

1720 S. BUFFALO DRIVE

Las Vegas, NV 89117

AVAILABLE
For Lease



📍 5960 S. Jones Blvd, Las Vegas, NV 89118
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Property Highlights

- ±2,521 SF first-floor suite
- Exceptional flexibility to create a workspace tailored to the tenant's needs
- Ideal for office or medical users
- 20 surface parking spaces on a ±0.46-acre lot
- Zoned for Professional Office (P-O)

Property Overview

1720 S. Buffalo Drive is a ±2,521 SF first-floor suite located within a ±7,052 SF professional office building. The space is currently offered in a raw hybrid cold-dark shell condition, providing tenants with exceptional flexibility to create a workspace tailored to their operational needs. The suite will be delivered with an unpoured center floor over engineered perimeter footings, specifically designed to accommodate a raised floor layout with an Underfloor Air Distribution (UFAD) system. Central outside air, HVAC linesets, rooftop curbs, and plumbing have already been installed, allowing for efficient mechanical integration while preserving maximum design flexibility. The engineered open center is intended exclusively for the raised-floor/UFAD system, creating an ideal plug-and-play solution for office or medical users requiring customized underfloor routing for power, data, and HVAC distribution.

Listing Snapshot

 **\$3.00 PSF NNN**
Lease Rate

 **TBD**
Monthly CAM Charges

 **±2,521 SF**
Available Space

 **West Central**
Submarket

Key Demographics (within a 3-mile radius)

 **±172,500**
Population Size

 **\$105,273**
Ave. Household Income

APN 163-03-201-007

Zoning Professional Office (P-O)

Year Built 2026

Property Size ±7,052 SF

Cross Streets Buffalo Drive & Oakey Boulevard

Lot Size ±0.46 AC


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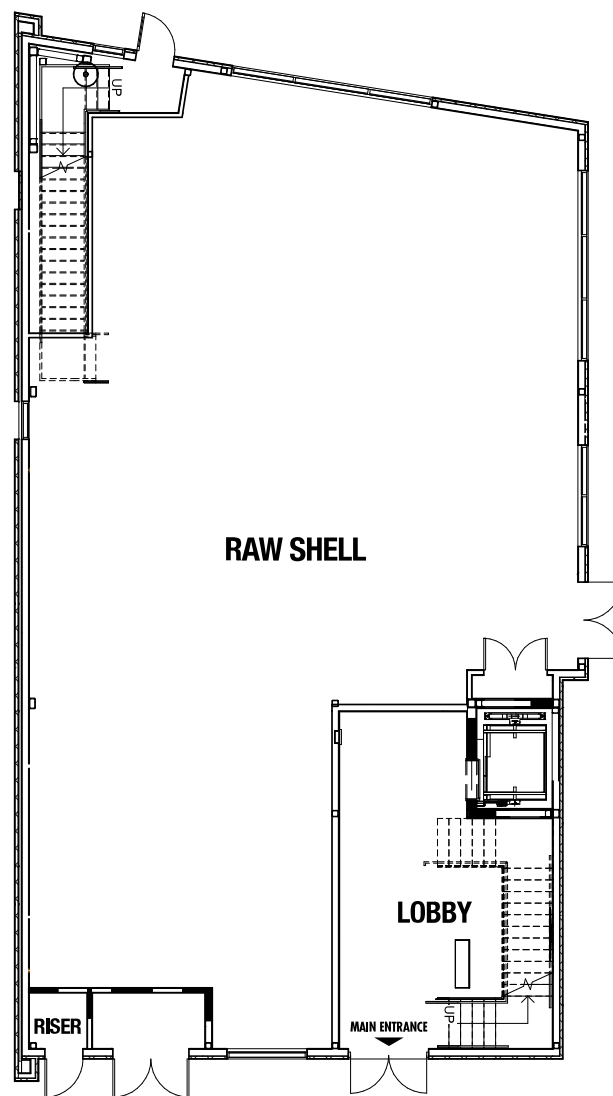

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First Floor

Listing Snapshot



\$3.00 PSF NNN
Lease Rate



TBD
Monthly CAM Charges



±2,521 SF
Available Space



\$7,563.00
Monthly Rent



Immediately
Availability

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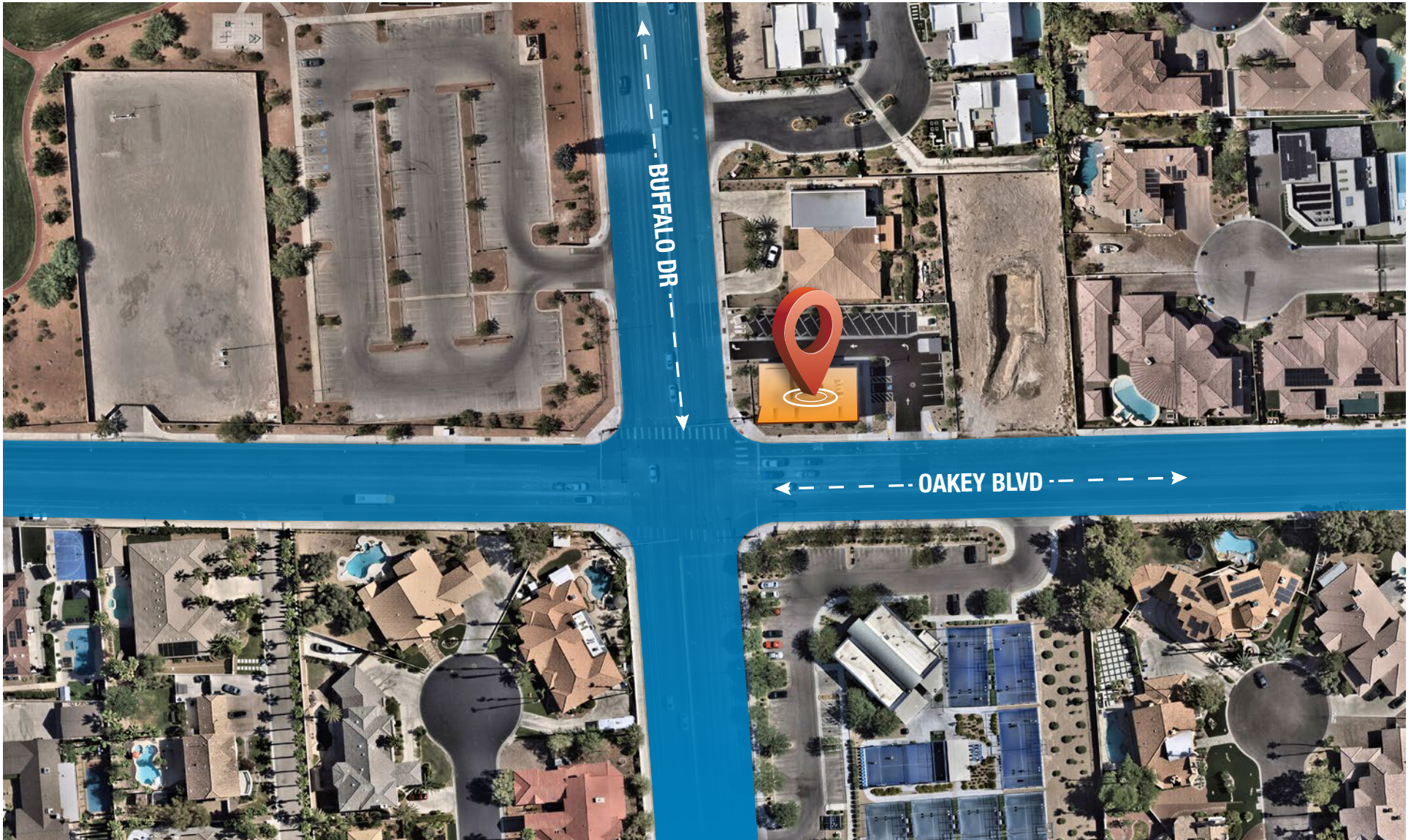
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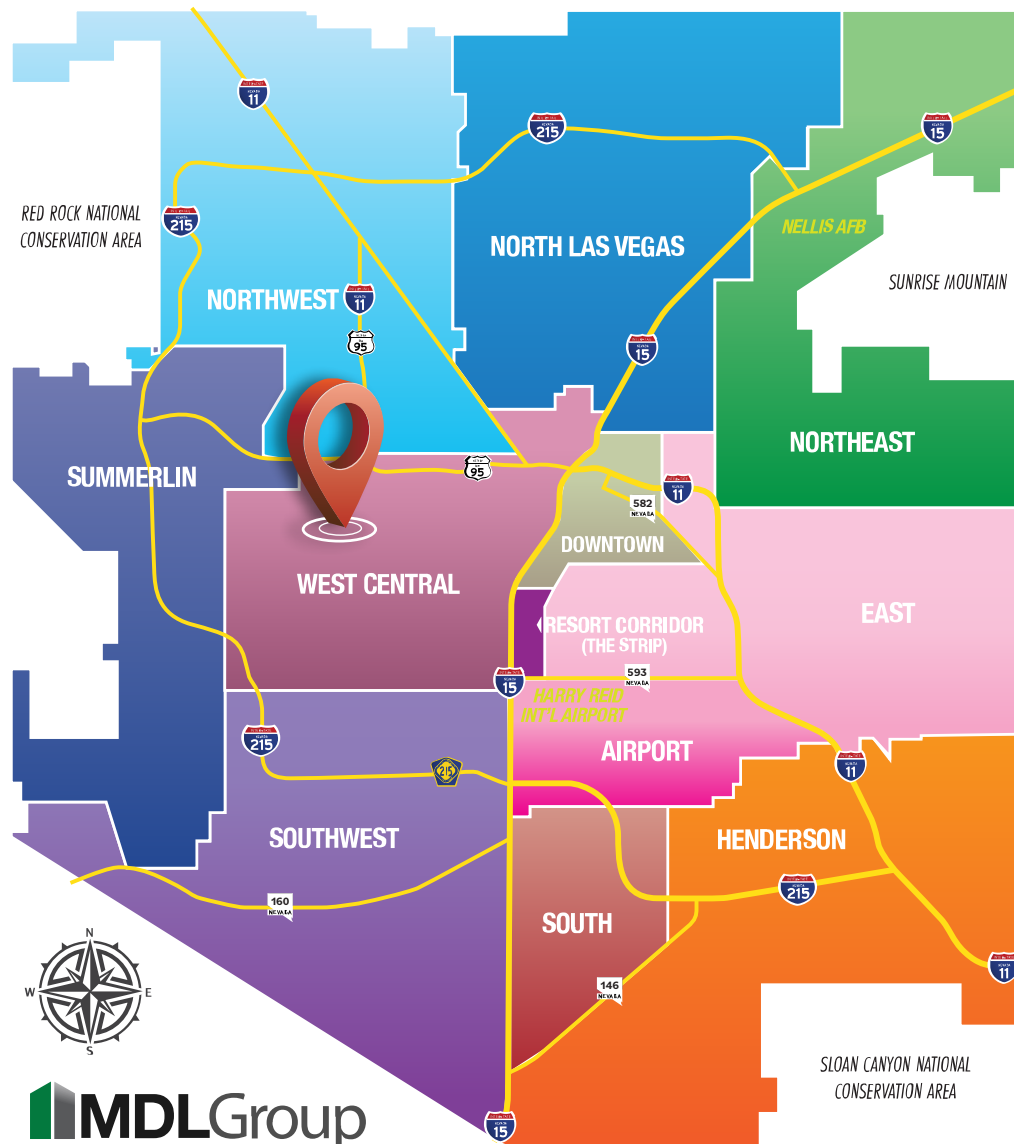


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Area Connectivity

- I-15 Freeway: ± 5.6 miles (± 10 minutes)
- I-215 Freeway: ± 2.8 miles (± 6 minutes)
- I-11 Freeway: ± 11.2 miles (± 16 minutes)
- Harry Reid International Airport: ± 12.4 miles (± 18 minutes)
- The Las Vegas Strip: ± 7.8 miles (± 14 minutes)

Nearby Amenities

- Healthcare: Close to Spring Valley Hospital Medical Center, providing comprehensive acute care and emergency services to the surrounding community.
- Retail & Dining: Positioned near the commercial hub of Charleston Plaza, which offers a variety of conveniences. This area features popular retailers such as Target and Albertsons, alongside dining destinations like Honey Salt and P.F. Chang's, creating a central spot for daily errands and professional meals in the heart of the community.
- Golf & Country Clubs: Proximity to several golf facilities, including the Badlands Golf Club and various community-focused public courses within the western valley.
- Recreational Areas: Near local neighborhood parks and the extensive walking paths that define the scenic residential corridors of the Spring Valley area.

Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of $\pm 2,505,000$ for 2026. Most of the county's population resides in and around the Las Vegas urban core. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers roughly 7% of the state's land area but holds about 73% of the state's population, making Nevada one of the most centralized states in the country.

With jurisdiction over the world-famous Las Vegas Strip and covering an area roughly the size of New Jersey, Clark County is the nation's 22nd-largest county by area. 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 across nearly 40 departments. The County has an annual budget of approximately \$12.9 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)



308

Pop. Density
(Per Square Mile)

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

 **150,000**
Est. Population
(as of 2025)

 **7,200**
Pop. Density
(per square mile)



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Professional Sports

Synopsis

The Las Vegas Valley has quickly become a premier sports market, with most teams playing in the communities around the city rather than in Las Vegas itself. The **Vegas Golden Knights**, its first major league franchise, won the Stanley Cup in 2023, and the **Las Vegas Aces** have dominated the WNBA with titles in 2022, 2023, and 2025. The **Las Vegas Raiders** bring three world championships (XI, XV, and XVIII), and the **Las Vegas Athletics** add a legacy of nine.

The valley also supports a deep minor league scene: the Las Vegas Aviators (Triple-A, Athletics affiliate), the Henderson Silver Knights (AHL, Golden Knights affiliate), and Las Vegas Lights FC (USL Championship soccer). Its indoor football and box lacrosse teams (the Vegas Knight Hawks and Las Vegas Desert Dogs, respectively) share Lee's Family Forum in Henderson with the Silver Knights.



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



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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:

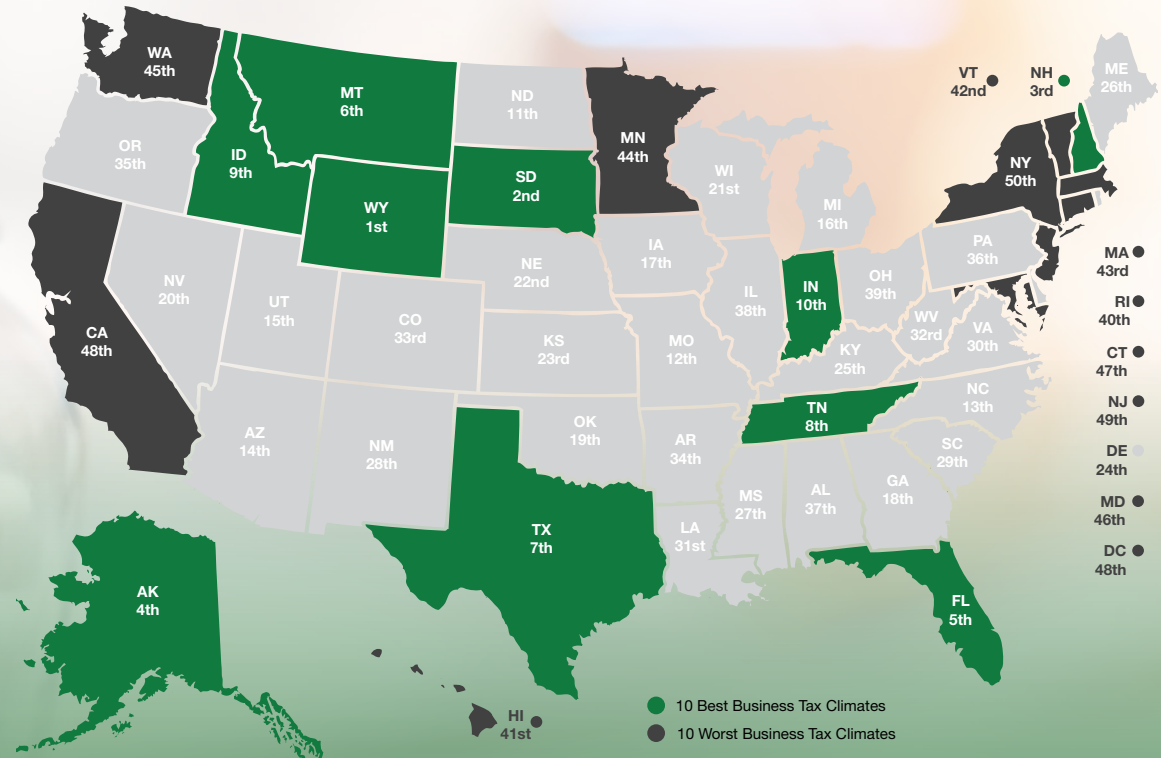
- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation's 2026 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*

2026 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.

Market Overview

Southern Nevada Growth

±250,000

Number of jobs
added between
2015 and 2025

±9,000

Number of new
businesses added
between 2015 and 2025

±86.6%

Milestone graduation
rate for Clark County
school district in 2025

Innovation Ecosystem

Southern Nevada has grown from a smart-city vision into one of the Mountain West's fastest-diversifying technology and infrastructure markets. Building on the 2016 Innovation District and IIC@V incubator, the past five years have reshaped the region:

- **AI & DATA CENTERS:** Switch is building Nvidia-designed "AI factories" in Las Vegas, and Google is expanding its Henderson campus as part of a \$1.2B Nevada commitment.
- **THE SPHERE:** A \$2.3B immersive-technology venue and the world's largest spherical structure, opened 2023.
- **VEGAS LOOP:** The Boring Company's underground transit now runs 2.2 miles and 9 stations, expanding toward a planned 68-mile, 55-station network.
- **BRIGHTLINE WEST:** Broke ground in 2024 on a 218-mile, 200-mph high-speed rail line to Los Angeles, targeting 2029.
- **RESEARCH ANCHORS:** UNLV's Harry Reid Research & Technology Park, NIAS drone testing, and CES.

Source: Las Vegas Global Economic Alliance (LVGEA)

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Education & Workforce Development

Southern Nevada's post-secondary institutions have significantly expanded their offerings and stature:

- The **University of Nevada, Las Vegas (UNLV)** first reached R1 status (the highest research classification) in 2018 and retained it in 2025. Sponsored-program expenditures hit \$116.4 million in FY2024 (up ~15%), targeting \$250 million by 2030. Its medical school, begun in 2017, earned full accreditation in 2021, was renamed the Kirk Kerkorian School of Medicine at UNLV, and opened a dedicated education building in 2022.
- **Nevada State University** (elevated from Nevada State College in July 2023) has more than doubled its degree awards since 2011, with strong growth among racial and ethnic minorities and in health professions. Now enrolling roughly 7,300 students, NSU is a federally designated Hispanic-Serving Institution.
- The **College of Southern Nevada (CSN)** was named a Leader College of Distinction by national nonprofit Achieving the Dream in 2018 for improving student outcomes - a designation renewed in 2026.

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