

NORTHBROOKE BUSINESS PARK

4325 N. Rancho Drive, Las Vegas, Nevada 89130

AVAILABLE
For Sale

INVESTMENT OR
OWNER USER OPPORTUNITY

the center

110



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NORTHBROOKE BUSINESS PARK

4325 N. Rancho Drive

+ Parcel ID	138-02-712-009
+ Zoning	General Commercial (C-2)
+ Year Built	2004
+ Property Size	±13,368 SF
+ Lot Size	±0.98 AC
+ Cross Streets	Rancho Drive & Craig Road
+ Submarket	Northwest
+ Traffic Counts	Rancho Dr ±22,500 VPD Craig Rd ±29,200 VPD

Sale Details



\$2,750,000
~~\$3,200,000~~

Sale Price



\$205.72 PSF

Price per SF



6.45%

CAP Rate

Demographics

	1 mile	3 miles	5 miles
Population			
2025 Population	±16,934	±154,200	±446,094
Ave. Household Income			
2025 Ave. Household Income	\$98,580	\$102,993	\$107,032

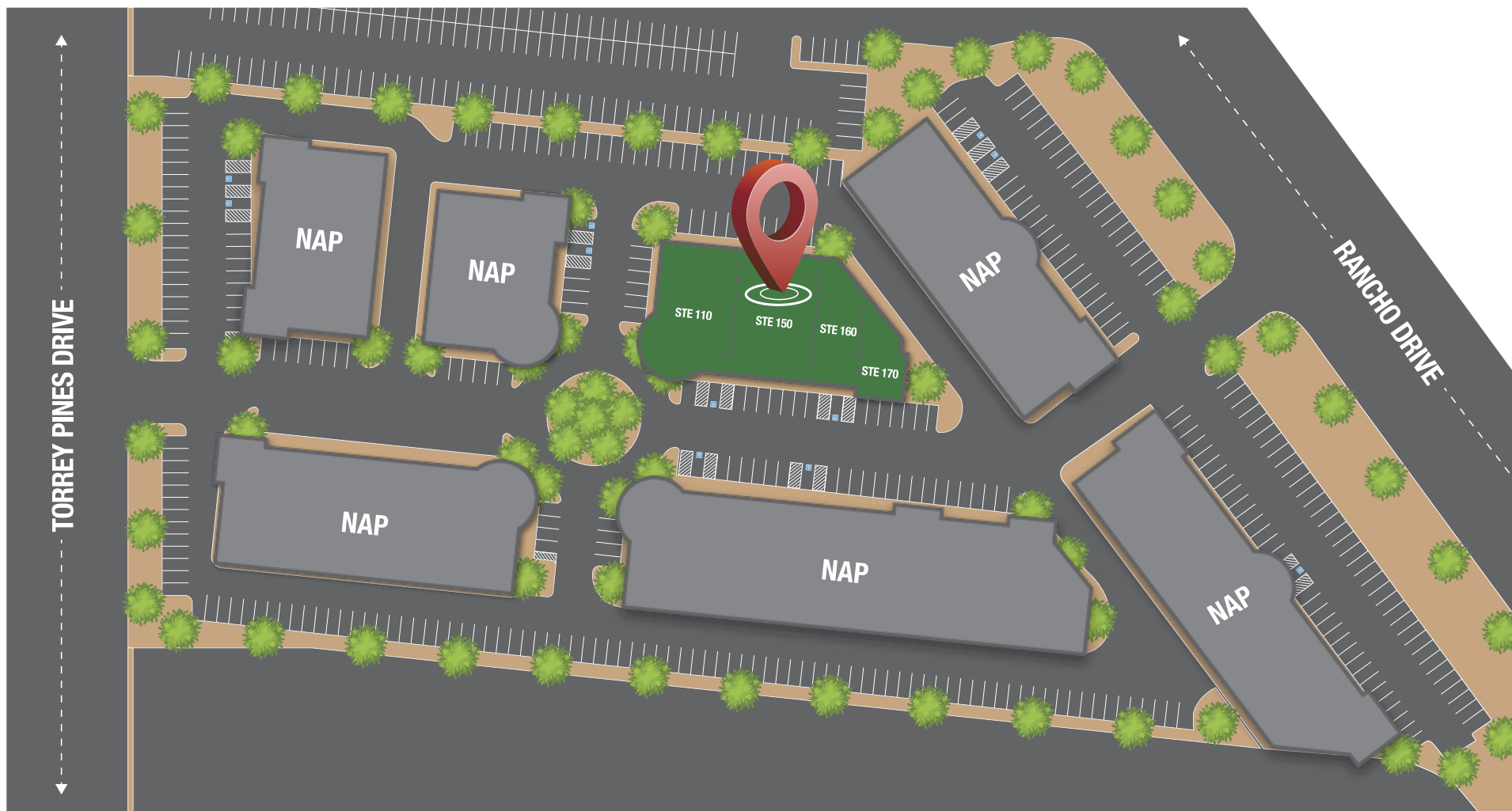
Property Highlights

- Investment or owner user opportunity
- ±13,368 SF of office space
- 2 occupied suites providing income opportunity
- Under market rents
- Ample on-site parking
- Located in the Northwest submarket

Property Overview

MDL Group is pleased to present 4325 N. Rancho Drive (Northbrooke Business Park), a professional office property offering two (2) tenant-occupied suites available for sale as an investment opportunity. Suite 110-120 and Suite 150-170 feature efficient office layouts with multiple private offices arranged along central corridors, allowing for clear circulation from the entry throughout each suite. The suites include several enclosed offices, workspace areas, and uniquely angled perimeter walls that create distinct office configurations and maximize the usable footprint. With both suites currently occupied, the property provides immediate in-place income within a well-established Las Vegas office corridor.

Site Plan



Tenant Profile



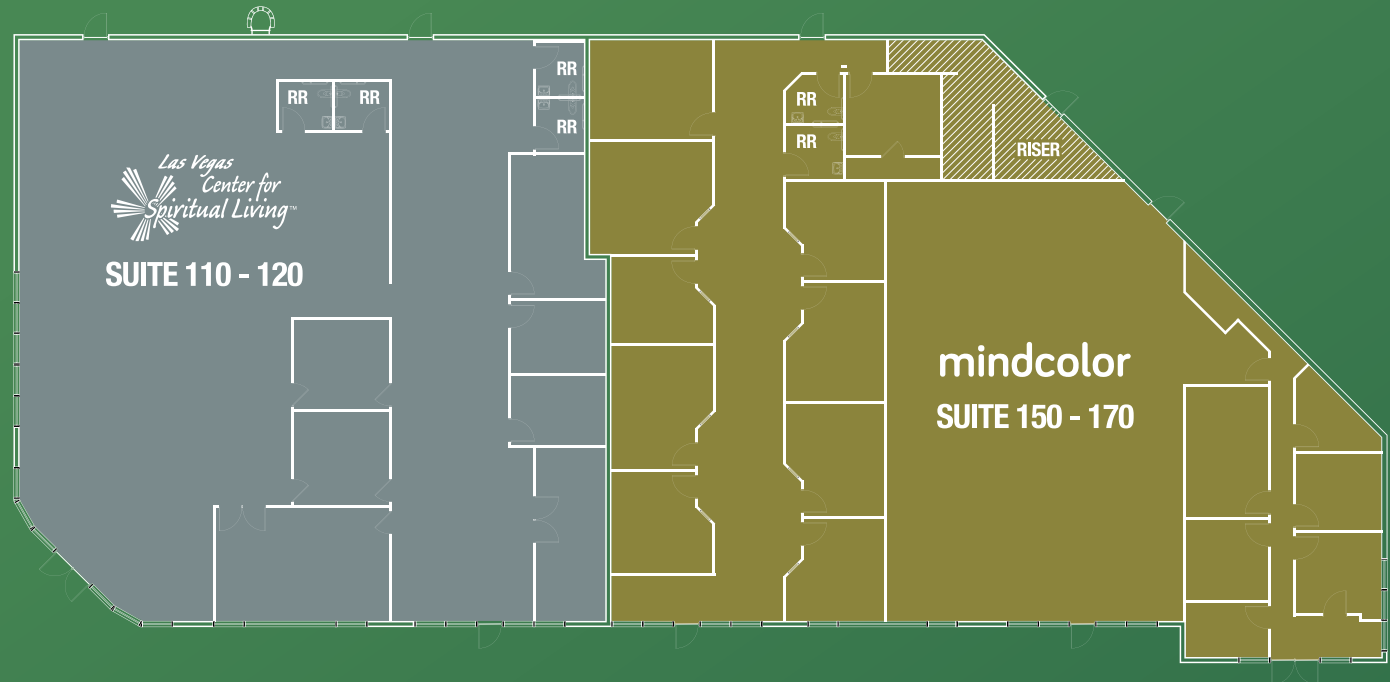
Tenant 1: Positive Living Church
(dba Las Vegas Center for Spiritual Living)

Suite 110 - 120
Occupied Space SF: ±6,678

mindcolor

Tenant 2: MindColor Autism

Suite 150 - 170
Occupied Space SF: ±6,690



Las Vegas Center for Spiritual Living

Website: lasvegascsl.org

The Las Vegas Center for Spiritual Living (LVCSL) is a non-profit religious and spiritual organization.

Led by Co-Senior Ministers Rev. Staci Hylton and Rev. Cheryl Bell, the center is affiliated with the inclusive Science of Mind philosophy and utilizes its leased premises for a dynamic mix of weekday administrative operations (Monday–Thursday), educational seminars, and community fellowship events.

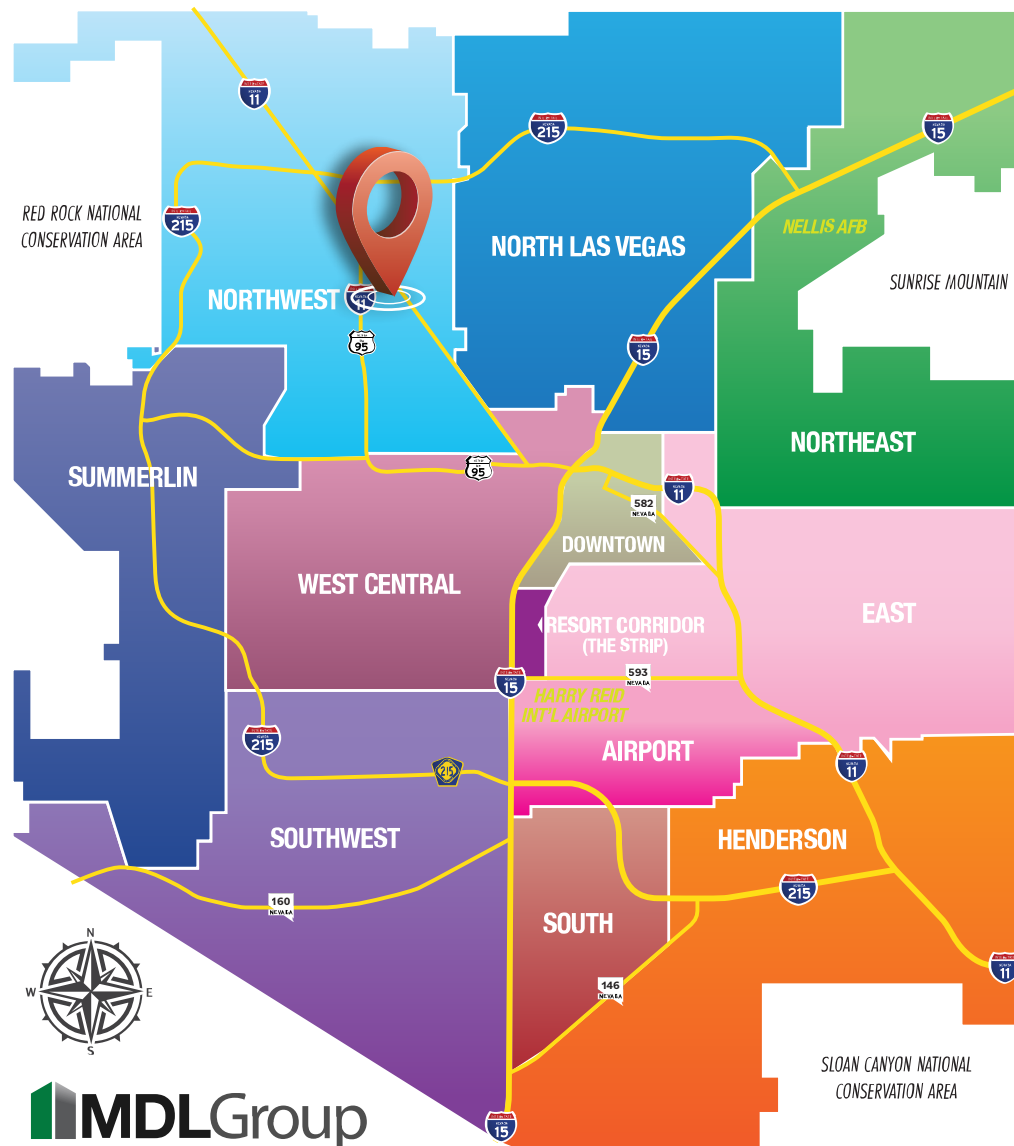
MindColor Autism

Website: mindcolorautism.com

Mindcolor Autism is a specialized pediatric healthcare provider. As a growing multi-state operator with clinic locations across Nevada, Texas, Colorado, Wisconsin, and Nebraska, Mindcolor provides compassionate, evidence-based Applied Behavior Analysis (ABA) therapy for children with Autism Spectrum Disorder (ASD). The leased premises are utilized as a dedicated learning and treatment center staffed by licensed Board Certified Behavior Analysts (BCBAs) and behavior therapists who deliver individualized treatment plans, social skills development, and family involvement sessions. By offering essential daytime medical and educational services, Mindcolor Autism drives consistent, reliable weekday foot traffic from professionals and visiting families, making them a highly stable, community-focused tenant that perfectly complements the broader commercial and medical office park ecosystem.

Property Photos





MDLGroup

Distance to Landmarks

- I-11 FWY: ± 1.2 miles
- I-15 FWY: ± 6.5 miles
- Harry Reid International Airport: ± 14.3 miles
- The Strip: ± 11.1 miles

Nearby Amenities

- Roughly a mile from Lone Mountain Village and Craig Marketplace plazas (Albertsons, Popeyes Louisiana Kitchen, Denny's, Greatclips, Starbucks, and Absolute Dental)
- Just ± 3.95 miles from the sprawling Centennial Center, a major retail corridor in the Northwest (with shopping amenities including Walmart, Sam's Club, Home Depot, HomeGoods, BJ's Restaurant, Olive Garden, and the Centennial Auto Complex)
- ± 3.72 miles from the Best in the West retail corridor (TJ Maxx, PetSmart and Best Buy)

Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,506,458 in 2025. Most of the county population resides in the Las Vegas Census County Divisions across ± 435 square miles. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. 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 over 38 departments. The County has an annual budget of \$11.4 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)



298

Pop. Density
(Per Square Mile)

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



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Market Overview

Northwest Las Vegas Consistently Ranked in the nation's Top 50 Best-Selling Master-Planned Communities.

Skye Canyon and Providence have consistently appeared and ranked within the nation's top 50 reports, administered by realty consulting firms RCLCO Real Estate Advisors and John Burns Real Estate Consulting (JBREC). The flourishing communities have also received several regional awards for design and lifestyle, with many master-planned parks and amenities.

Synopsis

The Northwest Las Vegas submarket, encompassing rapidly developing communities like **Lone Mountain, Skye Pointe, Skye Canyon, Centennial, and Providence**, stands as a booming, increasingly affluent sector offering prime opportunities for Commercial Real Estate (CRE) investors and owner-users. Driven by robust residential growth, this area features a continually expanding inventory of desirable Multi-Family developments and modern Office properties, fueled by a high median household income supporting a strong consumer base. The demographic profile and expanding local amenities make the Northwest a strategic location for new businesses to flourish, providing a less congested yet well-served alternative to central areas. Connectivity is a major asset, as the submarket is entirely serviced by the CC-215 Beltway (Las Vegas Beltway) and offers quick access to the I-11 freeway via the US-95, facilitating easy commutes across the valley. Furthermore, the area is the direct gateway to Mt. Charleston and the surrounding Spring Mountains, providing employees and residents with exceptional recreational opportunities, enhancing its appeal as a live-work-play destination.

Quick Facts



170,000

Est. Population
(as of 2025)



3,750

Pop. Density
(per square mile)



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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:

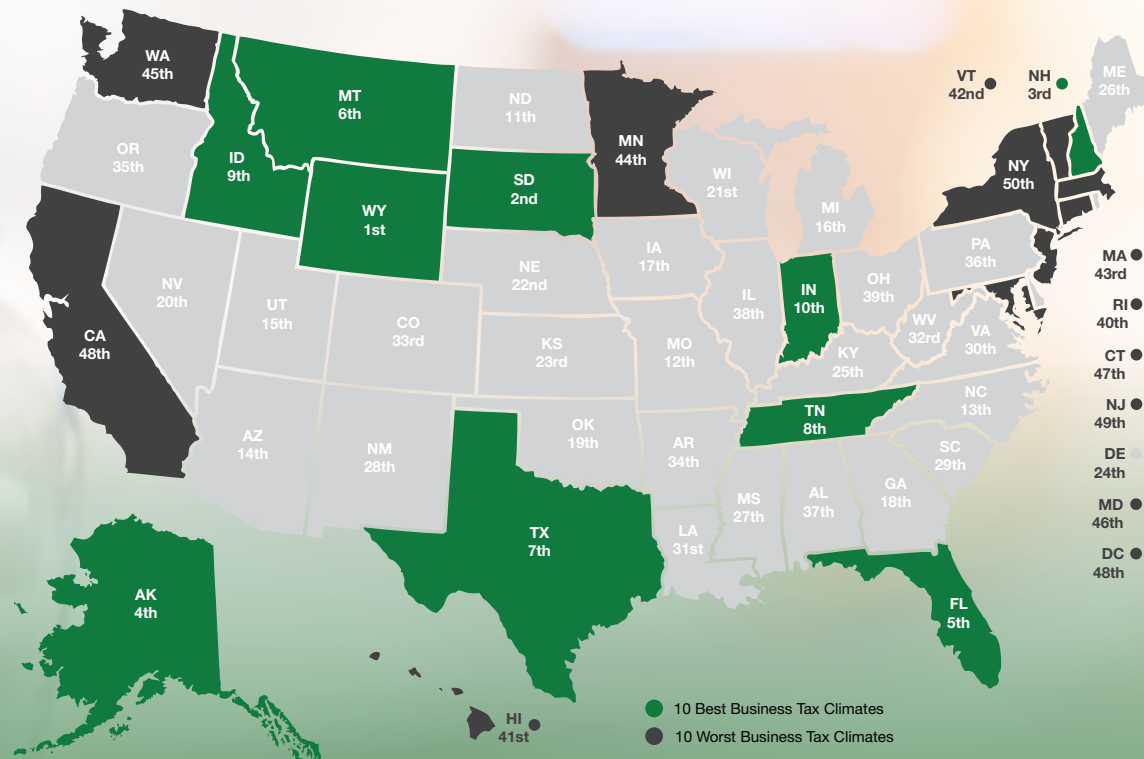
- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation's 2025 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

2025 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.



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Southern Nevada Growth

200,000+

Number of jobs
added between
2011 and 2019.

7,500+

Number of new
businesses added
between 2011 and 2019.

85%

Milestone graduation
rate for Clark County
school district in 2019.

Innovation Ecosystem

- In 2016, **Las Vegas** established an **Innovation District** to spur smart-city technology infrastructure and launched the **International Innovation Center @ Vegas (IIC@V)** incubator to support development of high priority emerging technologies.
- The **Las Vegas-based Nevada Institute for Autonomous Systems** was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.
- In July 2019, **Google** broke ground on a \$600 million data center, and in October 2019 **Switch** announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to ±4.6M SF of data center space.
- The **Las Vegas Convention and Visitors Authority (LVCVA)** partnered with the **Boring Company** to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings. Notably:

- The **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.
- Nevada State College (NSC)** more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.
- College of Southern Nevada (CSN)** was named as a **Leader College of Distinction** by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes & reducing student achievement gaps.

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INVESTMENT SALES TEAM

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