

6960

SMOKE RANCH ROAD

LAS VEGAS, NV 89128



FOR SALE OR LEASE

OWNER/USER OPPORTUNITY



PROPERTY HIGHLIGHTS

- Strategically located within the Master-Planned Mountain View Professional Business Park
- Signage Visible to I-11/US-95 Freeway
- High-end interior build out
- Located within one mile of I-11/US-95 via Lake Mead Blvd. or Cheyenne Ave.
- Numerous retail, dining, and service amenities in the area



APN

138-15-810-046



BUILDING SIZE

±18,000 SF



AVAILABLE SPACE

±8,868 SF up to ±18,000 SF



ACRES

±1.53 Acres



NUMBER OF STORIES

Two (2)



ZONING & JURISDICTION

Planned Business Park (C-PB); Las Vegas



YEAR BUILT

2008



PARKING

4.0/1,000
Includes 12 Covered Parking Spaces



ANNUAL PROPERTY TAXES

\$31,260.44



SALE PRICE: **\$5,350,000**

LEASE RATE: **\$1.75 PSF/MONTH NNN**

CAM RATE: **\$0.46 PSF/MONTH***

* Includes property taxes, common area utilities, insurance, HOA and elevator maintenance

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FIRST FLOOR

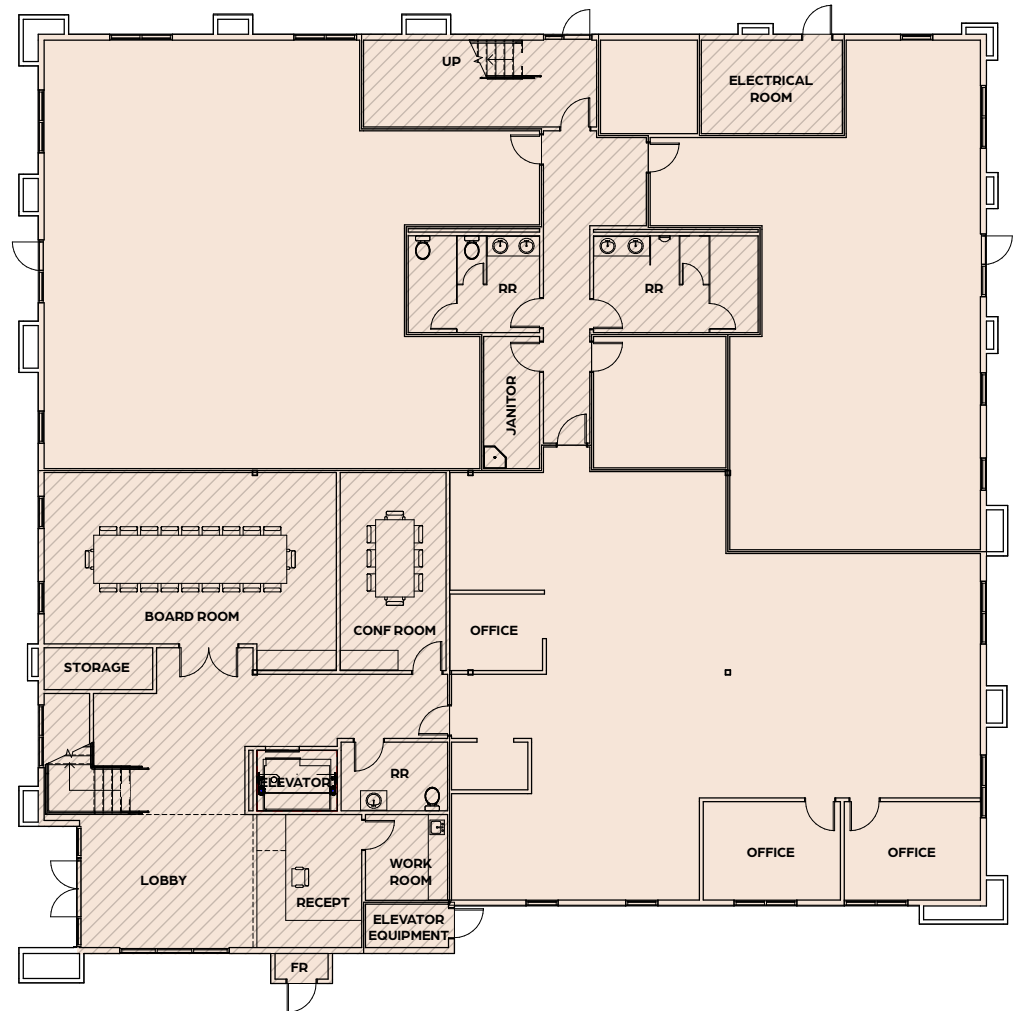
±9,203 SF

* First and Second floor combined for a total of
±18,000 SF Available for Lease

VIRTUAL TOUR

■ = Available ■ = Common Area

Not To Scale. For Illustration Purposes Only.



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SECOND FLOOR

±8,868 SF* – Available for Lease

* First and Second floor combined for a total of
±18,000 SF Available for Lease

VIRTUAL TOUR



LEASE RATE: **\$1.75 PSF/MONTH NNN**

CAM RATE: **\$0.46 PSF/MONTH***

* Includes property taxes, common area utilities, insurance, HOA and elevator maintenance

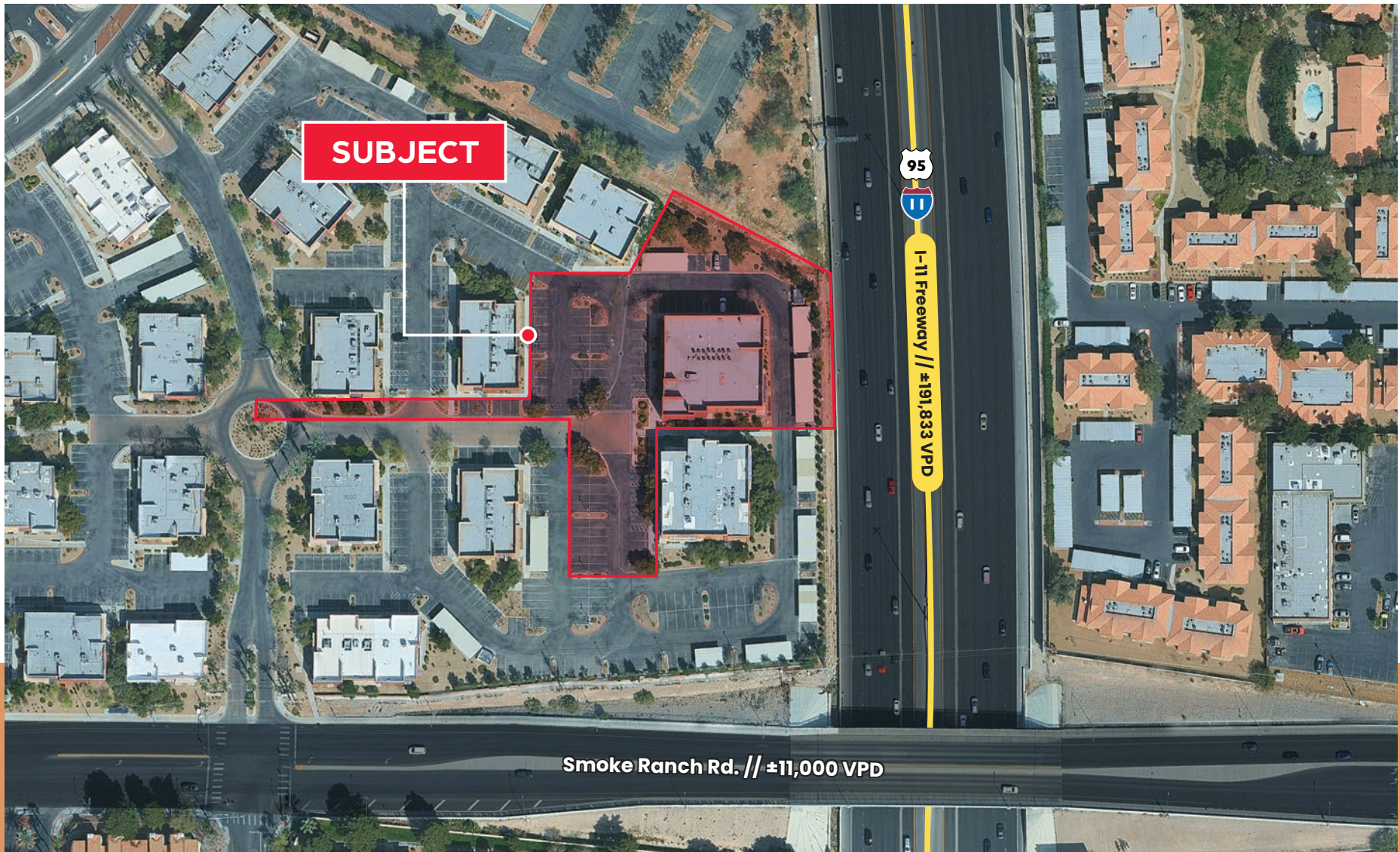
 = Available



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SITE AERIAL

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DEMOGRAPHIC REPORT

Population Summary

	1 MILE	3 MILES	5 MILES
2025 Total Population	23,130	190,136	424,052
2030 Total Population	23,773	193,944	432,437
2025 to 2030 Population Change	2.8%	2.0%	2.0%

Household Summary

	1 MILE	3 MILES	5 MILES
2025 Households	9,344	72,441	163,371
2030 Households	9,724	74,541	167,935
2025 to 2030 Household Change	4.1%	2.9%	2.8%

2025 Income

	1 MILE	3 MILES	5 MILES
Average Household Income	\$77,790	\$93,610	\$104,028
Median Household Income	\$61,494	\$71,920	\$76,588

2025 Business Summary

	1 MILE	3 MILES	5 MILES
Total Businesses	1,338	4,812	13,217
Total Employees	16,097	44,455	138,153



Located in the Heart of the Mountain View Professional Park, what is considered to be the premier submarket in Southern Nevada.



MARKET OVERVIEW

The Las Vegas Metro continues to grow, as a result of its high rankings for quality of life, job and population growth, and healthy business climate.

The Las Vegas–Paradise MSA consists of nearly 600 square miles and encompasses Las Vegas, Henderson, Boulder City, North Las Vegas, Mesquite, and all of Clark County. The leading financial and cultural center for Southern Nevada, Las Vegas is the largest city in the state and an internationally renowned resort destination known primarily for gaming, conventions, shopping, fine dining and nightlife.

This popular destination is the 28th largest Metropolitan Statistical Area in the United States with over two million residents. Las Vegas is one of the top three leading convention and business meeting locations in the United States, and one of the world's top draws for tourism. The combination of no inventory tax, rich transportation infrastructure and the geographic location of the state's two largest urban centers are prime reasons that top brands like Amazon, Wal-Mart, Levi Strauss & Co., Bed, Bath & Beyond, Monster Cable, Ocean Spray Cranberries and others choose Nevada to stage their warehousing and distribution strategies.



OVERALL LAS VEGAS OFFICE MARKET STATS

46.0M SF

Total Office Inventory
(Q1 2026)

10.8%

Total Vacancy
(Q1 2026)

Top 3

Metros in the U.S.
for Job Creation
(Bloomberg, 2022)

513K SF

Net Absorption
(Q1 2026)

\$2.79/SF

Overall Asking Rent
(Q1 2026)

#1

Convention & Trade
Show Venue in the U.S.

MARKET OVERVIEW

CONVENTION CENTERS

While Las Vegas has historically been known as a gaming destination, the city's diverse non-gaming allure continues to strengthen and has far surpassed gambling demand. One such demand driver is the unparalleled convention and meeting space capacity available throughout the city. In 2023, Las Vegas hosted over 5.9 million convention delegates

TOP TRADE SHOWS IN LAS VEGAS



MAGIC
THE BUSINESS OF FASHION



NAHB **IBS**

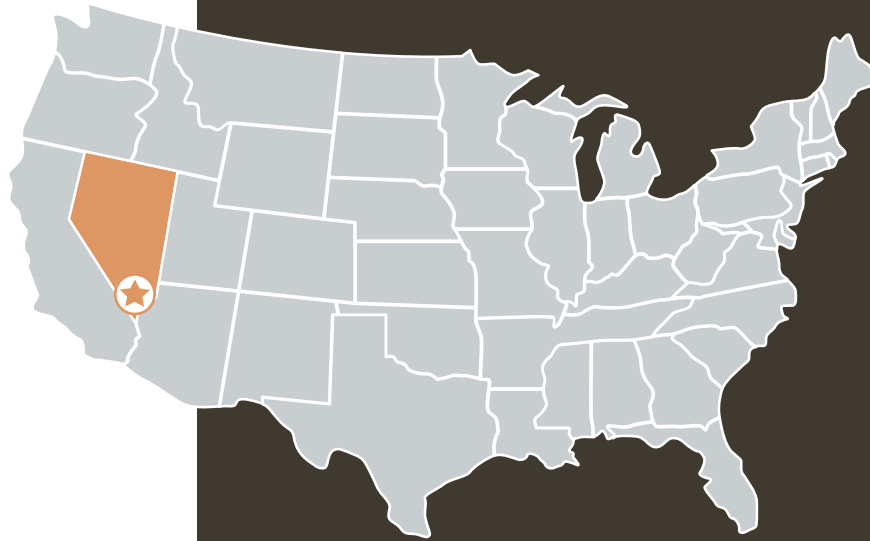
NAB
NATIONAL ASSOCIATION OF BROADCASTERS

G2E



WORLD OF CONCRETE

Las Vegas also hosted 5 of the top 10 and 8 of the top fifteen largest conventions/trade shows held in the U.S.



**#1 Trade Show Destination
for 29 consecutive years**

Trade Show News Network

BUSINESS FACTS

LABOR

- Nevada has one of the lowest labor costs in the region
- The metro Las Vegas area has more than 108,000 workers in the transportation, logistics and manufacturing industries

BUSINESS ASSISTANCE PROGRAMS

- Sales And Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement For Recycling
- TRAIN employees now (TEN)
- Silver State Works Employee Hiring Incentives

NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax



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