

FORMER MEDICAL CLINIC

±5,656 SF FOR LEASE

1001 S Rancho Dr
Las Vegas NV, 89106



LEASING CONTACT



CARINA L ROPER
702.550.4011
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Lic # S.0033945



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Suite 111
Las Vegas, NV 89148

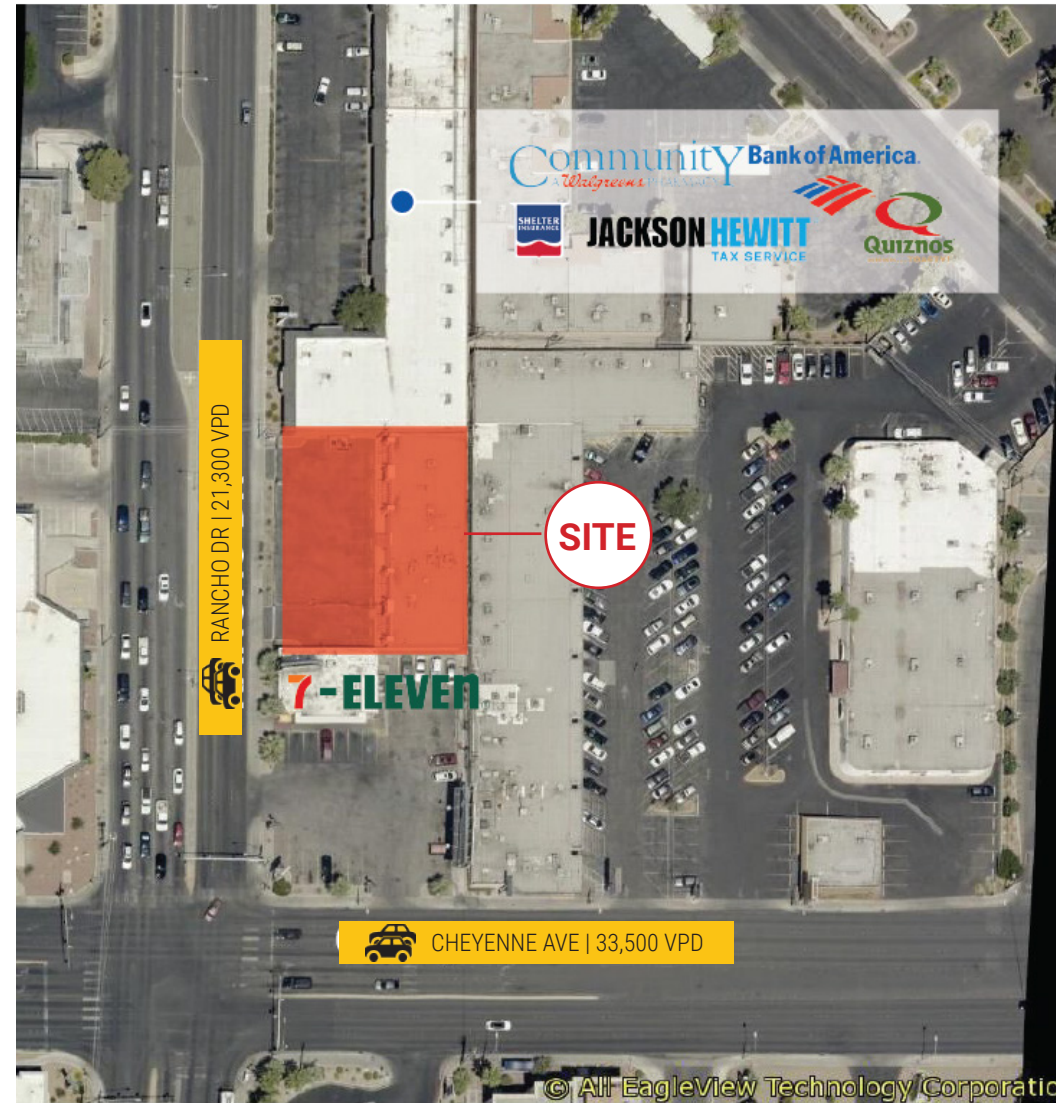


PROPERTY INFO

1001 S Rancho Dr
Las Vegas, NV 89106



- ±5,656 SF Office suite located within The Las Vegas Medical District
- Great exposure along Rancho Dr
- Space can be demised for the well qualified Tenant
- Property has secured, fenced parking area
- Amenities include:
 - Spacious waiting/reception area
 - 14 individual offices, one of which has a private restroom
 - 4 restrooms
 - 2 staff workrooms
 - Conference room area



139-32-804-006
APN



T5 Corridor (T5-C)
Zoning

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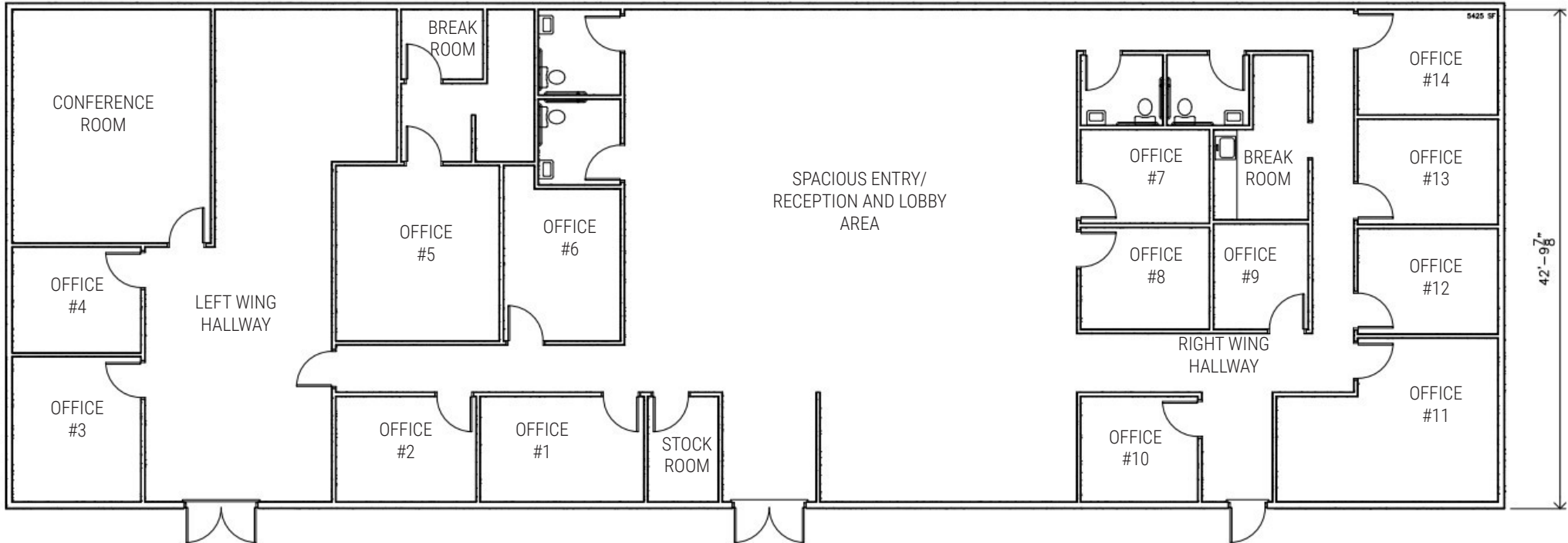
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FLOOR PLAN



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INTERIOR PHOTOS

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AREA DEMOGRAPHICS

1001 S Rancho Dr
Las Vegas, NV 89106



POPULATION

1 Mile	3 Miles	5 Miles
10,103	175,901	519,661



AVERAGE HHI

1 Miles	3 Miles	5 Miles
\$84,808	\$56,359	\$59,362



TRAFFIC COUNTS

Charleston Blvd - 33,500 VPD
Rancho Dr - 21,300 VPD

Source:
TRINA, NV DOT 2020
SitesUSA 2021

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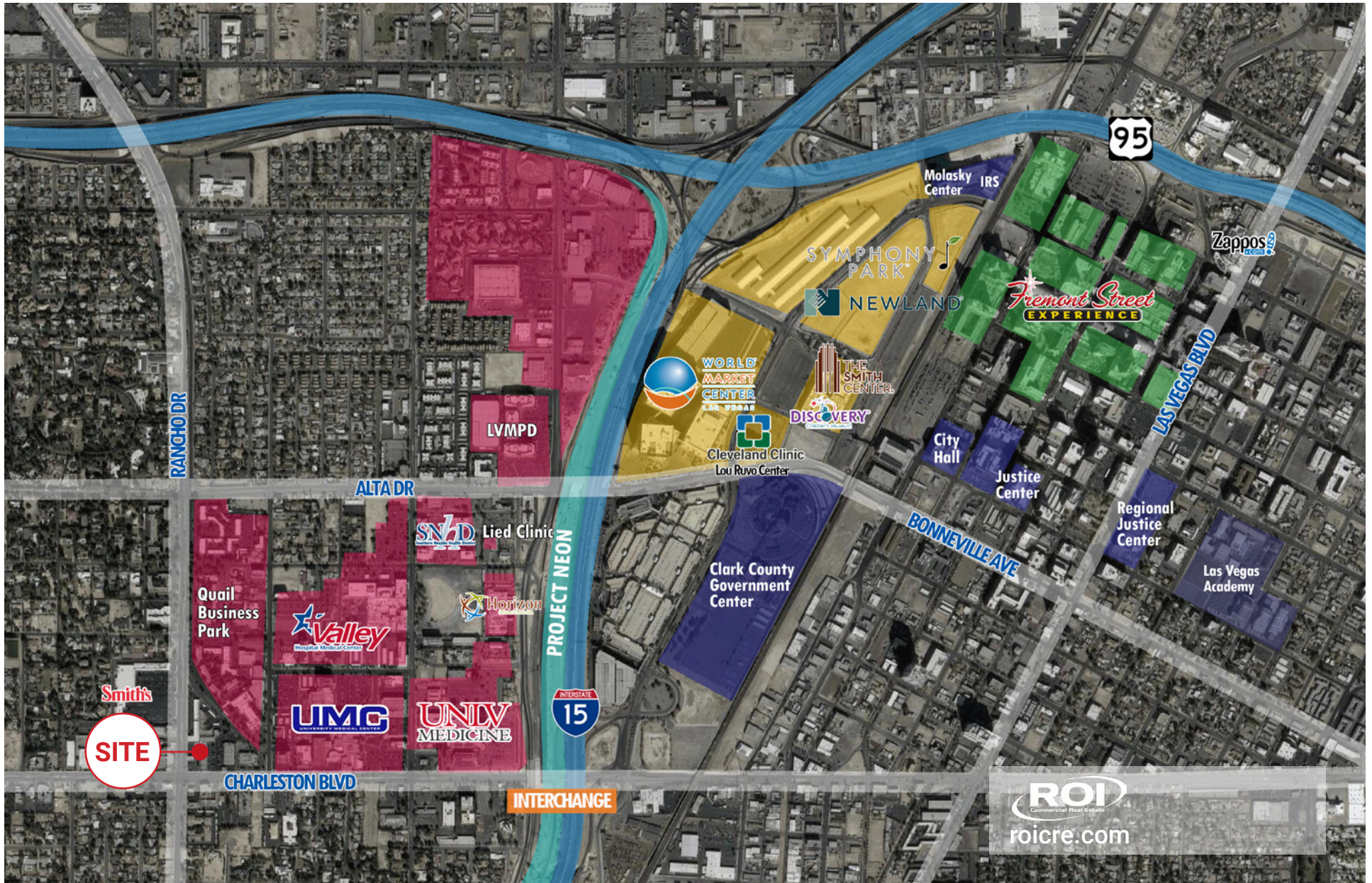


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TRADE AREA AERIAL

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FOR MORE INFORMATION

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