

MEDICAL DISTRICT PROFESSIONAL OFFICE CONDO FOR SALE

NEC Palomino Ln & Rancho Dr | 601 S Rancho Drive | Suites C-18/C-19 | Las Vegas, NV 89106



AVAILABLE SF	±2,479 SF
ZONING	Main Street (T5-MS)
ASKING PRICE	\$719,000 (\$290psf)

PROPERTY HIGHLIGHTS

- Fully built out professional office space located within desirable Medical District
- Ideal for owner/users such as Accountants, Attorneys, Medical, etc.
- Plug-and-play layout features multiple private offices, restrooms, break room, reception area and more
- Property is situated just off corner of highly trafficked Charleston Blvd and Rancho Dr
- Located within an Opportunity Zone
- Adjacent to University Medical Center, Valley Hospital and UNLV School of Medicine

NEARBY TENANTS



ORTHODONTIC CLINIC



2026 DEMOGRAPHIC SNAPSHOT



Population:
3-mile radius

168,255



Average HH
Income:

\$84,964



Traffic Counts:
Rancho Dr

24,525 vpd



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DRONE FOOTAGE

Click here for Drone Video:
<https://www.youtube.com/watch?v=lstopz8sQ9w>



NORTH PREMIUM OUTLET MALL

carter's | vineyard vines | RALPH LAUREN

■ VUOTI | Clarks | Abercrombie & Fitch | Starbucks

CHICO'S | L'OCCITANE | Auntie Anne's | New Balance

SHOE PALACE | MICHAEL KORS | BOX LUNCH | claire's

Disney store | TORY BURCH | Victoria's Secret

ZUMIEZ | VANS OFF THE WALL | Columbia | EXPRESS

■ SKECHERS | JOHNSTON & MURPHY | AÉROPOSTALE

ALDO | PLACE | COACH | kate spade

lululemon | ANN TAYLOR FACTORY STORE | NAF | PACSUN

AMERICAN EAGLE | OFF 5TH | vlla

FAMOUS FOOTWEAR | NIKE | SUBWAY | SHAKE SHACK

BANANA REPUBLIC | White House Black Market



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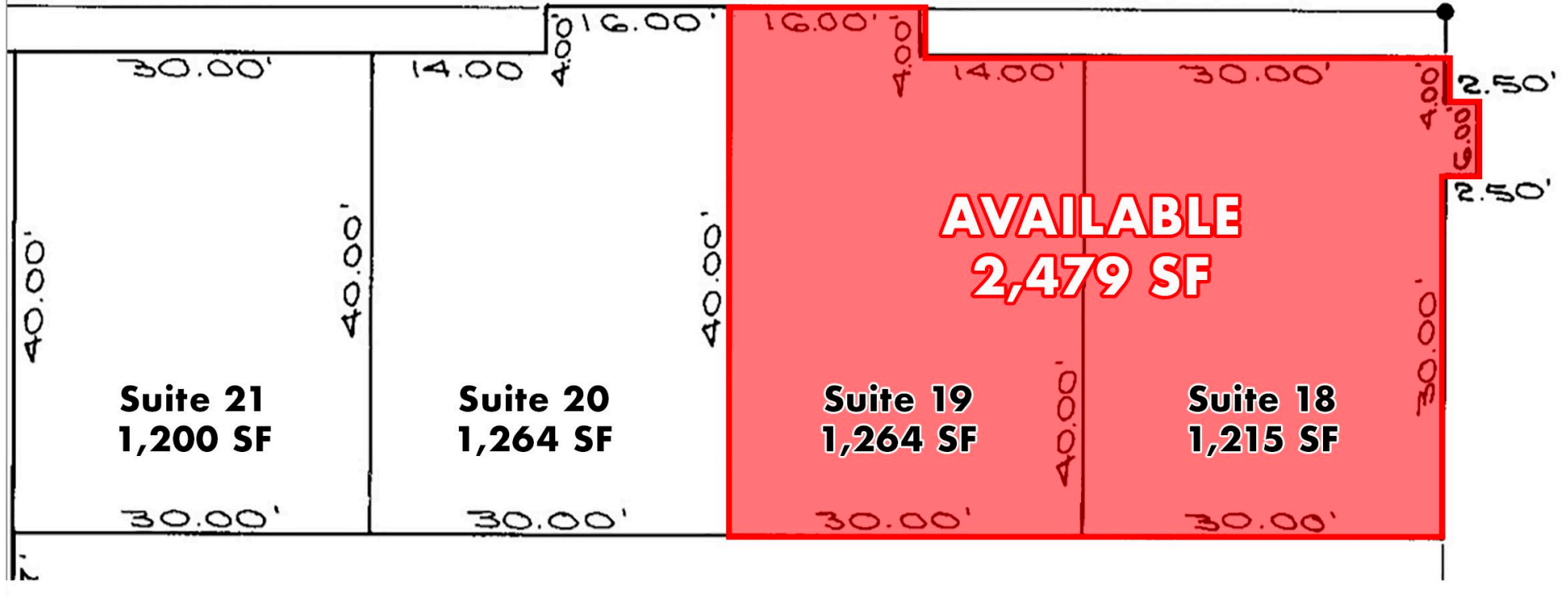


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BY 2030 ESTIMATES:
 + 24,182 jobs
 + \$181 million estimated state general fund revenue created
 + \$3.6 billion estimated economic impact

601 S Rancho

CURRENTLY OPERATING IN THE LVMD

- 3. Women's Cancer Center of Nevada
- 4. Desert Radiology
- 5. UNLV PRACTICE Behavioral Health Clinic
- 6. OptumCare Cancer Center
- 7. Southwest Medical Surgical Center
- 8. Lumina: Memory Care Residential
- 9. Crossroads of Southern Nevada
- 11. UMC/University Medical Center of Southern Nevada
- 12. Steinberg Diagnostic Medical Imaging Center
- 14. UNLV School of Medicine Clinics
- 15. UNLV School of Dental Medicine
- 17. Valley Hospital Medical Center
- 18. Kirk Kerkorian School of Medicine at UNLV
- 19. Horizon Specialty Hospital of Las Vegas
- 22. Southern Nevada Health District

- 23. Cleveland Clinic Lou Ruvo Center for Brain Health
- 25. Jackson Shaw: AC Marriott/ Element Hotel

IN THE PIPELINE

- 1. LivCo. (Mixed-use: Multifamily & Retail)
- 2. The Oscar (Mixed-use: Multifamily & Retail)
- 10. UMC Parking Garage
- 13. Home2 Suites
- 16. Southern Nevada Health District Site
- 20. Nevada Health & Bioscience Corp Lab Building
- 21. Parting Seas: Medical Office & Retail
- 24. Prospect Street Medical Office Bld.
- 26. Capella & Bria (Mixed-use: Multifamily & Retail)
- 27. Origin (Mixed-use: Multifamily & Retail)
- 28. Eterno Resort (Mixed-use: Multifamily & Retail)

Actual development may vary from current vision. No guarantee can be made that development will proceed as described. Map not to scale.



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2026 ESTIMATED DEMOGRAPHICS

Population



1-Mile	8,523
3-Mile	168,255
5-Mile	517,097

Average Household Income



1-Mile	\$143,051
3-Mile	\$84,964
5-Mile	\$82,491

Number of Households



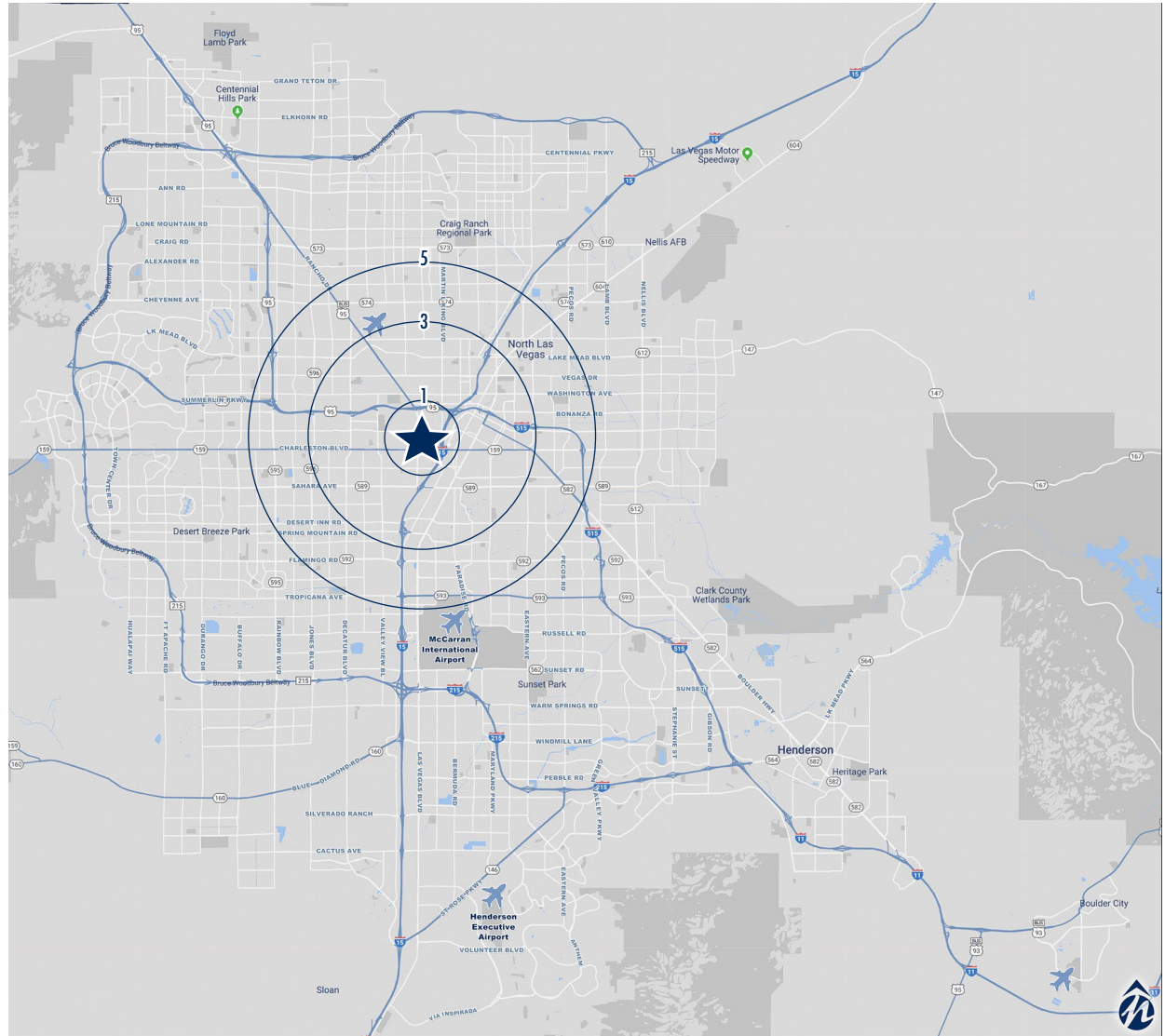
1-Mile	3,713
3-Mile	68,468
5-Mile	202,969

Daytime Population (Employees)



1-Mile	14,763
3-Mile	115,454
5-Mile	281,465

LAS VEGAS VALLEY



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INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

In Nevada, a real estate licensee is required to provide a form setting forth the duties owed by the licensee to:

- a) Each party for whom the licensee is acting as an agent in the real estate transaction, and
- b) Each unrepresented party to the real estate transaction, if any.

LICENSEE'S DUTIES OWED TO ALL PARTIES:

A Nevada real estate licensee shall:

1. Not deal with any party to a real estate transaction in a manner which is deceitful, fraudulent or dishonest.
2. Exercise reasonable skill and care with respect to all parties to the real estate transaction.
3. Disclose to each party to the real estate transaction as soon as practicable:
 - a. Any material and relevant facts, data or information which licensee knows, or with reasonable care and diligence the licensee should know, about the property.
 - b. Each source from which licensee will receive compensation.
4. Abide by all other duties, responsibilities and obligations required of the licensee in law or regulations.

LICENSEE'S DUTIES OWED TO THE CLIENT:

A Nevada real estate licensee shall:

1. Exercise reasonable skill and care to carry out the terms of the brokerage agreement and the licensee's duties in the brokerage agreement;
2. Not disclose, except to the licensee's broker, confidential information relating to a client for 1 year after the revocation or termination of the brokerage agreement, unless licensee is required to do so by court order or the client gives written permission;
3. Seek a sale, purchase, option, rental or lease of real property at the price and terms stated in the brokerage agreement or at a price acceptable to the client;
4. Present all offers made to, or by the client as soon as practicable, unless the client chooses to waive the duty of the licensee to present all offers and signs a waiver of the duty on a form prescribed by the Division;
5. Disclose to the client material facts of which the licensee has knowledge concerning the real estate transaction;
6. Advise the client to obtain advice from an expert relating to matters which are beyond the expertise of the licensee; and
7. Account to the client for all money and property the licensee receives in which the client may have an interest.

Duties Owed By a broker who assigns different licensees affiliated with the brokerage to separate parties.

Each licensee shall not disclose, except to the real estate broker, confidential information relating to client.

CONFLICT OF INTEREST:

A licensee in a real estate transaction may legally act for two or more parties who have interests adverse to each other. In acting for these parties, the licensee has a conflict of interest.

DISCLOSURE OF CONFIDENTIAL INFORMATION:

Licensee will not disclose any confidential information for 1 year after the revocation or termination of any brokerage agreement entered into with a party to this transaction, unless Licensee is required to do so by a court of competent jurisdiction or is given written permission to do so by that party. Confidential information includes, but is not limited to, the client's motivation to purchase, trade or sell, which if disclosed, could harm one party's bargaining position or benefit the other.

DUTIES OF LICENSEE:

Licensee shall provide you with a "Duties Owed by a Nevada Real Estate Licensee" disclosure form which lists the duties a licensee owes to all parties of a real estate transaction, and those owed to the licensee's client. When representing both parties, the licensee owes the same duties to both seller and buyer. Licensee shall disclose to both Seller and Buyer all known defects in the property, any matter that must be disclosed by law, and any information the licensee believes may be material or might affect Seller's/Landlord's or Buyer's/Tenant's decisions with respect to this transaction.

NO REQUIREMENT TO CONSENT:

You are not required to consent to this licensee acting on your behalf. You may

- Reject this consent and obtain your own agent,
- Represent yourself,
- Request that the licensee's broker assign you your own licensee.

*This information was taken from form 504 and 503
with the Nevada Real Estate Division.*

*When you choose to do business with us the proper form will be presented
for signature. To see these forms please visit NVRED.com.*



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