

# STONE CANYON PROFESSIONAL PARK

7229 W. Sahara Avenue, Suite 120, Las Vegas, NV 89117

AVAILABLE  
For Sale | Lease



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## Listing Snapshot

 **\$437,500**  
Sale Price

 **\$1.75 PSF NNN**  
Lease Rate

 **±1,250 SF**  
Available Space

 **West Central**  
Submarket

## Property Highlights

- ±1,250 SF Class B office condo for sale or lease
- Functional floor plan featuring one private office, conference room, two open work areas, breakroom and restroom
- Ideal for owner-users seeking a professional and cost-effective office solution
- Move-in ready layout designed to support both collaborative and private work environments
- Located along the established West Sahara Avenue business corridor with convenient access to Summerlin Parkway and the US-95 / I-11 Freeways
- Parking: 23 spaces (13 surface stalls + 10 covered spaces / 4.59:1,000 SF)

## Property Overview

7229 W Sahara, Suite 120 is a ±1,250 SF office condo located in the West Las Vegas Submarket. The suite maximizes the square feet and includes an office, conference room, 2 open work areas, break room and restroom. The suite is part of a modern, professionally maintained Class B office complex developed in 2007. The project offers surface and covered parking, landscaped common areas, and a business-oriented setting.

## Key Demographics (within a 3-mile radius)

 **±190,828**  
Population Size

 **\$92,997**  
Ave. Household Income

APN 163-10-515-018

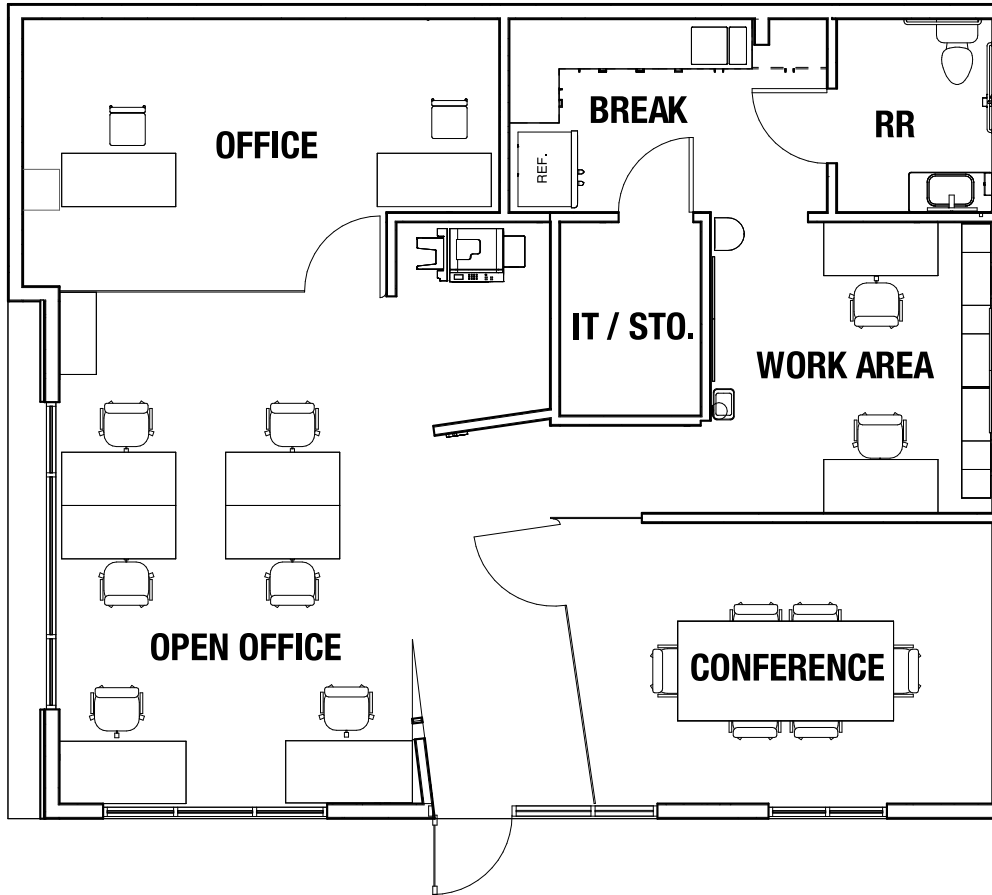
Zoning Office & Professional (C-P)

Year Built 2007

Property Size ±5,012 SF

Cross Streets Laredo Street & Belcastro Street

Lot Size ±0.36 AC



Sale Snapshot

 **\$437,500**  
Sale Price

 **\$350 PSF**  
Price per Square Foot

 **±1,250 SF**  
Available Space

Lease Snapshot

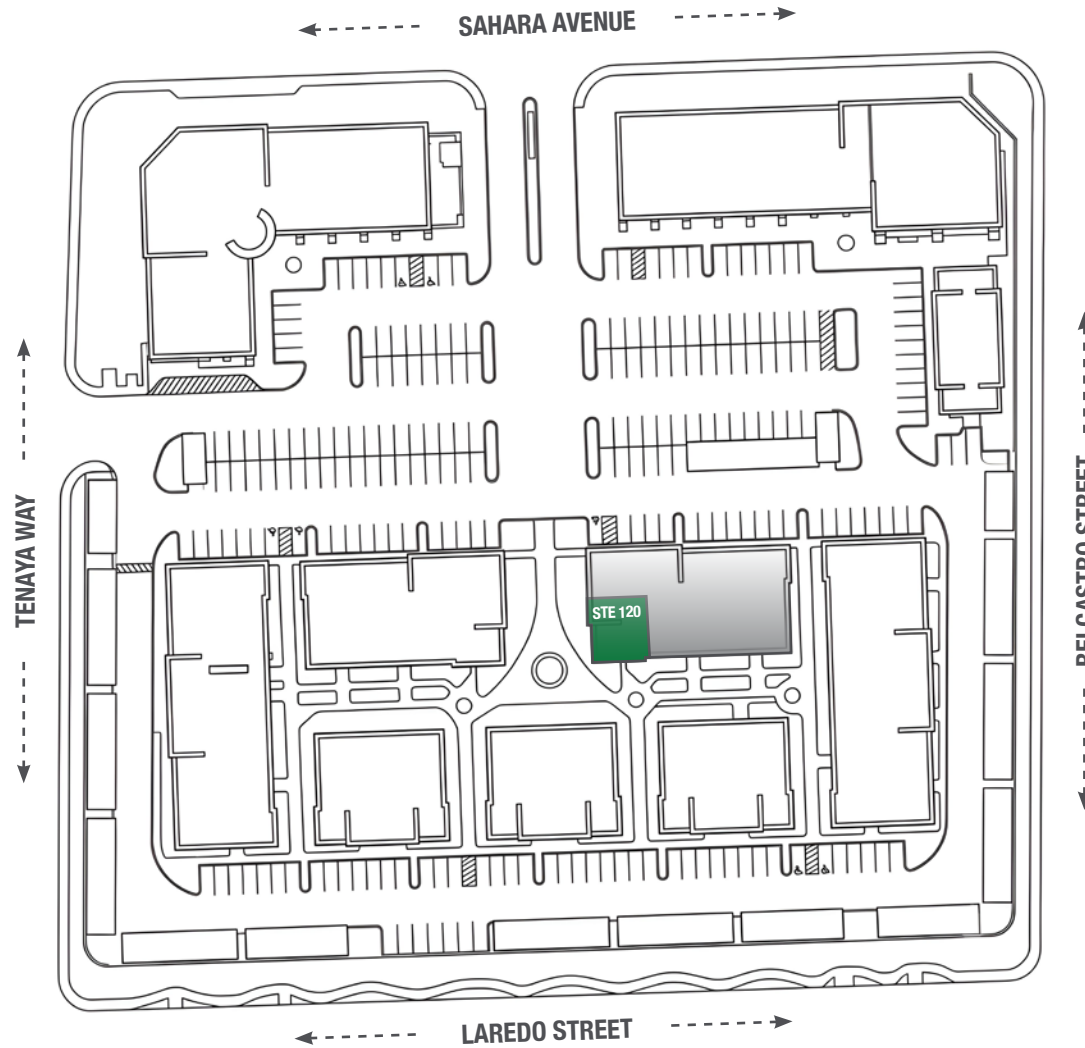
 **\$1.75 PSF NNN + CAM**  
Lease Rate

 **±1,250 SF**  
Available Space

 **\$2,187.50 + CAM**  
Monthly Rent

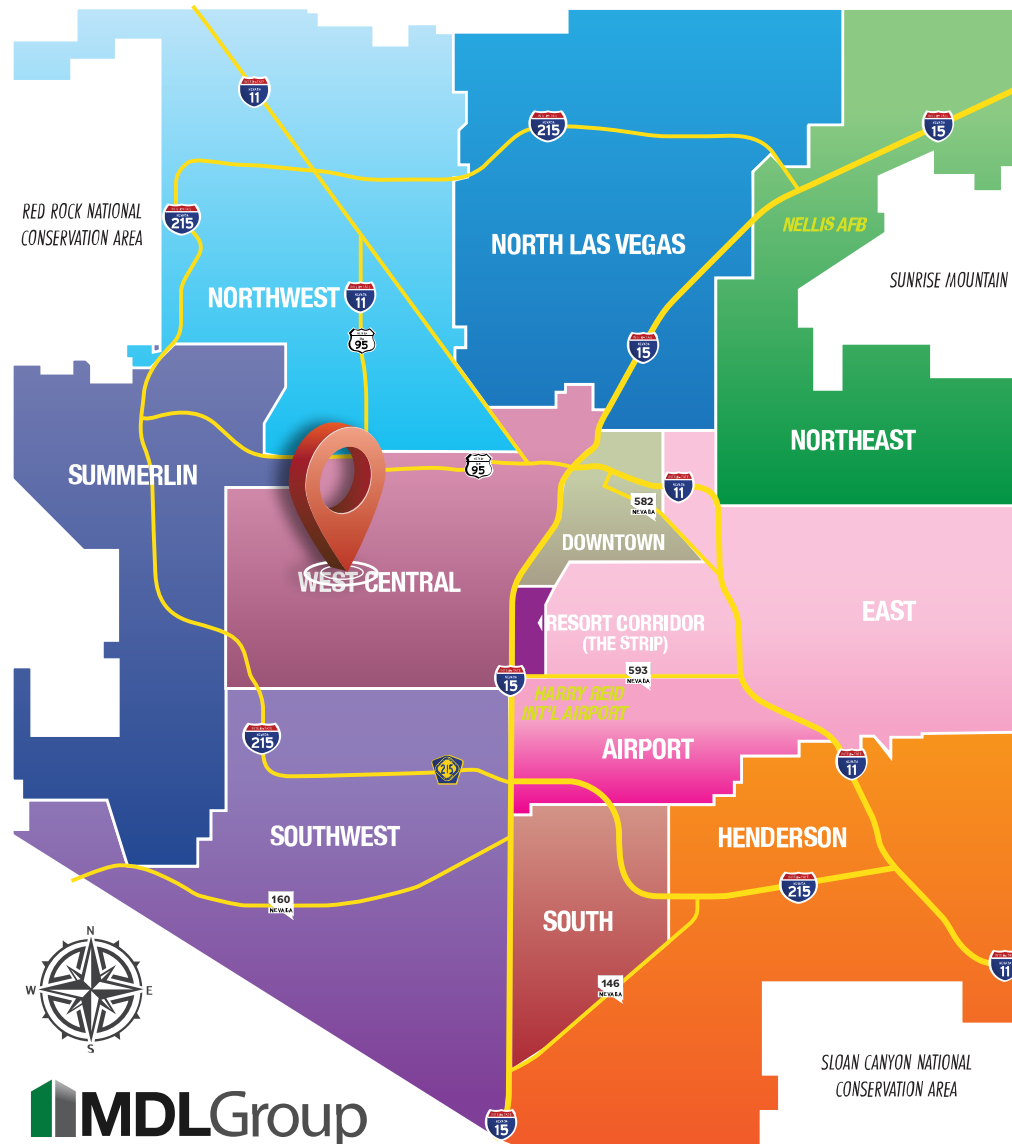
 **Immediately**  
Availability

## Site Plan



## Property Photos





## Distance to Landmarks

- I-215 FWY: ±4.9 miles
- I-11 / US-95 FWY: ±2.7 miles
- Harry Reid International Airport: ±10.1 miles
- The Strip: ±6.4 miles

## Nearby Amenities

- Adjacent to nearby Summerlin community that includes major retail corridors including Boca Park, Village Square, and Downtown Summerlin
- ±5.7 miles to premiere hospitals in West Central (UMC and Valley Hospital Medical Center) to the east and ±4 miles to Spring Valley Hospital Medical Center to the south
- Within driving distance to the vast Chinatown area with plenty of dining and retail options
- Situated across the street from the Sahara Auto Mall (on West Sahara Avenue)

# 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  $\pm 435$  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](http://clarkcountynv.gov), [data.census.gov](http://data.census.gov), [lvgea.org](http://lvgea.org), [wikipedia.com](http://wikipedia.com)



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# 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



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## Market Overview

# 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)

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## 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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