

RIO VISTA PLAZA

7035 - 7145 W. Ann Road, Las Vegas, NV 89130



graski retail team



roicre.com
9121 W Russell Rd
Suite 111
Las Vegas, NV 89148



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RIO VISTA PLAZA

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±1,246 SF
AVAILABLE

Rio Vista Plaza is located on the southeast corner of Ann Road and Drexel Road in Las Vegas, NV. It is situated less than a 1,000 feet east of the US-95 Highway and across the street from a Chevrolet and a Ford car dealership.

This center is anchored by an Albertson's grocery store and features other tenants such as McDonald's, Pizza Hut, and more!

 **PLANNED DEVELOPMENT DISTRICT (PD)**
ZONING



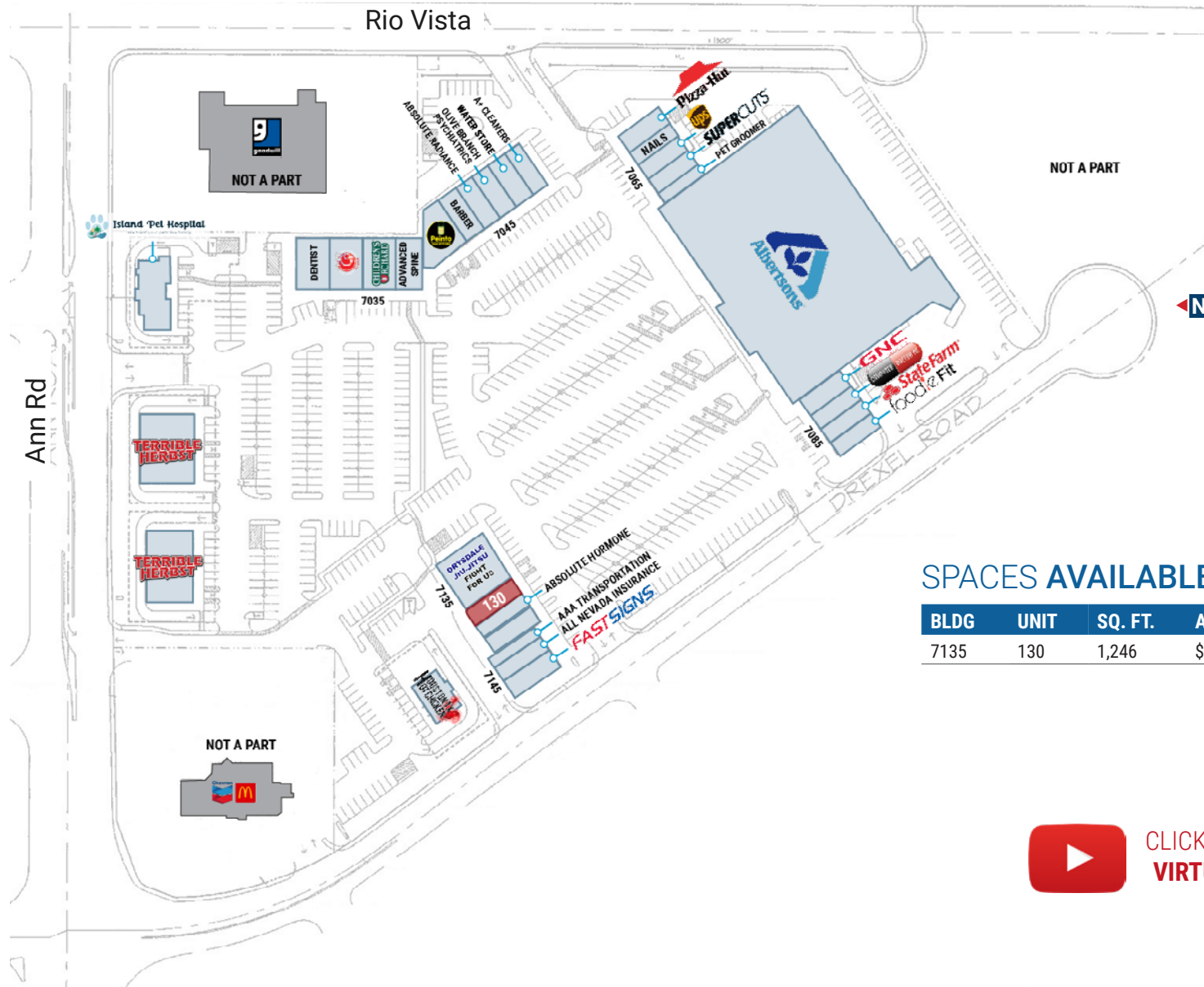
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All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate



SITE PLAN

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SPACES AVAILABLE

BLDG	UNIT	SQ. FT.	ASKING RATE	NNN EST.
7135	130	1,246	\$1.95 SF/MO	\$0.69



CLICK HERE FOR
VIRTUAL TOUR

TRADE AREA AERIAL

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AREA DEMOGRAPHICS



POPULATION

1 MILE	3 MILES	5 MILES
12,664	120,801	392,120



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$109,137	\$125,305	\$119,752



TRAFFIC COUNTS

ANN ROAD	US-95
36,500 VPD	105,000 VPD

Source:
SitesUSA 2025
TRINA, NV DOT 2024

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