

FOR SALE

SANDSTONE OFFICE PARK

6212 W Desert Inn Rd
Las Vegas, NV 89146



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PROPERTY HIGHLIGHTS

Sandstone Office Park

6212 W Desert Inn Rd
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Standalone Professional Office Building with Versatile Zoning in Central Las Vegas

Positioned within the well-maintained Sandstone Office Park, 6212 W. Desert Inn Rd. presents a standalone, ±3,700 SF professional office building on a dedicated single parcel. Surrounded by seven distinct multi-suite buildings, the location provides an established, highly accessible environment tailored for growing operations.

±3,700 SF | 0.9 ACRES

ASKING: \$1,350,000

- ✓ Current Commercial Professional (CP) zoning paired with a Neighborhood Commercial (NC) planned land use accommodates a broad range of office, professional, and select retail applications.
- ✓ Situated on a 3.20-acre master-planned site, the park delivers ample parking for staff, clients, and everyday visitors.
- ✓ Direct ingress and egress along Desert Inn Rd. ensure effortless travel across the Las Vegas valley.
- ✓ Adjacent to a wide selection of dining, banking, and retail services, giving team members and guests convenient daily conveniences.



163-11-810-007
APN



Community Professional (CP)
ZONING



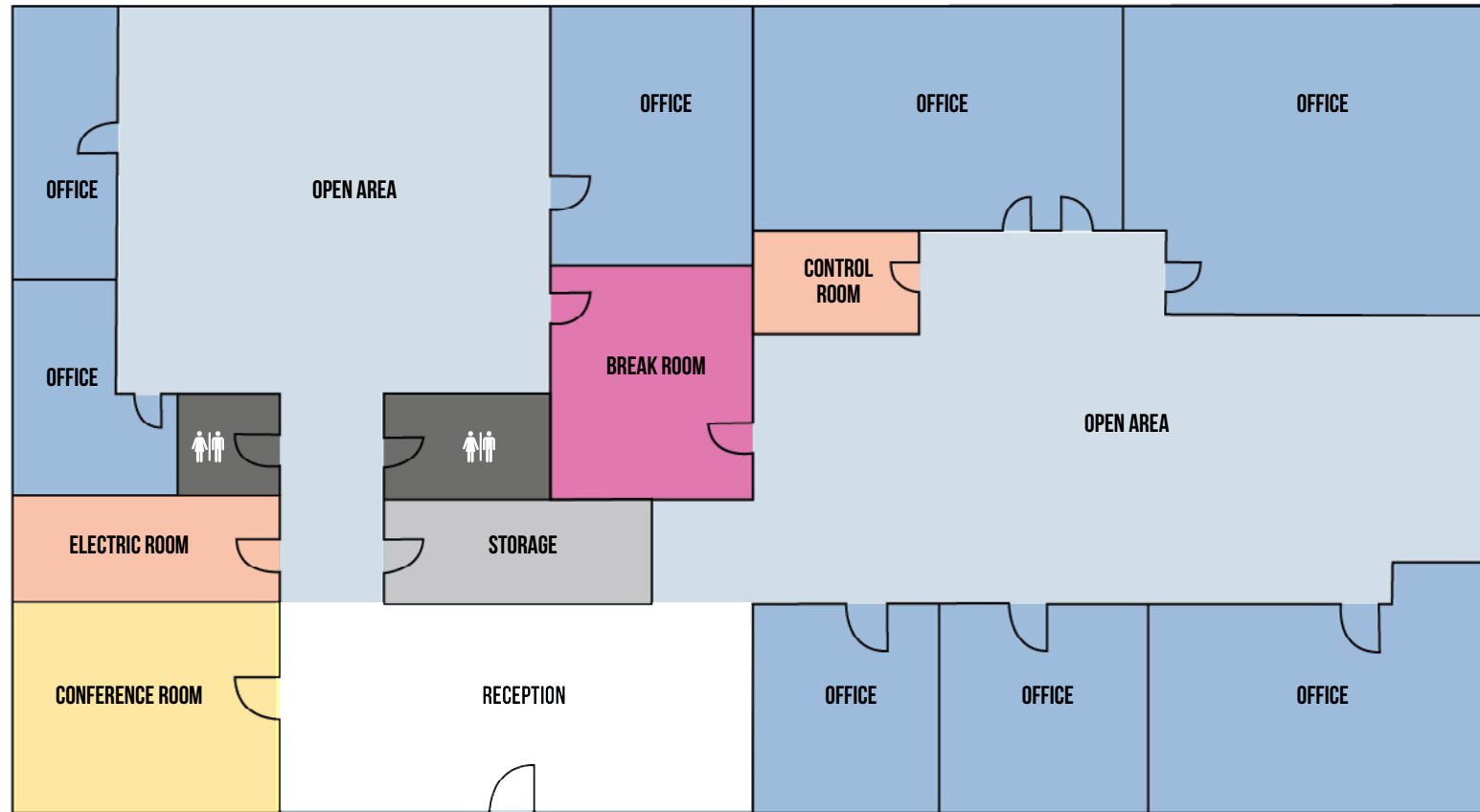
NEARBY RETAILERS



FLOOR PLAN

Sandstone Office Park

6212 W Desert Inn Rd
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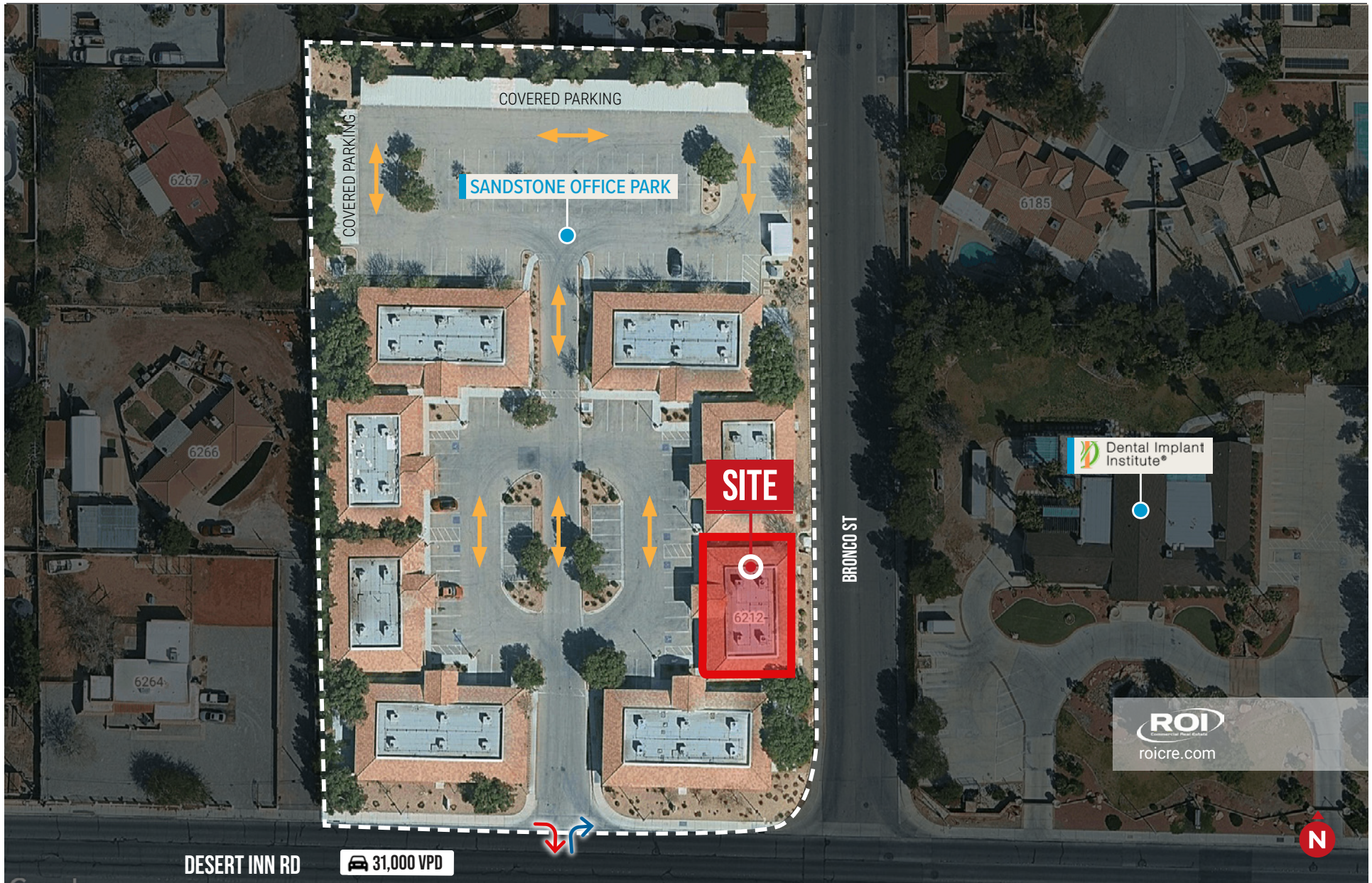
COLOR KEY

 Reception	 Office	 Conference Room	 Restroom
 Lobby / Corridor	 Break Room	 Electric / Control Room	 Storage/ Closets

OVERHEAD AERIAL

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TRADE AREA AERIAL

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AREA DEMOGRAPHICS

POPULATION



1 MILE	3 MILES	5 MILES
13,190	182,654	450,202

DAYTIME POPULATION



1 MILE	3 MILES	5 MILES
8,241	82,885	283,612

AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILES	5 MILES
\$106,290	\$92,989	\$99,720

TRAFFIC COUNTS



DESERT INN RD	JONES BLVD
29,300 VPD	31,000 VPD



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Sources:
SitesUSA 2026
TRINA, NV DOT 2025



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graski retail team
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ROI Commercial Real Estate
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Las Vegas, NV 89148

Contact our team today!

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