

FOR SALE | AN INVESTMENT OPPORTUNITY

RAINBOW RUSSELL PROFESSIONAL CENTER



6785 W Russell Rd, Las Vegas, NV 89118



Jones Lang LaSalle Brokerage, Inc. | NV License #B1000836.CORP



6785 W Russell Rd, Las Vegas, NV 89118



SALE CONTACTS

TRAVIS LANDES, SIOR

Executive Vice President
+1 702 522 5122
travis.landes@jll.com
NV RE Lic. #S.177027

NICK BARBER, SIOR

Managing Director
+1 702 360 4927
nick.barber@jll.com
NV RE Lic. #S.58027

LILLY KOSSOFF

Senior Associate
+1 702 522 5107
lillian.kossoff@jll.com
NV RE Lic. #S.195790

CONTENTS

	Investment Overview	4
	Property Overview	10
	Area Overview	8

INVESTMENT OVERVIEW



6785 W Russell Rd, Las Vegas, NV 89118



ADDRESS

Rainbow Russell Professional Center
6785 W Russell Rd
Las Vegas, NV 89118



OFFERING PRICE

Contact Broker



BUILDING SIZE

±18,006 SF



OCCUPANCY

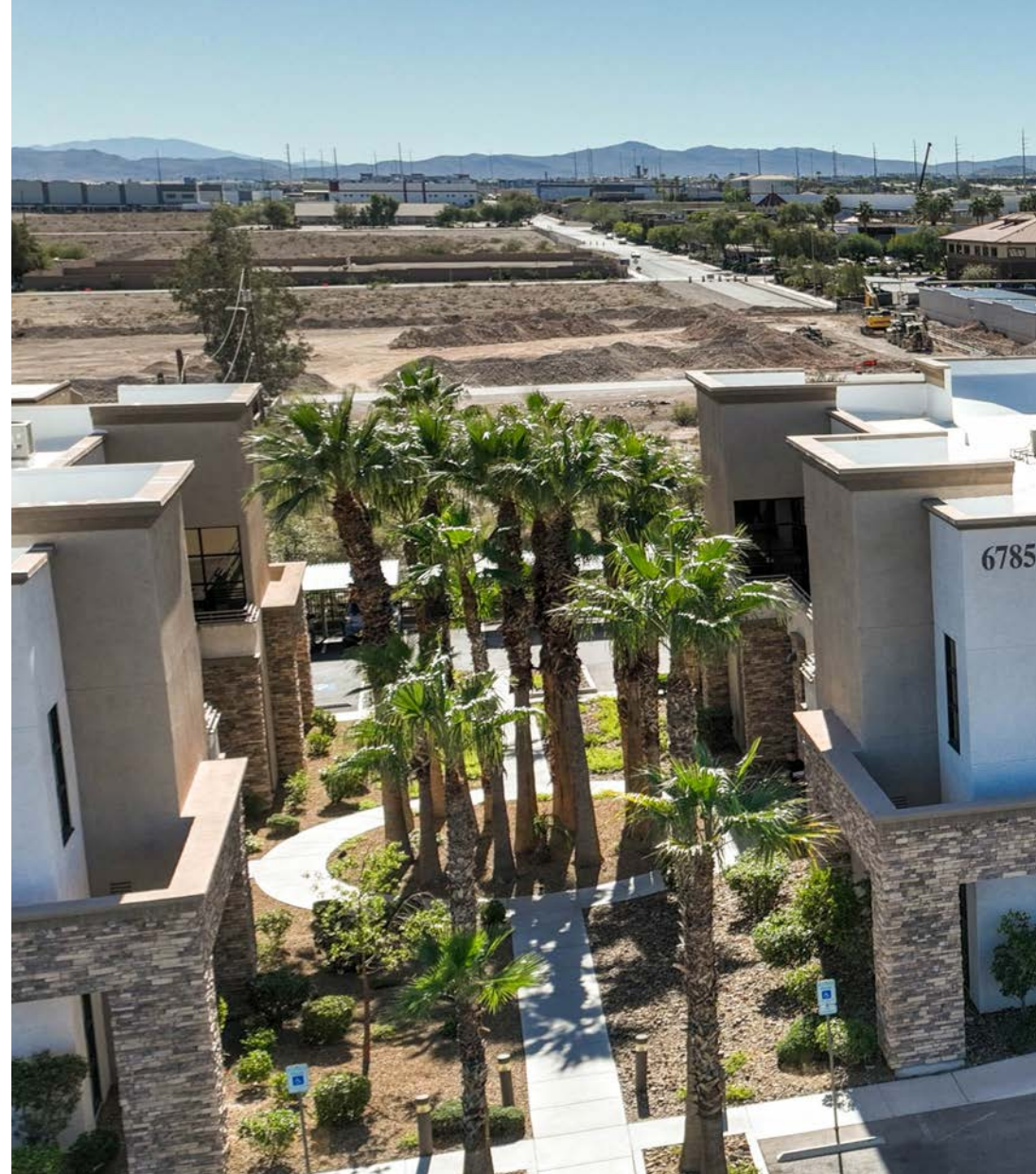
32% vacant
±5,832 RSF Available



INVESTMENT HIGHLIGHTS

"UNIQUE OWNER-USER INVESTMENT ACQUISITION OPPORTUNITY IN THE SOUTHWEST SUBMARKET

- This two-story medical/professional office building is strategically and conveniently located on Russell Road along South Rainbow Blvd
- Strategically positioned, this asset offers exceptional accessibility with close proximity to the I-215 Beltway
- The Property lends itself to both Medical and Professional users, offering a myriad of existing tenant types
- The existing NNN lease structure ensures predictable returns with tenants responsible for property taxes, insurance, and common area maintenance
- Nevada's favorable tax environment, including no state income tax, attracts both businesses and residents, supporting long-term market fundamentals.





PROPERTY DESCRIPTION



6785 W Russell Rd, Las Vegas, NV 89118



- > **ADDRESS**
Rainbow Russell Professional Center
6785 W Russell Rd
Las Vegas, NV 89118
- > **APN**
163-35-110-004
- > **ZONING CODE**
CP - Commercial Professional
- > **LAND SIZE**
±1.04 acres
- > **BUILDING SIZE**
±18,006 SF
- > **NO. OF FLOORS**
Two (2)
- > **YEAR BUILT**
2003



PROPERTY DESCRIPTION

LAND USE

CP - Commercial Professional

STORIES

Two (2)

PARKING

50 surface spaces + 14 Covered Stalls = 64
Total Parking Stalls

SITE ACCESS

(1) Egress/Ingress Point Off
W Russell Road

GROUNDS

Well Manicured Shrubs, Trees And Palms
Throughout Entire Property, Including Parking
Areas. Tall Palm Trees Surrounding Entire
Perimeter Of Building.

FOUNDATION

Poured Concrete Slab On Grade

STRUCTURE

Wood Frame

ROOFING SYSTEM

Flat Roof

EXTERIOR IMPROVEMENTS

Wood Frame Stucco Buildings with Matured
Landscaping

INTERIOR IMPROVEMENTS

Standard Improvements For Commercial/
Office Uses.
1 Elevator

HVAC SYSTEM

Packaged Units

ELECTRICAL/POWER SYSTEM

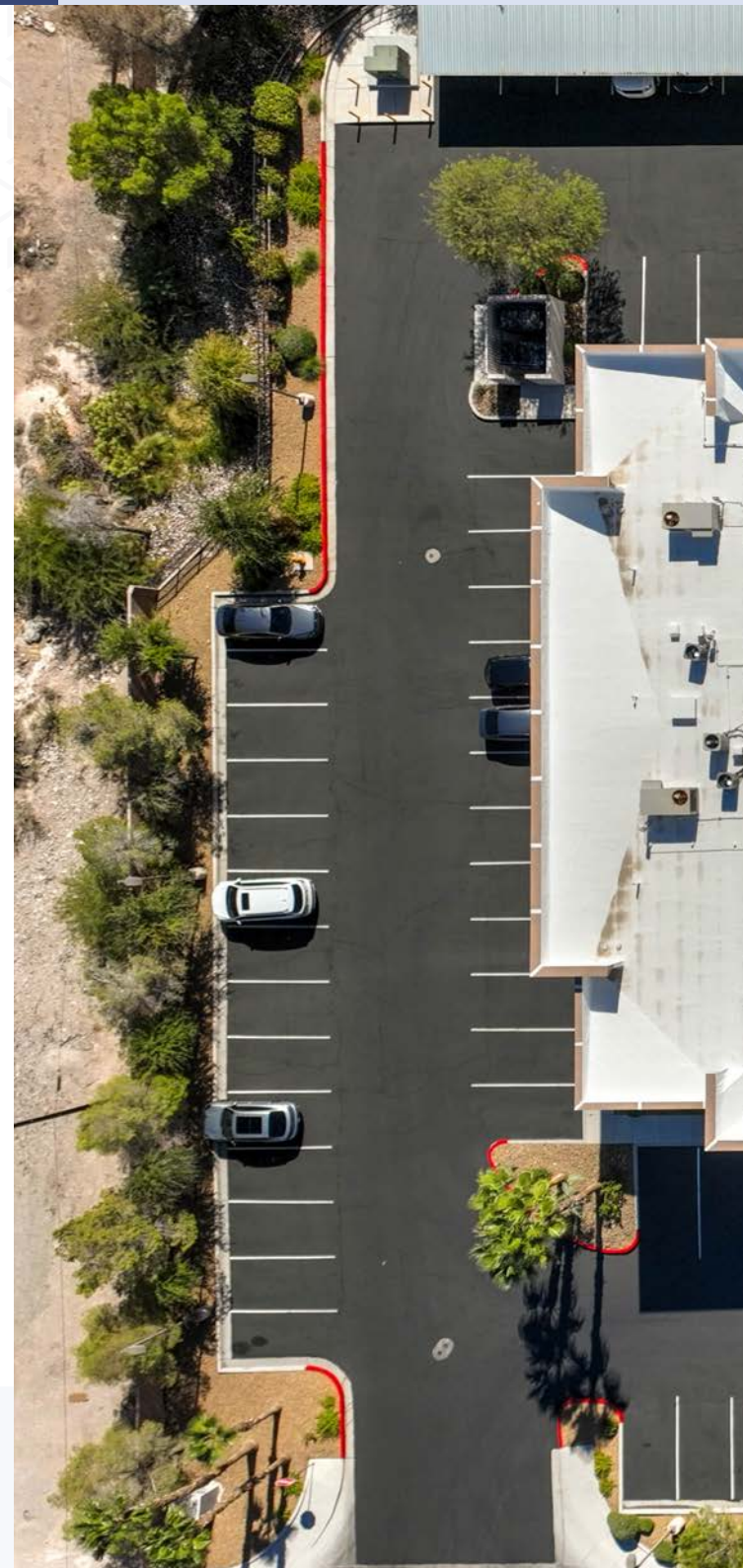
Adequate Power For Commercial
and Office Uses

LIFE SAFETY/FIRE PROTECTION

Standard, Up-To-Code Life
Safety and Protection. Wet Sprinkler

UTILITIES PROVIDERS

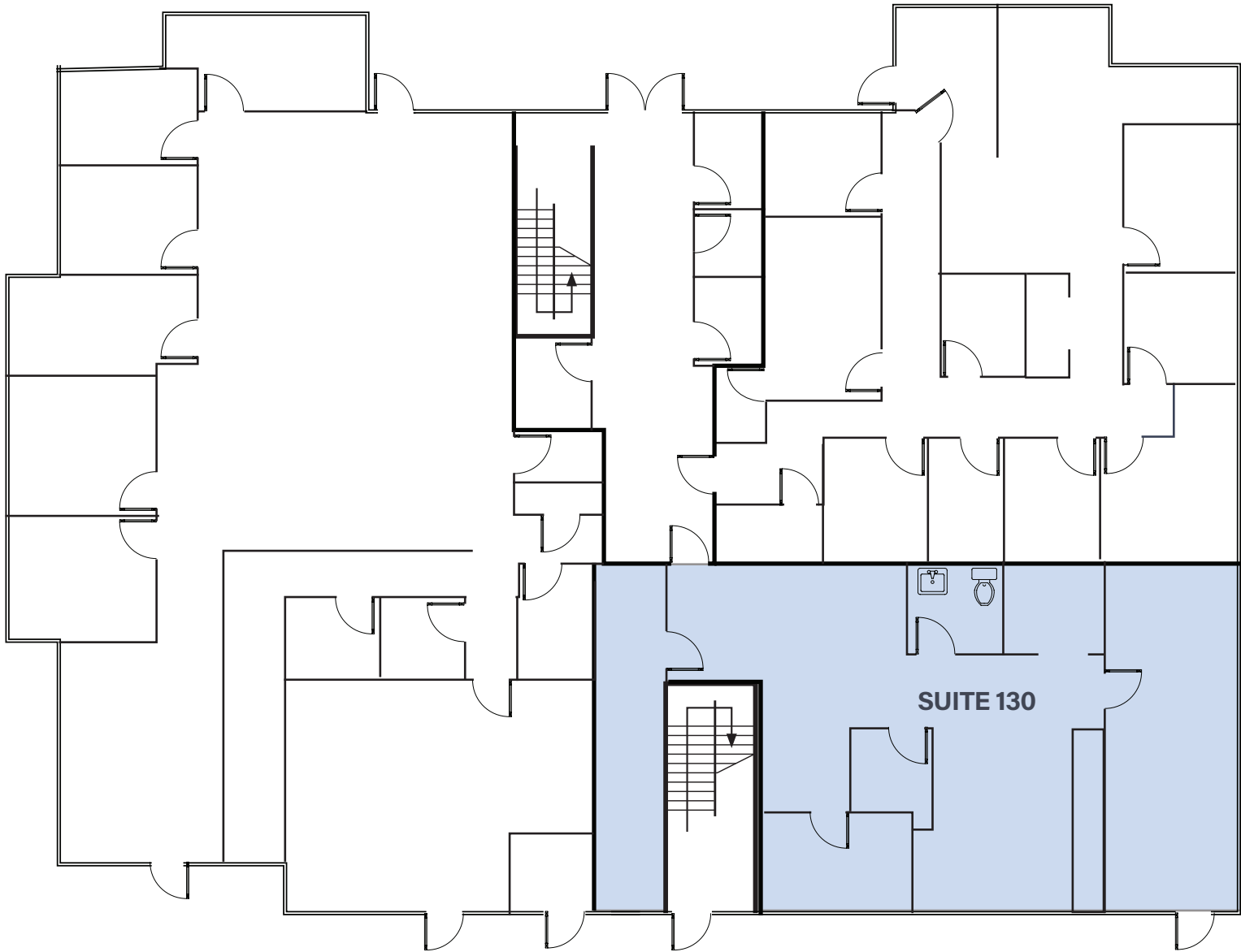
Electric: NV Energy
Water: Las Vegas Valley Water District
Waste Services: Republic Services
Telecommunications: Various Providers





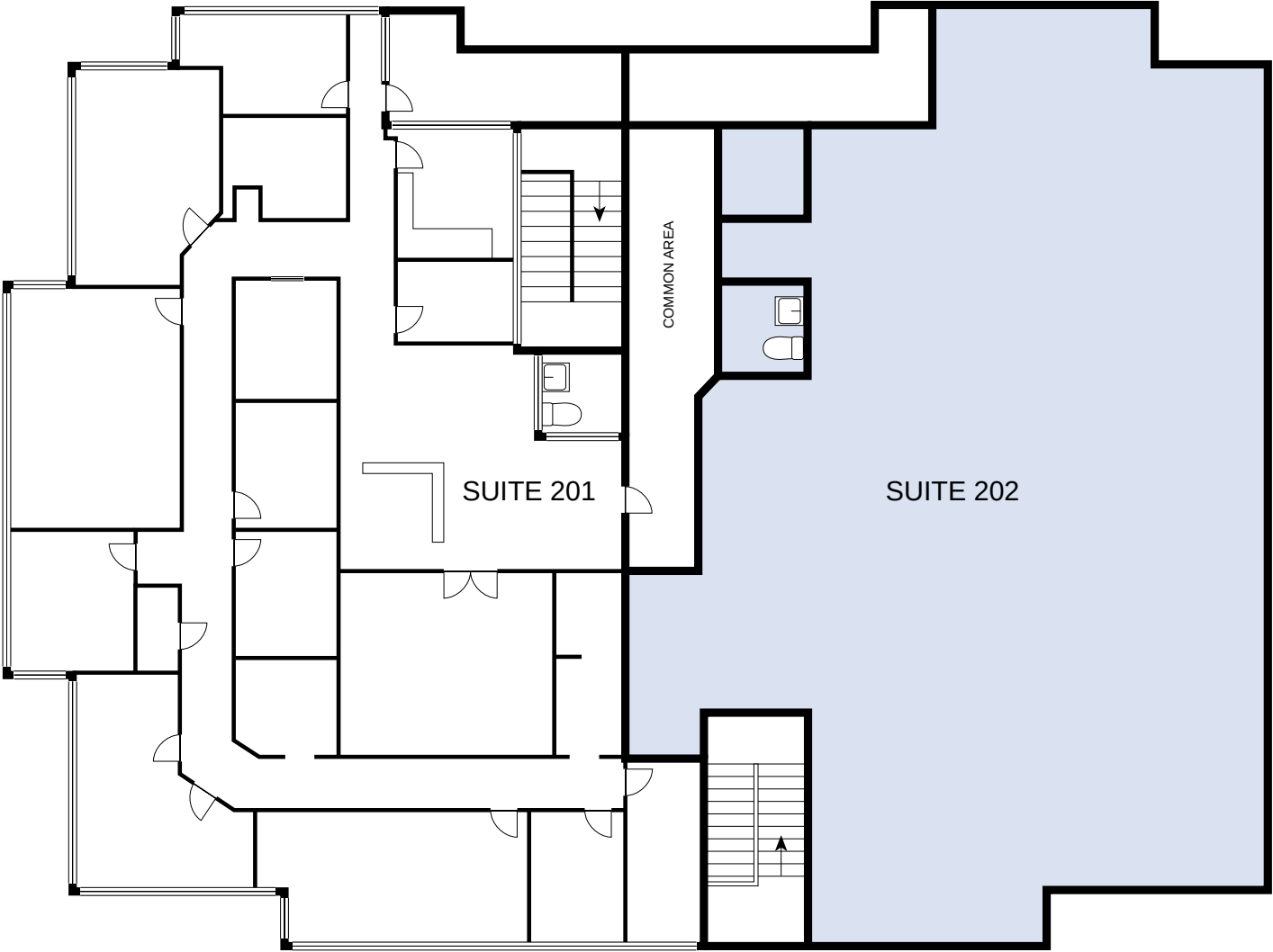
FLOOR PLAN

FIRST FLOOR



FLOOR PLAN

SECOND FLOOR



LAS VEGAS PREMIUM OUTLET

- Adidas Outlet Store
- Nike Factory Store
- Starbucks
- GAP Factory
- Michael Kors
- Polo Ralph Lauren Factory Store
- Levi's
- Chipotle
- Coach Outlet
- Shake Shack

HARRY REID INTERNATIONAL AIRPORT

- Southwest
- United Airlines
- Alaska Airlines
- JetBlue Airways
- Viva Aerobus
- Korean Air
- Allegiant
- American Airlines
- Virgin Atlantic
- Condor
- Frontier Airlines
- Spirit
- Sun Country Airlines
- British Airways
- Volaris
- Air Canada
- West Jet
- KLM

LAS VEGAS STRIP

- Sahara
- Flamingo
- Mirage
- Harrah's Las Vegas
- Wynn
- Hilton Grand Vacations
- The Strat
- Circus Circus
- Westgate
- The Venetian
- The Linq Hotel + Experience
- Treasure Island
- Resorts World
- Aria Resort & Casino
- Caesars Palace
- Bellagio
- Circa Resort & Casino
- The Cosmopolitan
- Encore at Wynn
- Excalibur
- Fountainbleau Las Vegas

DOWNTOWN LAS VEGAS

- The Mob Museum
- Discovery Children's Museum
- Golden Nugget
- Main Street Station
- Fremont Street Experience
- Queens Hotel & Casino
- The D
- Natural History Museum
- World Market Center
- Golden Gate
- Circa
- Plaza
- Neon Museum
- Downtown Grand Hotel & Casino
- El Cortez Hotel & Casino
- California Hotel & Casino



**DOWNTOWN
LAS VEGAS**

**LAS VEGAS PREMIUM
OUTLETS**

LAS VEGAS STRIP

**HARRY REID
INTERNATIONAL AIRPORT**

W RUSSELL ROAD

**6785
W RUSSELL
ROAD**

**RAINBOW RUSSELL
PROFESSIONAL CENTER**

FOR SALE

RAINBOW RUSSELL PROFESSIONAL CENTER



TRAVIS LANDES, SIOR

Executive Vice President
+1 702 522 5122
travis.landes@jll.com
NV RE Lic. #S.177027

NICK BARBER, SIOR

Managing Director
+1 702 360 4927
nick.barber@jll.com
NV RE Lic. #S.58027

LILLY KOSOFF

Senior Associate
+1 702 522 5107
lillian.kossoff@jll.com
NV RE Lic. #S.195790



Jones Lang LaSalle Brokerage, Inc. | 1980 Festival Plaza Dr. Suite 250, Las Vegas, Nevada 89135 | NV License #B.1000836.CORP

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle IP, Inc. All rights reserved.

6785 W Russell Rd, Las Vegas, NV 89118