

HILLS CENTER NORTH BUSINESS PARK

1707 Village Center Circle, Las Vegas, Nevada 89134

AVAILABLE
For Sublease



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

- Suite 250 sublease opportunity
 - Sublease term: **Through August 31, 2028**
- ±2,365 SF suite includes:
 - 7 private offices, open work area, and break room
- Parking: 84 surface spaces / 14 covered stalls
 - Ratio: 4.9:1,000 SF
- Close proximity to Summerlin Parkway and the CC-215

Property Overview

Located at 1707 Village Center Circle, this commercial office property offers high-quality suites tailored for daily business operations. The site features state-of-the-art facilities, ample parking, and professional property management within a well-maintained corporate environment. Positioned directly across from the TPC Summerlin Golf Course, the property provides high visibility and strong exposure. Tenants enjoy exceptional regional connectivity with fast access to Summerlin Parkway, the US-95, and the CC-215 Beltway, making it a practical, highly accessible choice for businesses seeking an established central location for clients and staff.

Listing Snapshot



\$2.06 - \$2.12 PSF NNN
Sublease Rate



\$0.74 PSF
Monthly CAM Charges



±2,365 SF
Available Space



Summerlin
Submarket

Key Demographics (within a 3-mile radius)



±145,856
Population Size



\$133,165
Ave. Household Income

APN 138-19-818-006

Zoning Planned Community (P-C)

Year Built 2004

Property Size ±22,350 SF

Cross Streets Village Center Circle & Golf Center Drive

Lot Size ±1.63 AC

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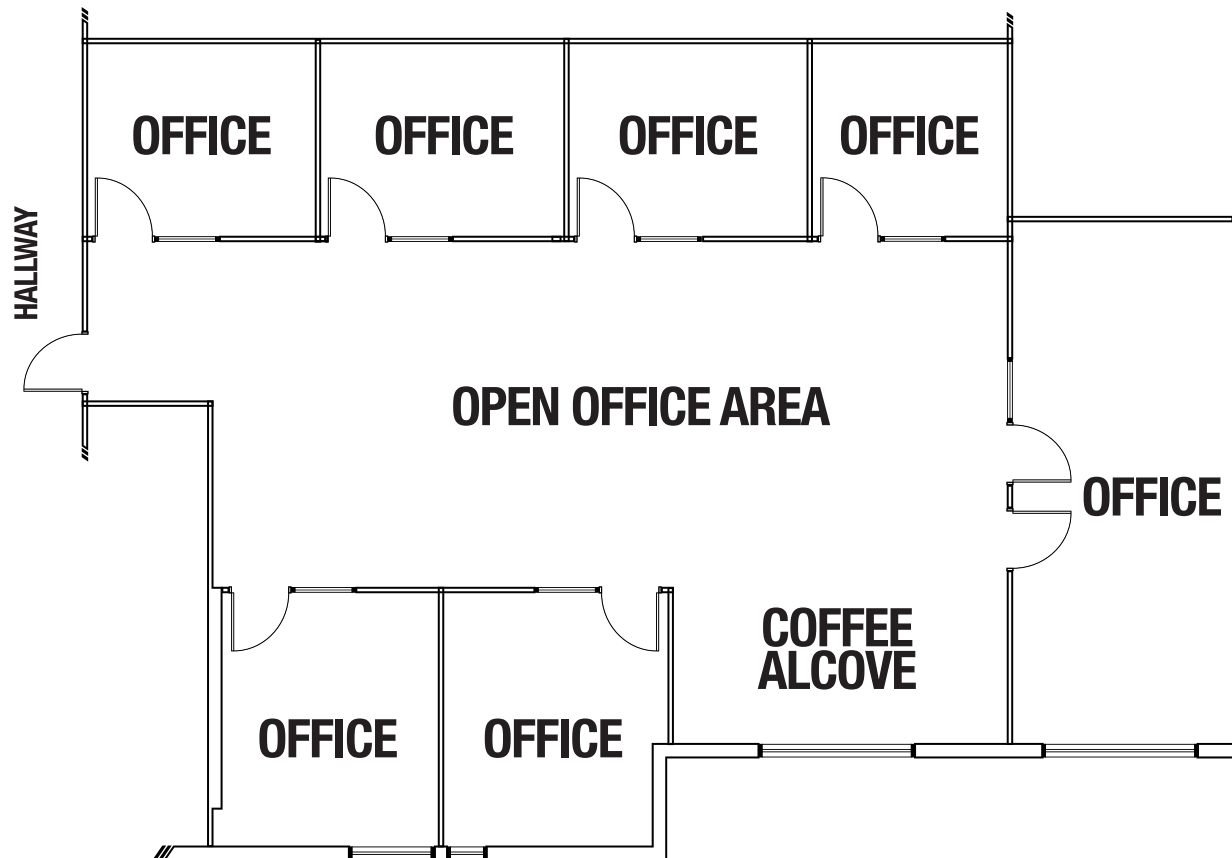
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Listing Snapshot

 **\$0.74 PSF**
Monthly CAM Charges

 **±2,365 SF**
Available Space

 **Immediately**
Availability

Lease Rate Details

(September 1, 2026 - August 31, 2027)

 **\$2.06 PSF NNN**
Lease Rate

 **\$6,622.00**
Monthly Rent

Lease Rate Details

(September 1, 2027 - August 31, 2028)

 **\$2.12 PSF NNN**
Lease Rate

 **\$6,763.00**
Monthly Rent


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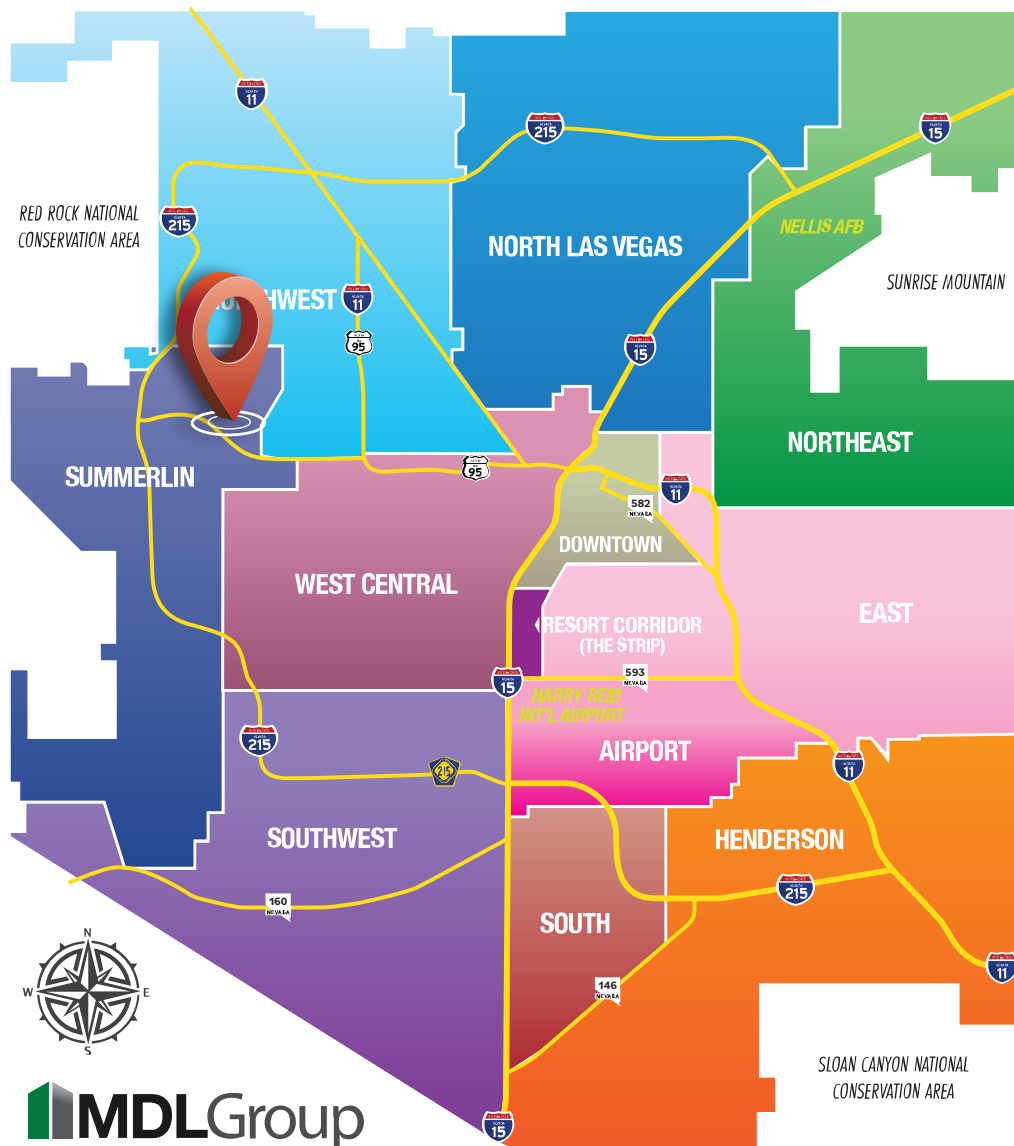
Hills Center Business Park – Aerial View



HILLS CENTER NORTH BUSINESS PARK

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Area Connectivity

- I-15 Freeway: ± 8.5 miles (± 11 minutes)
- I-215 Freeway: ± 1.2 miles (± 3 minutes)
- I-11 Freeway: ± 18.5 miles (± 22 minutes)
- Harry Reid International Airport: ± 11.5 miles (± 15 minutes)
- The Las Vegas Strip: ± 11.0 miles (± 16 minutes)

Nearby Amenities

- **Healthcare:** Summerlin Hospital Medical Center and surrounding specialty clinics provide comprehensive medical care within a short drive.
- **Retail & Dining:** Located in Trails Village Center, offering nearby conveniences including Vons, CVS Pharmacy, Starbucks, Egg Works, and various neighborhood dining options.
- **Golf & Country Clubs:** Premier nearby greens include TPC Summerlin, TPC Las Vegas, and the Angel Park Golf Club.
- **Recreational Areas:** Outdoor amenities include the Trails Park and Community Center, Pueblo Park, and nearby Red Rock Canyon National Conservation Area.

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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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Where world-class amenities and sophisticated master planning converge.

Summerlin offers a premier commercial landscape defined by high-earning demographics, Class-A office growth, and an unrivaled lifestyle that consistently commands the valley's highest market premiums.

Summerlin Community

Quick Facts

 **130,000**

Est. Population
(as of 2025)

 **3,698**

Pop. Density
(per square mile)

Synopsis

The Summerlin submarket stands as a premier master-planned community of approximately $\pm 130,000$ residents, balancing expansive natural beauty with increasing urban density. The submarket's geography transitions from the lower-density luxury estates of Summerlin South, averaging roughly $\pm 3,300$ people per square mile, to the high-energy urban core of Downtown Summerlin where mid-rise living exceeds $\pm 8,000$ people per square mile.

Since 1990, it remains a top-selling national destination with over 100 active floorplans across 20 diverse neighborhoods. Residents enjoy a "village" lifestyle supported by an unparalleled amenity base, including 300 parks, 10 golf courses, and 200 miles of interconnected trails. This affluent area maintains high demand with nearly record-breaking land prices, driven by its reputation for thoughtful planning and proximity to the Red Rock National Conservation Area. With approximately $\pm 5,000$ gross acres still available for development, Summerlin continues to evolve as the valley's most sophisticated residential and commercial hub.



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