

# RANCHO PAVILION



701-721, 751, 777 N. RANCHO DRIVE | Las Vegas, NV 89106

## AVAILABLE FOR LEASE

Asking Rate: **\$1.50/SF/Mo NNN** (2025 estimated CAMs are \$0.52 PSF)  
Located on signalized NWC W. Bonanza Rd. and N. Rancho Dr.

## PROPERTY HIGHLIGHTS

- Over 53,000 CPD at intersection.
- Minutes from US 95.
- Strong demographics.
- Convenient, ample and well-configured parking.
- Excellent lineup: Starbucks, Family Dollar, iPhone Doctor, and more!

FOR MORE INFORMATION CONTACT:

**GERI JAMESON** | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | [leasing@virtusco.com](mailto:leasing@virtusco.com)

2490 Paseo Verde Pkwy, Ste 115, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

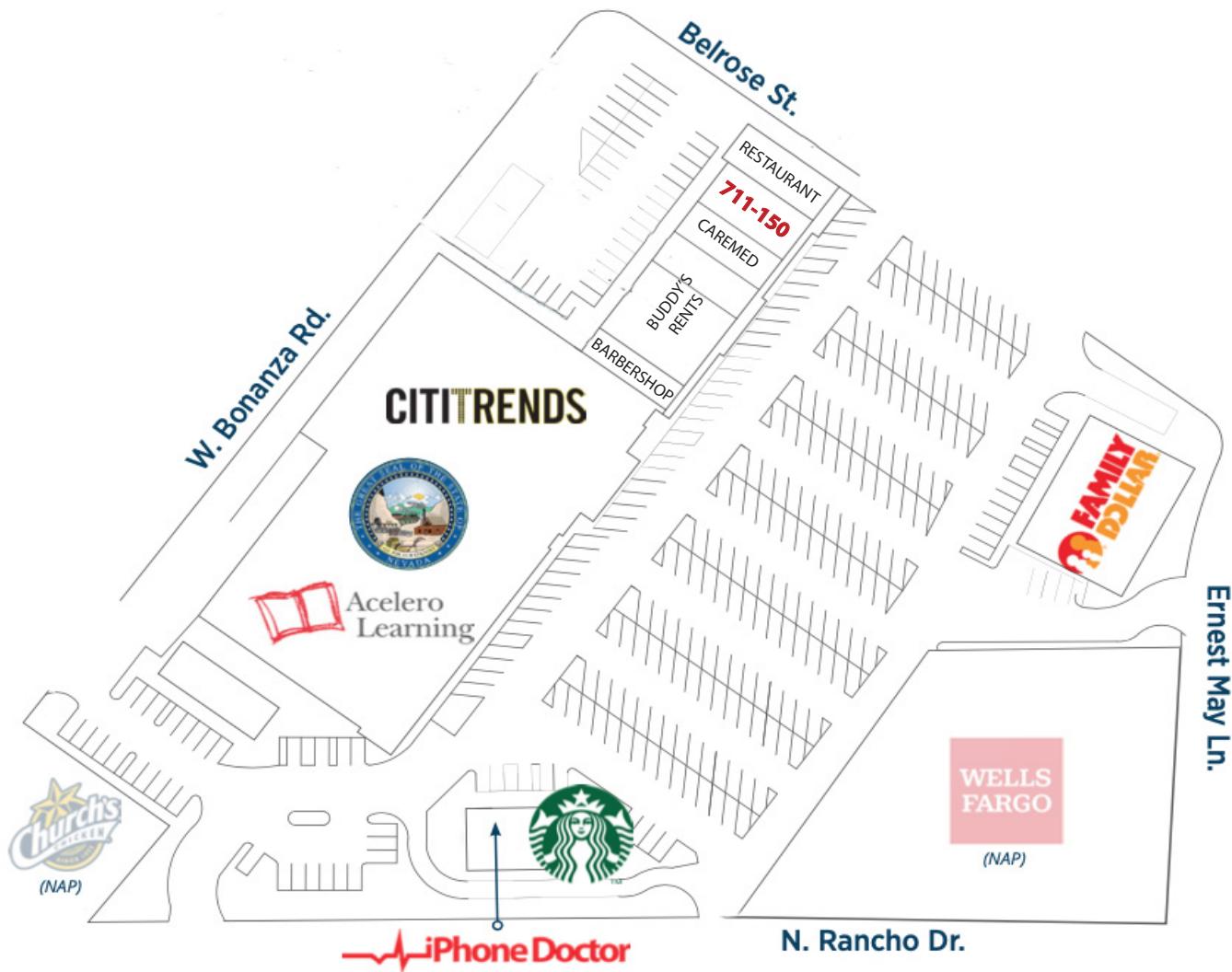
This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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## SITE PLAN

SUITE	TENANT	SF	SUITE	TENANT	SF
701	STATE OF NEVADA	27,300	711-140	CAREMED	1,289
703	CITI TRENDS	20,991	<b>711-150</b>	<b>AVAILABLE</b>	<b>2,399</b>
705	BARBERSHOP	1,200	721	MEXICAN RESTAURANT	2,100
711-100-120	BUDDY'S RENTS	3,646	751-110	STARBUCKS	1,505
711-130	BUDDY'S RENTS	1,216	751-150	IPHONE DOCTOR	1,362
			777	FAMILY DOLLAR	8,000



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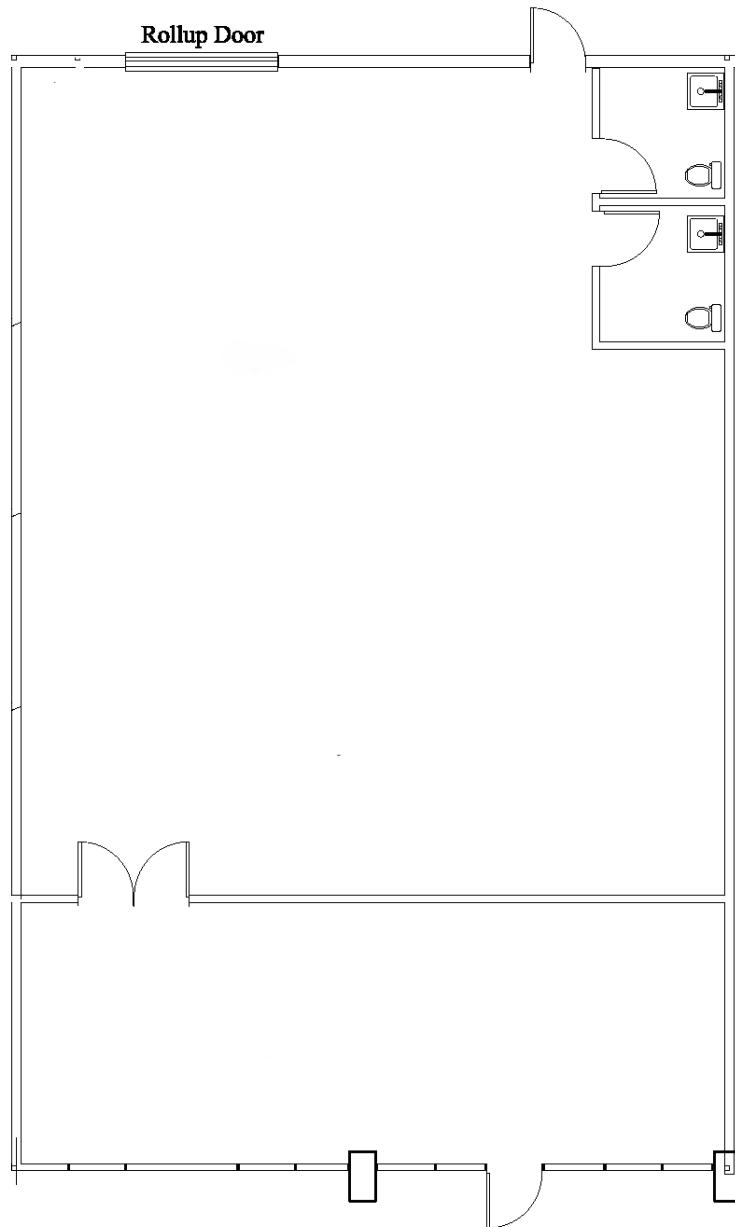
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## FLOOR PLAN - SUITE 711-150 (2,399 SF)



Floor plan is not to exact scale. It is intended for general information purposes only.

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## PROPERTY PHOTOS



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## AERIAL OVERVIEW



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