well, in 2021, Hard Rock International announced that it intended to purchase The Mirage for \$1.08 billion. The deal went through at the end of 2022.

Now in 2024, The Mirage is operated by Hard Rock International. However, the land is owned by VICI Properties Inc., which Hard Rock Las Vegas has signed a lease agreement with.

As of March of this year, it has been approved for Hard Rock International to build their guitar-shaped hotel right where the iconic Mirage volcano was. There are several other plans slated for the renovation and transformation, too ...."



## MOVIE & FILM STUDIOS, SUMMERLIN

Excerpt from [8newsnow.com/news](https://8newsnow.com/news)  
October 2024 | by Greg Haas

"Warner Bros. adds plan for Las Vegas studio attraction, lists economic benefits of movie partnership. Bringing movie studios to Las Vegas could provide a \$1.2 billion boost to the economy each year and more than 16,500 ongoing jobs, according to an economic study released by Warner Bros. Discovery on Wednesday.

Nevada got a glimpse of the trailer in 2023 when movie studio proposals emerged late in the legislative session. Now, details of the blockbuster plan are getting ready to hit the big screen. Endorsements from big name movie stars are likely again — but first, the studio is pitching economic star power.

In August, Warner Bros. Discovery (WBD) said it plans to commit more than \$8 billion to the project, a partnership with UNLV to take Nevada Studios to the next level as "Warner Bros. Studios Nevada at UNLV's Harry Reid Research & Technology Park in Las Vegas, a 34-acre campus.

Today's pitch also sweetens the deal. "As an additional part of the plan, WBD will include a studio attraction similar to the ones they operate in Hollywood, London and Tokyo," according to WBD's news release..."





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