

# RANCHO PALOMINO PARK

630 S. Rancho Drive, Las Vegas, NV 89106

AVAILABLE  
For Lease



5960 S. Jones Blvd, Las Vegas, NV 89118  
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## Listing Snapshot

 **\$1.90 - \$2.25 PSF NNN**  
Lease Rate

 **\$0.43 PSF**  
Monthly CAM Charges

 **±10,145 SF**  
Available Space

 **West Central**  
Submarket

## Property Highlights

- ±10,145 SF office space configured for medical and healthcare users
- Close proximity to the heart of the Las Vegas Medical District
- Excellent frontage along Rancho Drive
- Less than a mile access to both the I-15 and I-11 / US-95 Freeways
- Prominent signage opportunities
- 109 surface parking spaces / 23 covered parking spaces
- Traffic Count - Rancho Dr: ±27,800 VPD / Alta Dr: ±11,400 VPD

## Property Overview

MDL Group is pleased to present 630 S Rancho, Suites C - E (the "Property") for lease in the highly sought-after West Central submarket of Las Vegas. This ±10,145 SF medical office opportunity is located within a well-maintained, single-story professional office building and offers flexible layout configurations to accommodate a wide range of medical and healthcare users. The Property features prominent exterior signage opportunities, convenient access, and close proximity to the Las Vegas Medical District, making it an ideal location for medical practices seeking strong visibility, accessibility, and operational convenience.

## Key Demographics

(within a 3-mile radius)

 **±168,801**  
Population Size

 **\$74,579**  
Ave. Household Income

APN 139-32-702-025

Zoning Professional Office (P-R)

Year Built 1991

Property Size ±29,306 SF

Cross Streets Rancho Drive & Palomino Lane

Lot Size ±2.28 AC

  
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Property Details

↖ ↗ ±29,306 SF  
↙ ↘ Total Building Size

↖ ↗ ±10,145 SF  
↙ ↘ Available Space (Ste C & E)

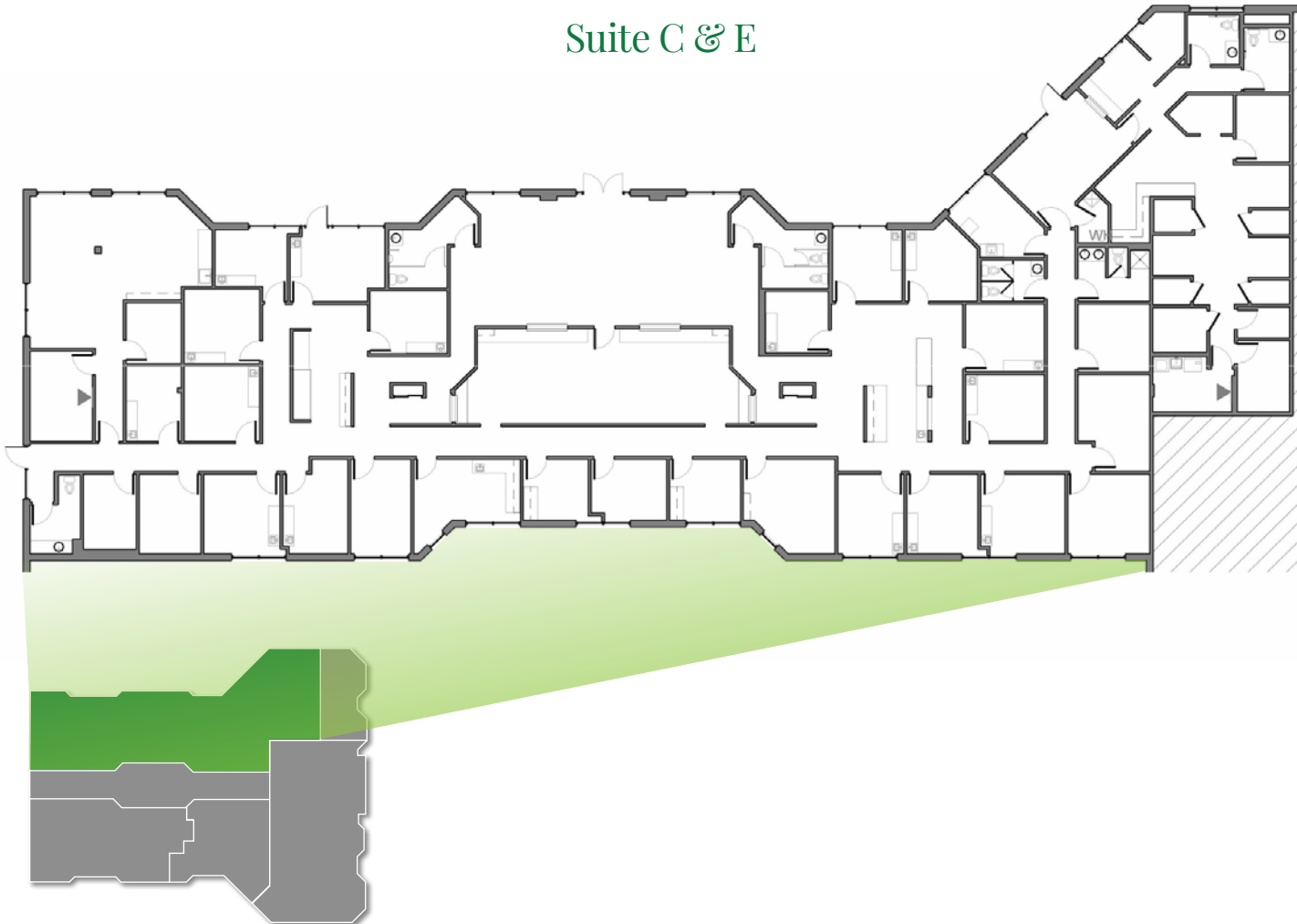


**SUITE C & E**


 **RANCHO DR**



Suite C & E



Listing Snapshot

 **\$1.90 - \$2.25 PSF NNN**  
Lease Rate

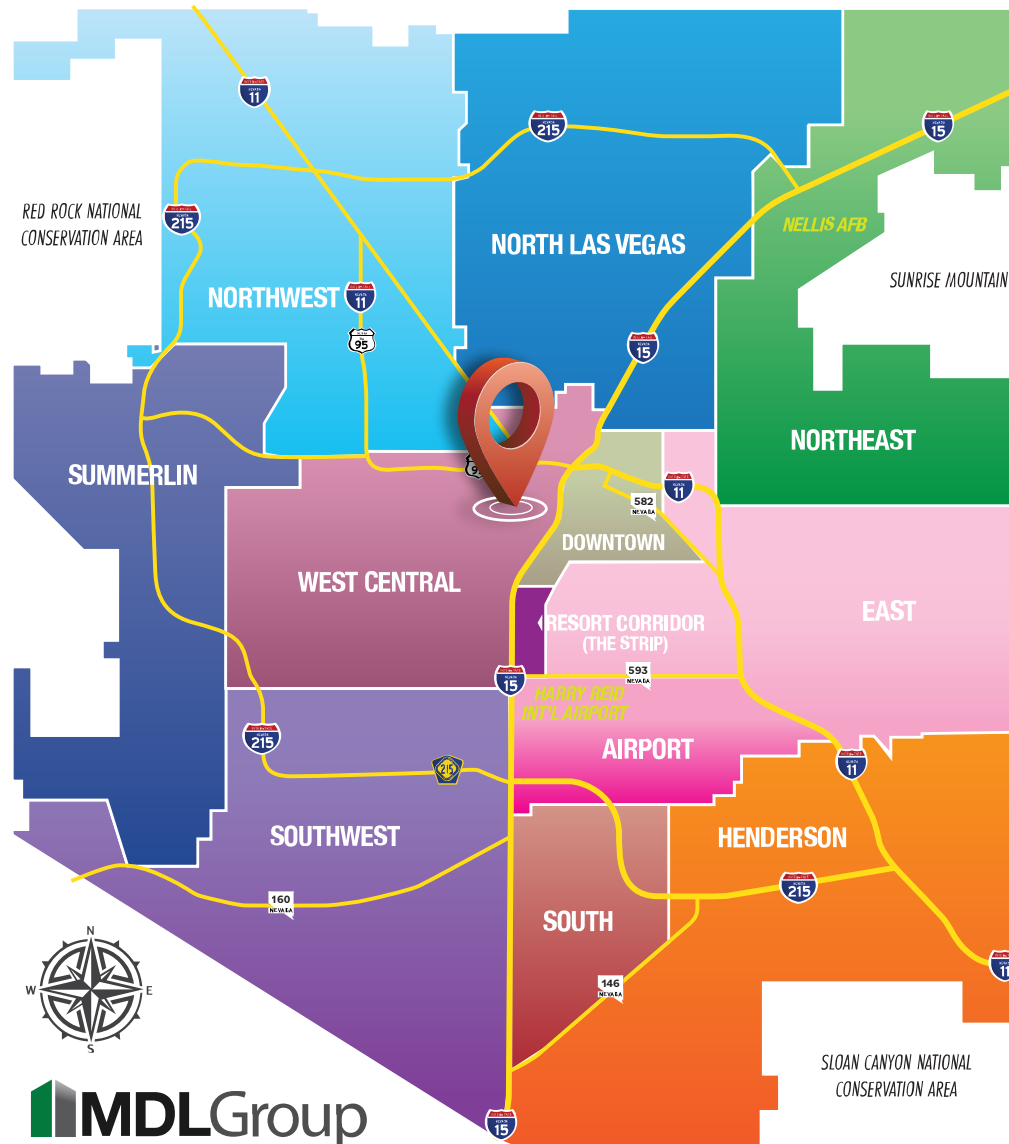
 **\$0.43 PSF**  
Monthly CAM Charges

 **±10,145 SF**  
Available Space

 **Immediately**  
Availability

## Property Photos





## Distance to Landmarks

- I-11 / US-95 FWY: ±0.86 miles
- I-15 FWY: ±0.95 miles
- Downtown Las Vegas: ±1.95 miles
- Harry Reid International Airport: ±7.7 miles
- The Strip: ±4.13 miles

## Nearby Amenities

- Blocks away from the Valley Hospital Medical Center and UMC Trauma Center
- Nearby recreational stops include the sprawling Springs Preserve, Lorenzi Park, and the Las Vegas Golf Club
- A mile drive to Downtown amenities including Clark County Government Center, City Hall, and the Smith Center for the Performing Arts
- Easy access to retail corridors including the Rancho Towne & Country Plaza, Las Vegas North Premium Outlets, and Meadows Mall

# 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



**±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



**150,000**

Est. Population  
(as of 2025)



**7,200**

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:

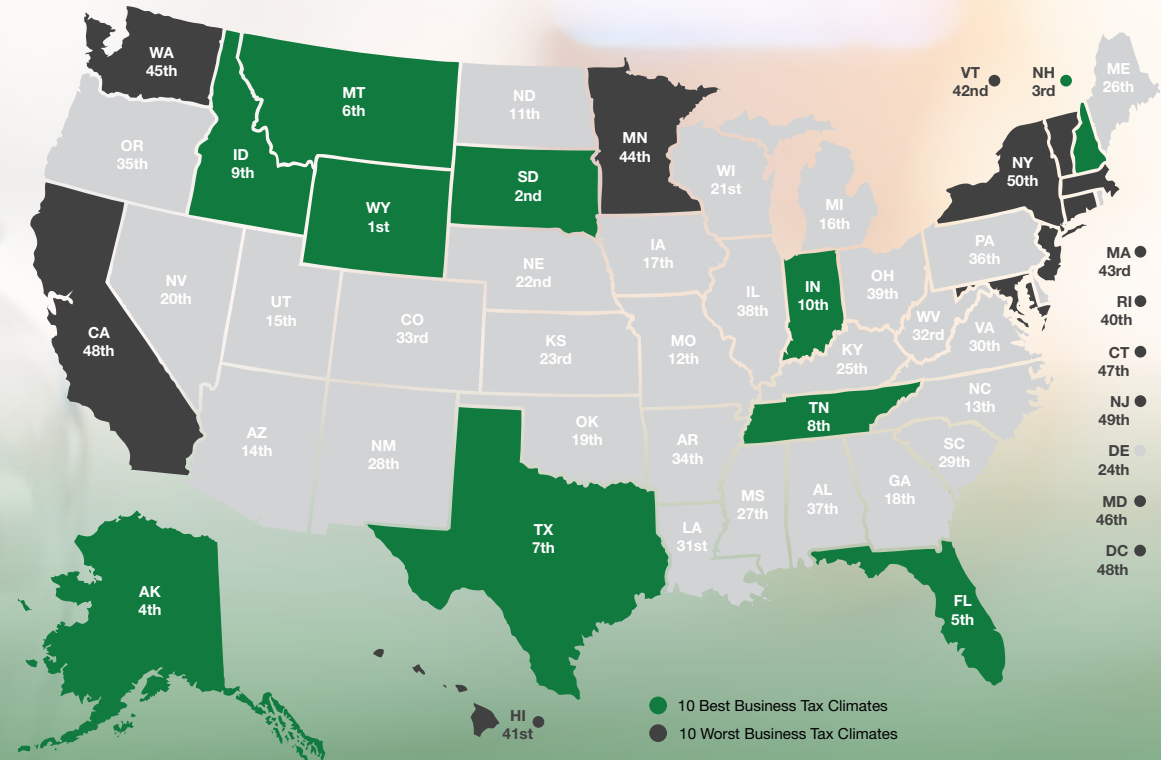
Nevada is ranked 20th in the Tax Foundation's 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

*Source: Nevada Governor's Office of Economic Development; www.TaxFoundation.org*

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## 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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## 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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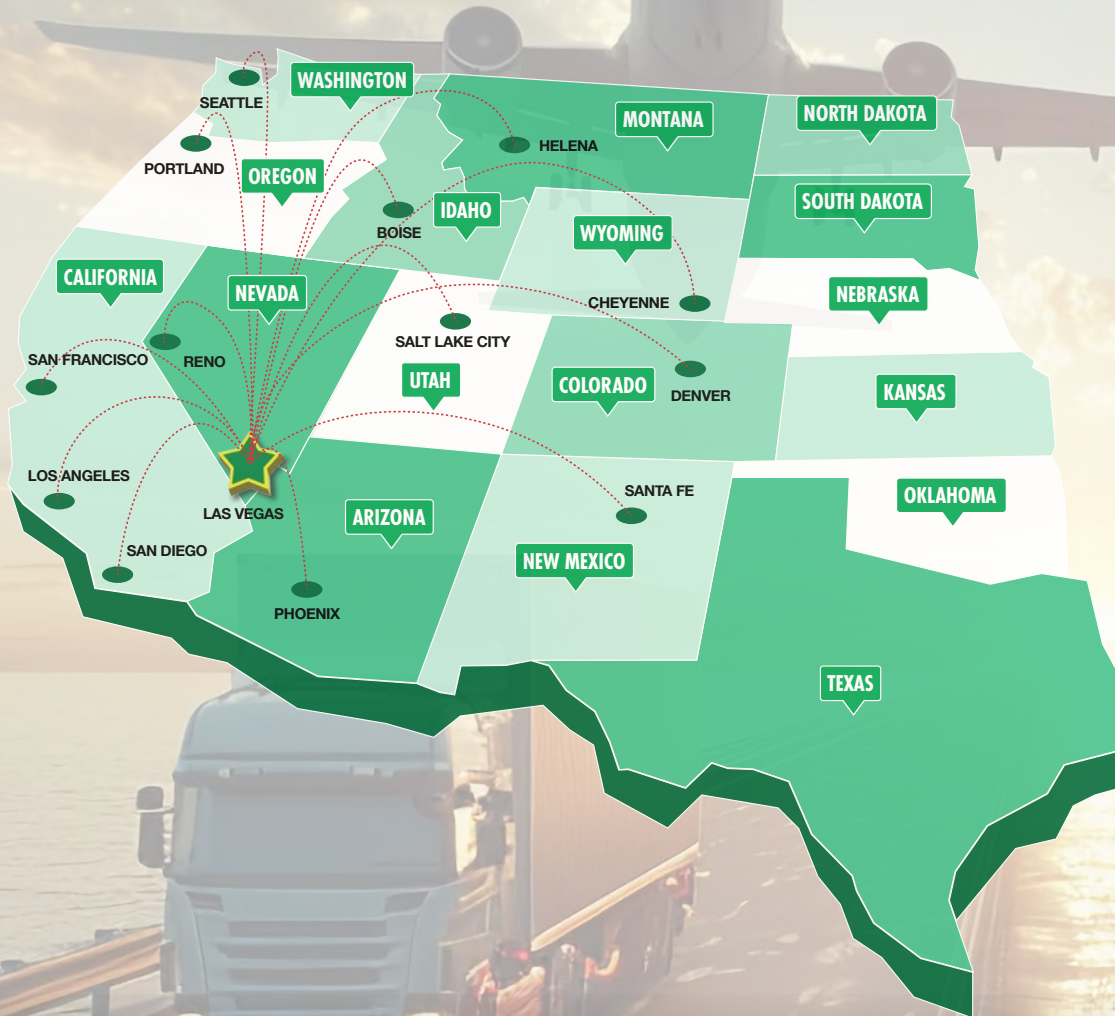
## Education & Workforce Development

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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# Logistics



## Transit From Las Vegas

DESTINATION	EST. TRAVEL TIME	DISTANCE (MILES)
Los Angeles, CA	3 hrs, 55 min	±265
Phoenix, AZ	4 hrs, 40 min	±300
San Diego, CA	4 hrs, 45 min	±327
Salt Lake City, UT	5 hrs, 50 min	±424
Reno, NV	6 hrs, 55 min	±452
San Francisco, CA	8 hrs, 15 min	±565
Boise, ID	9 hrs, 30 min	±634
Santa Fe, NM	9 hrs, 10 min	±634
Denver, CO	10 hrs, 45 min	±752
Cheyenne, WY	11 hrs, 50 min	±837
Helena, MT	12 hrs, 55 min	±907
Portland, OR	15 hrs, 45 min	±982
Seattle, WA	16 hrs, 50 min	±1,129

### SHIPPING & MAILING SERVICES



Freight Service Center  
(3 miles)

Distribution Center  
(10 miles)

UPS Air Cargo  
(18 miles)



Freight Center  
(3 miles)

Ship Center  
(8 miles)

Air Cargo  
(20 miles)



Customer Service Center  
(5 miles)

Cargo Center  
(3 miles)

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