

JONES PROFESSIONAL PLAZA

3875 S. Jones Blvd. Las Vegas, NV 89103

AVAILABLE
For Sale

OWNER-USER OFFICE BUILDING
WITH INCOME!



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

☎ (702) 388-1800 MAIN • (702) 388-1010 FAX

🌐 www.mdlgroup.com

Luke Ramous
Senior Advisor

Lic#: S.0188531
(702) 941-7372

lramous@mdlgroup.com

Michael Greene, CCIM
Vice President

Lic#: S.0186326
(702) 388-1800

mgreene@mdlgroup.com

Lisa Anderson
Senior Advisor

Lic#: S.0019895
(702) 379.5339

landerson@mdlgroup.com

Hayim Mizrachi, SIOR, CCIM

CEO | Broker | Principal

Lic#: B.0143643.CORP
(702) 388-1800

hmizrachi@mdlgroup.com



Property Highlights

- ±15,408 SF Class B office building available for sale
- Frontage along S. Jones Blvd., with Ample Parking
- Single-story, owner-user office building with income
- Ideal use for professional office users
- Convenient access to both the I-15 and I-215 Freeways
- 80 total parking spaces with covered parking available
- Zoning: Commercial Professional (CP)
- \$77,677.80 annual income from existing tenant
- Excellent parking ratio of 5.33:1,000 SF

Property Overview

MDL Group is pleased to present 3875 South Jones Boulevard, a ±15,408-square-foot Class B office building located within the established Jones Boulevard corridor in West Las Vegas. Situated on approximately ±1.38 acres, the property offers a rare opportunity for an owner-user or investor, featuring a ±10,408-square-foot vacant office suite and a ±5,000-square-foot suite occupied by a sound studio tenant. The property is supported by 80 parking spaces and benefits from strong visibility along South Jones Boulevard. Conveniently located between West Flamingo Road and West Twain Avenue, the property offers excellent access to Interstate 15, Interstate 215, the Las Vegas Strip, and Harry Reid International Airport, placing businesses within one of the valley's most connected and established commercial corridors.

Listing Snapshot

 **\$3,950,000**
Sale Price

 **\$256.36**
Price Per SF

 **±15,408 SF**
Total Building Size

 **Central West**
Submarket

Key Demographics (within a 3-mile radius)

 **±158,462**
Population Size

 **\$88,318**
Ave. Household Income

APN	163-14-701-009
Zoning	Commercial Professional (CP)
Year Built	1996
Property Size	±15,408 SF
Cross Streets	W. Flamingo Rd. & S. Jones Blvd.
Lot Size	±1.38 AC

JONES PROFESSIONAL PLAZA

3875 S. Jones Blvd. Las Vegas, NV 89103

For Sale

Property Details



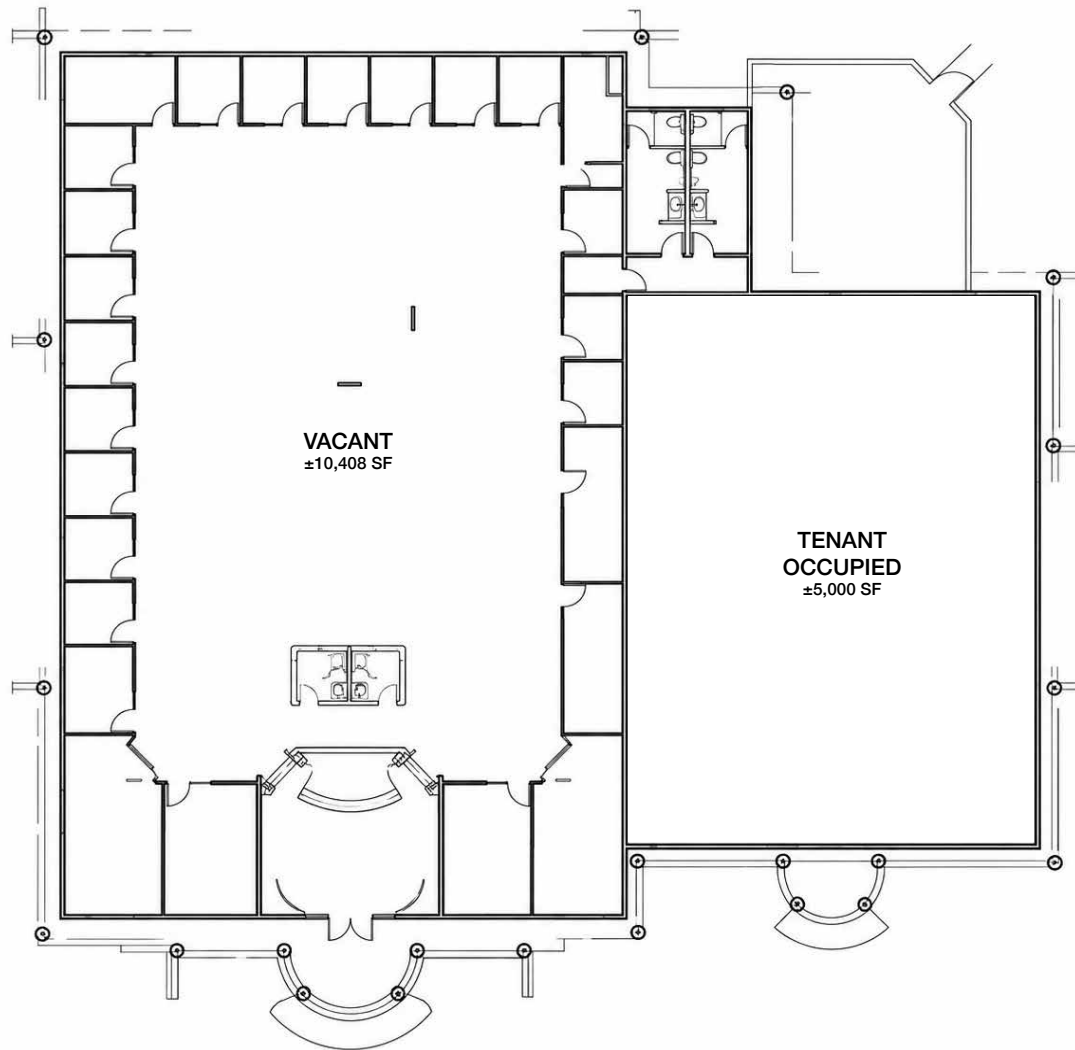
\$3,950,000
Sale Price



±15,408 SF
Total Building Size

 **VIKING RD**

 **JONES BLVD**



Listing Snapshot

 **\$3,950,000**
Sale Price

 **\$256.36**
Price Per SF

 **±15,408 SF**
Total Building Size

 **Central West**
Submarket

Suite Specs

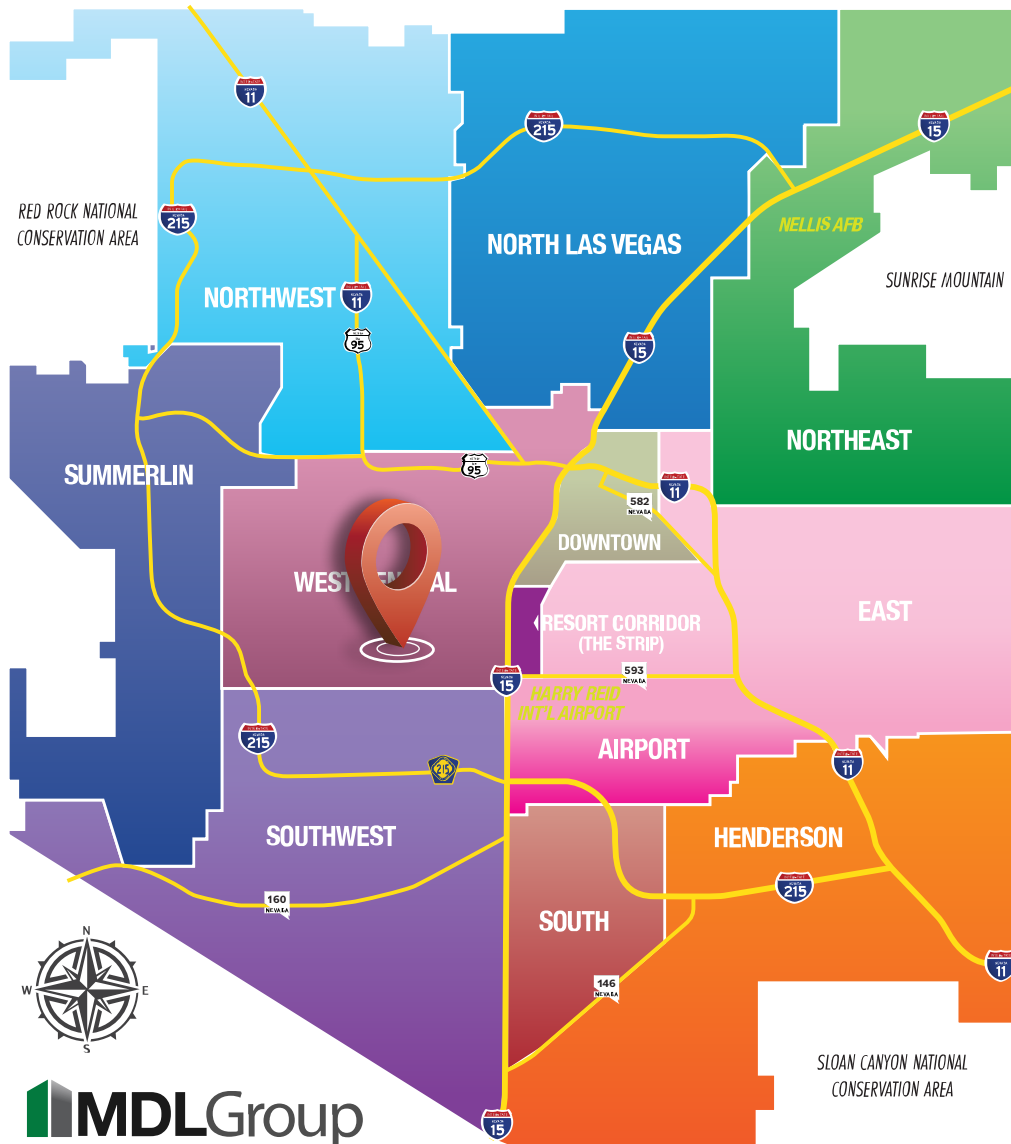
Total SF ±15,408
Suite 1 SF ±10,408
Suite 2 SF ±5,000
Parking Spaces 80

Property Photos



Property Photos





Distance to Landmarks

- I-215 FWY: ± 5.6 miles
- I-15 FWY: ± 3.0 miles
- I-11 FWY: ± 4.2 miles
- Harry Reid International Airport: ± 6.8 miles
- The Strip: ± 2.8 miles

Nearby Amenities

- Noodlehead – popular dining option
- The Space – entertainment and event venue
- China Mama Express – well-known local restaurant
- Fortune – established dining destination
- Las Vegas Chinatown District – approximately 5 minutes away
- Spring Valley Hospital Medical Center
- Smith's Food & Drug
- Walmart Supercenter
- LVAC (Las Vegas Athletic Clubs)

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

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)



Service you deserve. People you trust.



Copyright © MDL Group. All rights reserved.



5960 S. Jones Boulevard, Las Vegas, Nevada 89118
(702) 388-1800 MAIN • (702) 388-1010 FAX
www.mdlgroup.com

Professional Sports

Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



HENDERSON
SILVER KNIGHTS™



Service you deserve. People you trust.



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.

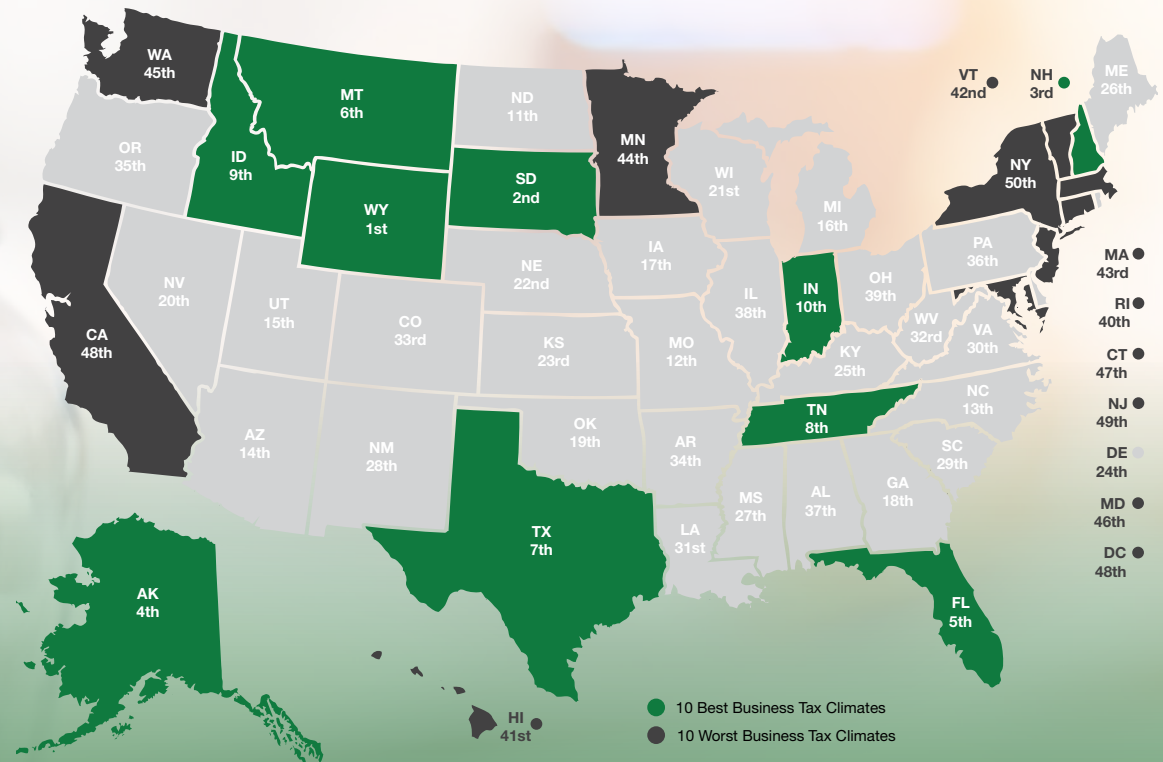
Source: Nevada Governor's Office of Economic Development;
www.TaxFoundation.org



Service you deserve. People you trust.



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.

5960 S. Jones Boulevard, Las Vegas, Nevada 89118
(702) 388-1800 MAIN • (702) 388-1010 FAX
www.mdlgroup.com

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)



Service you deserve. People you trust.



Copyright © MDL Group. All rights reserved.



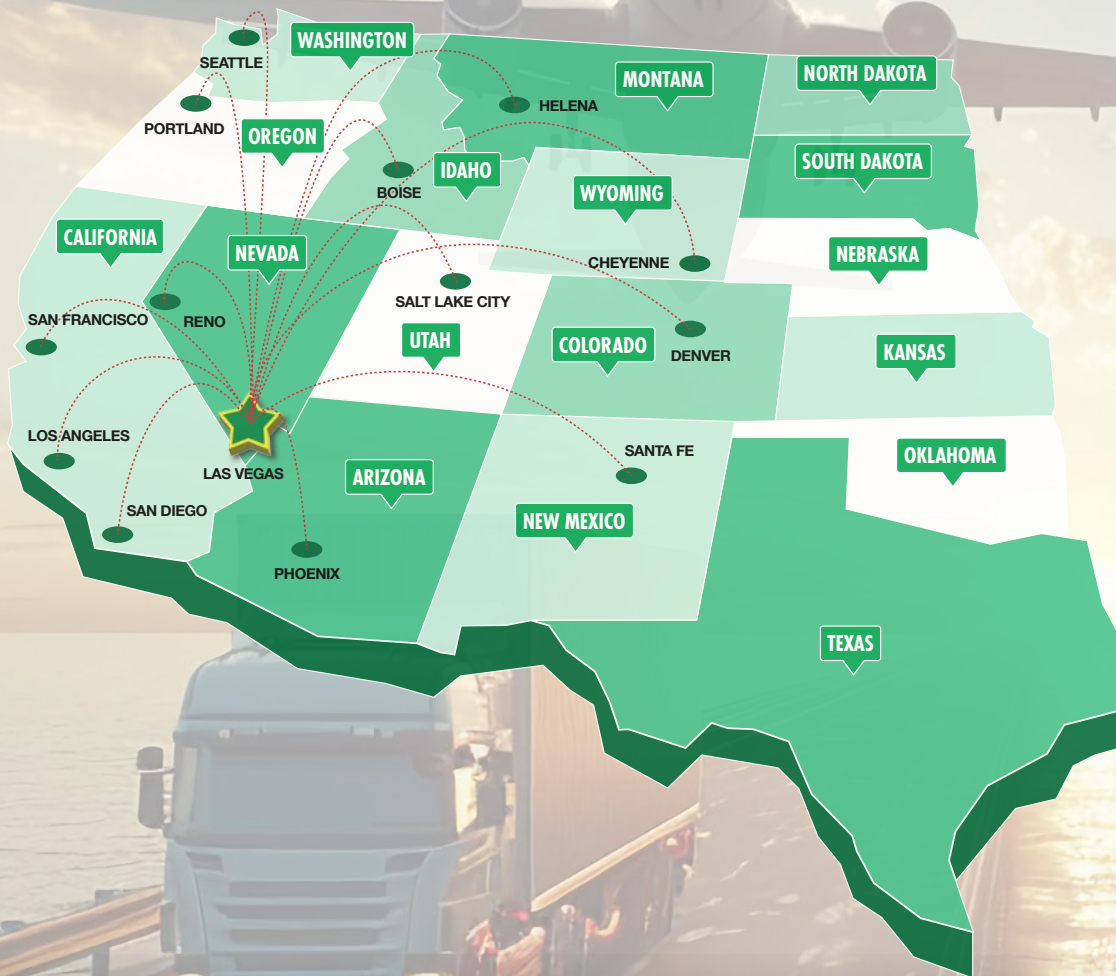
Education & Workforce Development

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.

5960 S. Jones Boulevard, Las Vegas, Nevada 89118
(702) 388-1800 MAIN • (702) 388-1010 FAX
www.mdlgroup.com

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)

--

Disclaimer

This package is provided to you by MDL Group and is intended solely for your limited use and benefit in determining whether you desire to express further interest in purchasing the property described in the attached documentation (the "Property"). The providing of "this package" to you and your use thereof is conditioned upon your agreement to the terms set forth below.

This package contains selected information pertaining to the Property. It does not purport to be a representation of the state of affairs of the current owner, nor should it be construed to contain all or part of the information which prospective investors would deem necessary to evaluate the Property for purchase. Any financial projections and information provided are for general reference purposes only, are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the current owner and MDL Group. All projections, assumptions and other information provided herein are subject to material variation. MDL Group has not independently investigated the accuracy of the information within the package, as such information was obtained from the owner and/or public records. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers.

Neither the owner, MDL Group, nor any of their respective directors, officers, agents, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained within this package or any supplemental information provided after the delivery of this package to you, and no legal commitment or obligation shall arise by reason of your receipt of this package or use of its contents. Please also refer to the disclaimer at the bottom of each page of this package, which disclaimer is incorporated herein by reference.

You should understand and be advised that the owner of the Property expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with you or any other party at any time with or without notice which may arise as a result of this package. The owner shall have no legal commitment or obligation to you or any other party reviewing this package, nor shall the owner be required to accept an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner.

By receipt of "this package", you agree that the package and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose the package or any of its contents to any other entity without the prior written authorization of owner. You also agree that you will not use the package or any of its contents in any manner detrimental to the interest of the owner or MDL Group.

This package describes certain documents including leases and other materials, which documents are described in summary form only. These summaries do not purport to be complete, nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected and advised to review all such summaries and other documents of whatever nature independently with legal counsel, tax and other professionals of their choice who have the expertise to assist in investigating this information in detail. You are therefore advised not to rely solely on the package as part of your investigations on this Property. If you have no interest in further pursuing this Property, please return this package to MDL Group.

Although the information has been obtained from sources deemed reliable, Owner, MDL Group, and / or their representatives, brokers or agents make no guarantee as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property, Units and / or Rates may be withdrawn and/or changed without notice.

INVESTMENT SALES TEAM

Luke Ramous

Senior Advisor

Lic#: S.0188531

(702) 941-7372

lramous@mdlgroup.com

Michael Greene, CCIM

Vice President

Lic#: S.0186326

(702) 388-1800

mgreene@mdlgroup.com

Lisa Anderson

Senior Advisor

Lic#: S.0019895

(702) 379.5339

landerson@mdlgroup.com

Hayim Mizrachi, SIOR, CCIM

CEO | Broker | Principal

Lic#: B.0143643.CORP

(702) 388-1800

hmizrachi@mdlgroup.com



Service you deserve. People you trust.



LAS VEGAS, NEVADA



SALT LAKE CITY, UTAH



WWW.MDLGROUP.COM

