

Rainbow Ridge

Professional Center

OFFICE CONDOS | FOR SALE

S. RAINBOW BLVD & OQUENDO ROAD



BUYER INCENTIVES AVAILABLE! | LOCK IN 2026 PRICING FOR A 2027 DELIVERY!

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A Joint Venture between
Investment Equity and
Bentar Development



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executive summary



Rainbow Ridge Professional Center features a new three story, Class A commercial development located on South Rainbow Boulevard and Oquendo Road in the Southwest Las Vegas submarket.

The project will comprise approximately 41,020 square feet of modern commercial office space and is designed to meet strong demand from professional, medical, and service oriented professionals seeking high quality product in a rapidly growing corridor. The building will feature efficient floor plates, elevator access, strong street presence, and flexible layouts suitable for both single tenant and multi tenant configurations.

Positioned just minutes from the I 215 Beltway, the site benefits from excellent accessibility, strong surrounding demographics, nearby retail amenities, and continued residential growth. Upon completion, the project is expected to deliver a highly competitive asset and long term investment fundamentals in one of Las Vegas's most active submarkets.



LOCATION

TBD



APN

163-34-601-010



ZONING

CG | Commercial General



ESTIMATED COMPLETION

Q4 2027



PARKING

4.4 per 1,000 NSF



GROSS SQUARE FEET

41,020 GSF



UNIT SIZE

1st Floor: 5,091-10,609 GSF

2nd Floor: 7,609-15,218 GSF

3rd Floor: 7,609-15,218 GSF



LAND SIZE

2.04 Acres



project highlights

Prime Central Location

One of the fastest growing areas in the Las Vegas Valley (Southwest submarket), it is the most desirable areas as it sits between Oquendo Road and Patrick Lane

Nearby Amenities

Large variety of amenities in close proximity to Building, including Spring Valley Hospital and Medical Center and Lifetime Fitness. Also nearby are QSR, shopping, goods & services, hospitals and automotive.

Medical Access

The Southwest Las Vegas submarket is a rapidly growing medical corridor, driven by strong population growth, proximity to the 215 Beltway, and increasing demand for convenient outpatient and specialty care services.

Owner Visibility

18 ft. pylon sign fronting S. Rainbow Blvd., offering prominent visibility. Building signage available for Buyers.

Airport Proximity

Approx. 12 minutes from Harry Reid International Airport.

Excellent Ingress & Egress

Convenient access to the I-215 Beltway; via S. Rainbow Blvd.

New Construction

New office construction, full floor(s) available with breathtaking views, delivered in grey-shell condition so each Buyer has the ability to customize their unit.

Security Cameras

Exterior cameras will be monitored for weekend and after hour surveillance

Covered Parking Available

Parking ratio $\pm 4.4:1,000$ NSF

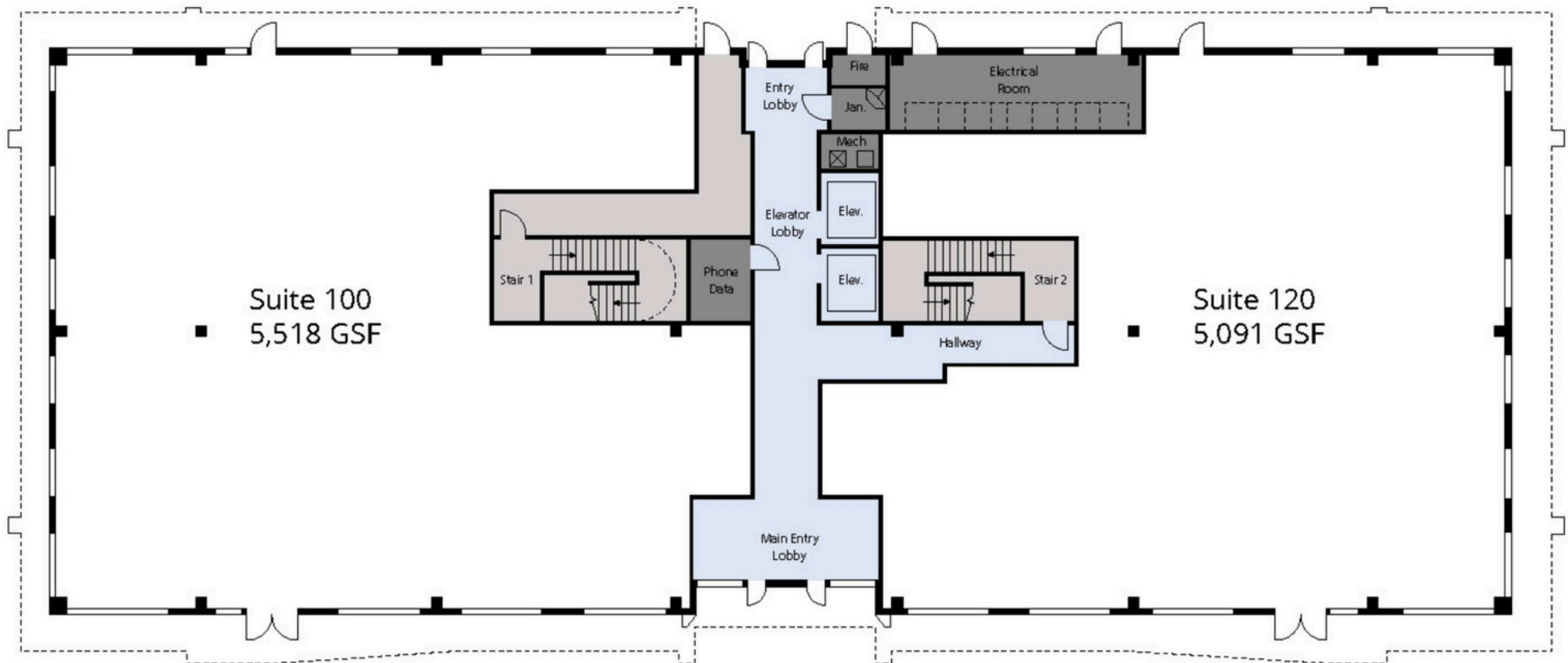
nearby
amenities &
future
development



floor plan

LEVEL 1

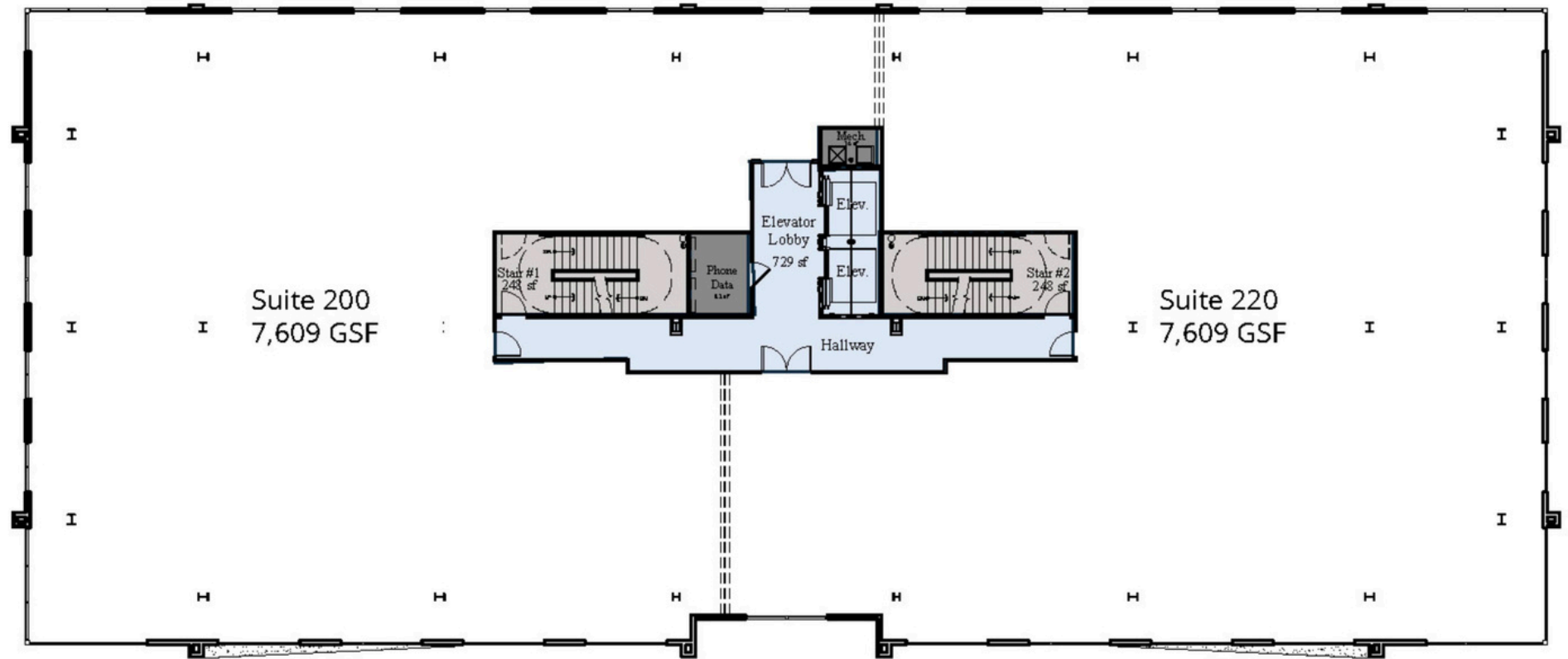
10,609 GSF



floor plan

LEVEL 2

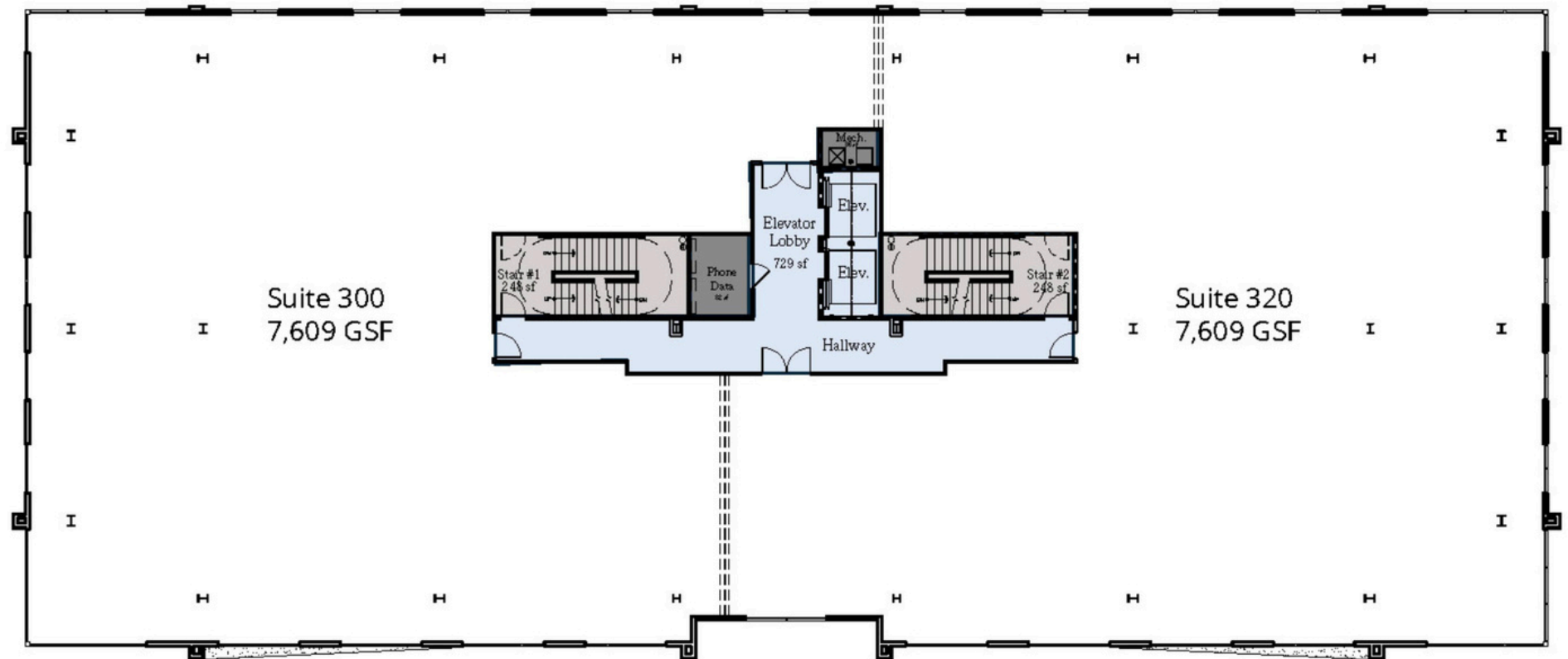
15,218 GSF



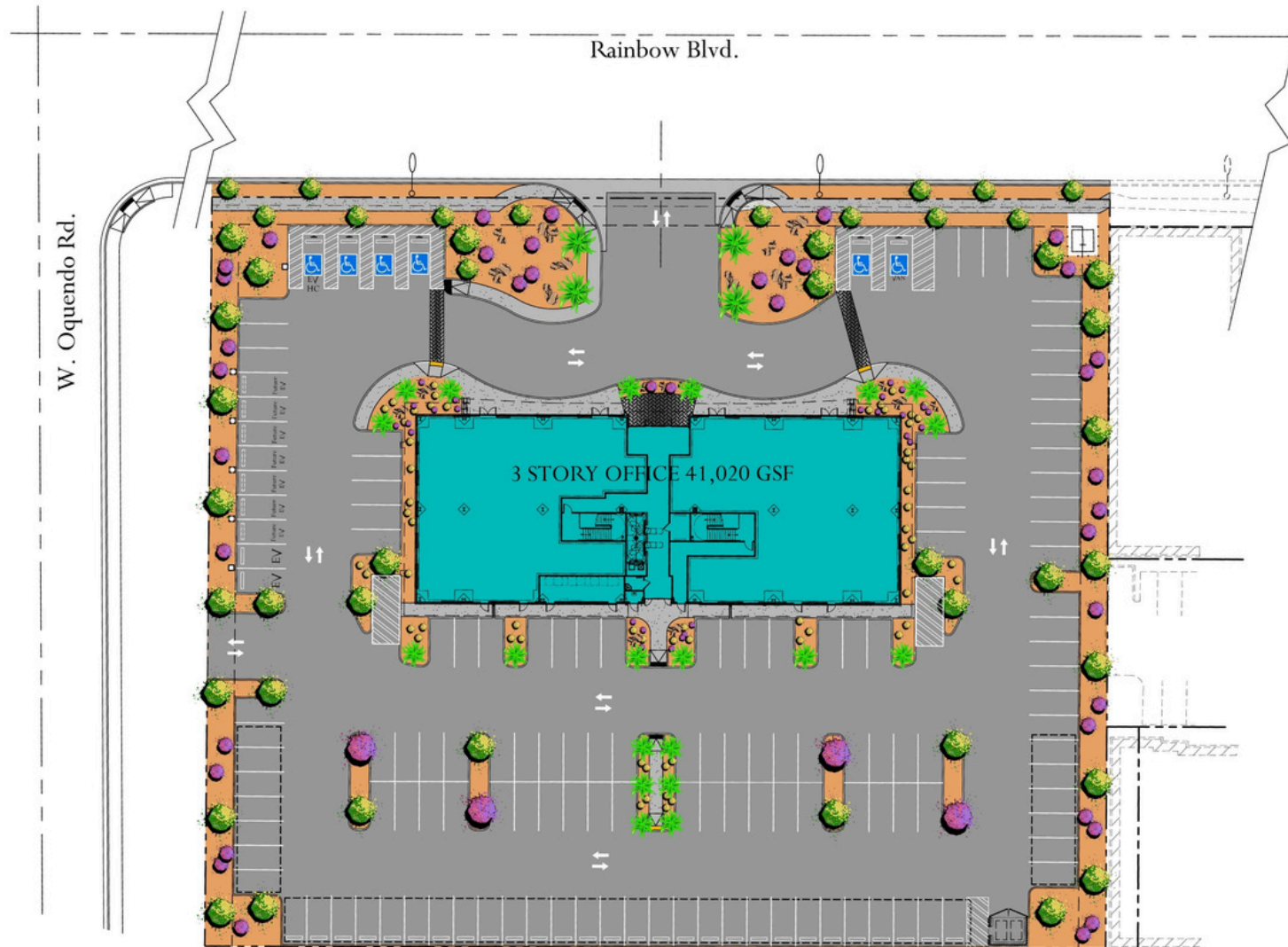
floor plan

LEVEL 3

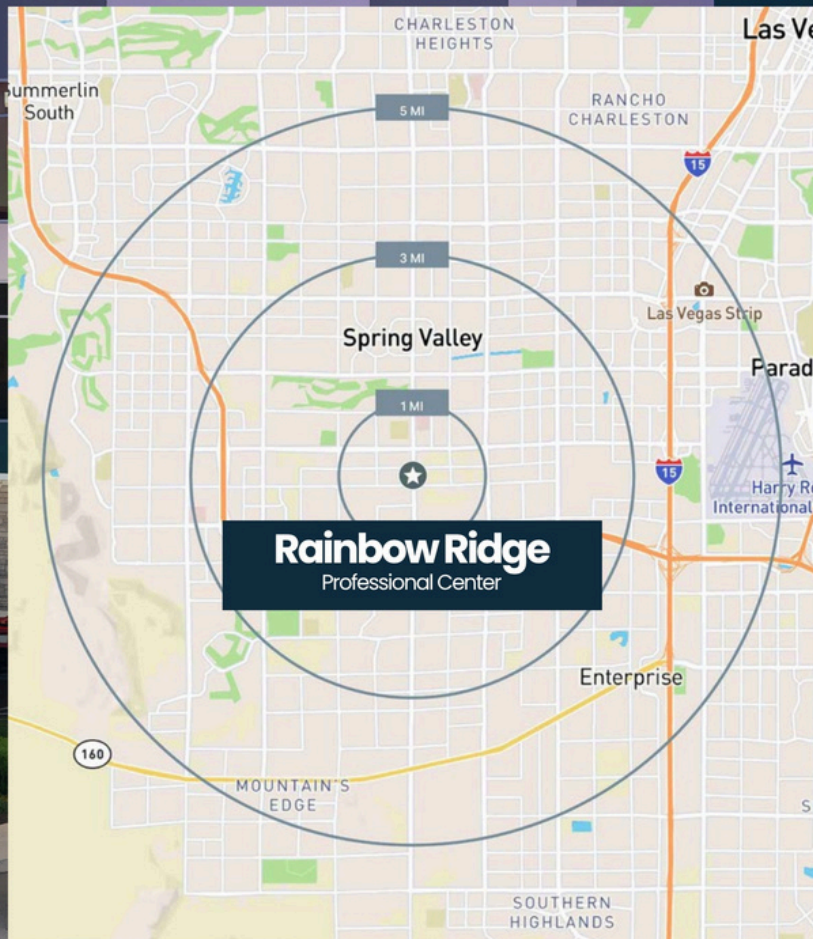
15,218 GSF



site plan



demographics



Population

	1 MILE	3 MILES	5 MILES
2025 Population - Current Year Estimate	11,805	156,787	380,978

2030 Population - Five Year Projection	12,914	166,976	401,719
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Households

2025 Households - Current Year Estimate	4,787	62,561	150,711
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2030 Households - Five Year Projection	5,261	67,104	160,200
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Household Income

2025 Average Household Income	\$119,017	\$103,407	\$108,756
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2030 Average Household Income	\$130,245	\$116,154	\$122,639
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Education

Bachelor's Degree or Higher	3,494 40.3%	37,080 32.5%	92,450 33.7%
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development team

David Inman has resided in Las Vegas since 1970. In 1984 Mr. Inman founded Investment Equity, LLC and began his career in commercial real estate development. He has developed $\pm 4,000,000$ square feet of commercial properties in both Las Vegas, NV and Phoenix, AZ which include a wide range of projects such as mixed use commercial, retail centers, finished & gray shell office buildings, industrial parks, apartment complexes and residential subdivisions. As a commercial developer he acquired, planned, designed and developed each of the properties to include, working with all third party consultants, governmental agencies, on/off site improvements, shell construction and tenant improvements. David holds the prestigious Certified Commercial Investment Member (CCIM) designation as a licensed real estate agent.

architects

Avaruus Studios, Inc. is a Las Vegas Valley based architecture, planning & project management firm specializing in hospitality, commercial and retail projects. As a LEED accredited professional firm, ASI has the tools to provide sustainable design for any project. Whether a custom residence, a tenant improvement, or a stand-alone building. The principals have over 30 years of experience in their field and have developed over 1,000,000 square feet of commercial development with this developer.

contractor

Founded in 1991, Bentar Development, Inc. is a well-established and respected design/build general contractor and professional manager of construction services. The award-winning company is owned by long-time Nevada resident, Amador "Chi Chi" Bengochea. Bentar is licensed and bonded in the State of NV with an unlimited contract limit & prides itself on aggressive schedules that are unmatched by other contractors in the local industry. The company delivers a wide range of commercial, industrial, retails, casino, office & recreational projects in the Las Vegas market.

engineering

Lochsa Engineering, founded in 1995 in Las Vegas, NV by two University of Idaho graduates, is an innovative and value driven engineering, surveying, and BIM design firm. Named after the Lochsa River in Northern Idaho, Lochsa (pronounced lock-saw) means "rough waters" in the Native American Nez Perce language. It is with that spirit that Lochsa engineering chooses to navigate towards technically challenging projects while focusing on delivering creative and effective results. The firm has the experience and expertise to develop advanced and pioneering solutions for a sizable range of construction types.

CBRE sales team

Ryan Martin, SIOR, CCIM, Senior Vice President: Ryan Martin is a Senior Vice President with CBRE. His expertise encompasses a broad range of office transaction types, including investment sales, tenant representation, agency landlord representation, and build-to-suit projects. He combines his 25 years of industry experience with a client-centric approach to deliver the highest possible value on every assignment. Throughout his career, Ryan has been recognized by clients and peers alike for his astute attention to detail, strong focus on customer service, extensive market knowledge and overall professionalism. His experience in the market and skilled expertise consistently produce an outstanding track record of success.

Tonya Gottesman, Vice President: With more than two decades of commercial real estate experience, Tonya Gottesman specializes in office brokerage at CBRE. Her clients benefit from her seasoned expertise across a variety of office transaction types, including investment sales, build-to-suits, tenant representation and agency landlord assignments. Tonya joined CBRE's Los Angeles headquarters in 2000, later working with a private principal owner and serving as Vice President with MDL Group. Throughout her career, she has successfully represented both landlords and tenants, giving her a uniquely nuanced perspective that allows her to fully leverage market conditions to drive results.

title insurance company

First American traces its roots to 1889, when Orange County, California. Our primary business is title insurance and settlement services, where we protect ownership rights for both the buyer and the lender—helping to facilitate the seamless exchange of property. You can think of a title search as a background check for real property. We work to uncover and resolve issues that would limit a new buyer's right to own the property and to sell it in the future, and we insure against unknown issues or fraud that could show up later. We do this for a variety of property types including all types of residential, commercial, and industrial transactions.



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CBRE