

FOR SALE (SEPARATE OR TOGETHER)

C-2 ZONED CORNER LOT | 1.25 ACRES + .44 ACRE PARCEL

KAYLEE CHO
TEAM COMMERCIAL & DEVELOPMENT

kw Keller Williams
COMMERCIAL
LAS VEGAS



North Las Vegas

Las Vegas Strip

Holly Ave

Rancho Drive

Primrose Path

1775 N RANCHO DRIVE

1740 PRIMROSE PATH



**VIEW ON
GOOGLE MAPS**

1775 N RANCHO DRIVE, LAS VEGAS, NV 89106
(1.25 AC LAND + 3,637 SF BUILDING)

1740 PRIMROSE PATH, LAS VEGAS, NV 89108
(0.44 AC + 1,587 SF BUILDING)

KAYLEE CHO, CCIM

Kaylee@kayleelasvegasrealty.com
NV RE Lic.# BS.0144592
702.728.1932

JESSE CHIPPOLETTI, CCIM

Jessechippoletti@kw.com
NV RE Lic. # S.183946
702.445.9835

Executive Summary

This offering presents a unique opportunity to acquire two C-2 zoned parcels (can be sold individually) totaling approximately 1.69 acres in a highly visible and rapidly evolving corridor along Rancho Drive in Las Vegas, Nevada. With flexible zoning, multiple access points, and existing improvements, the property is well-suited for owner-users, investors, or redevelopment.

1775 N Rancho Drive is a +/- 1.25-acre corner parcel with prominent frontage along Rancho Drive, providing excellent visibility and strong exposure to daily traffic. The site benefits from multiple points of ingress and egress via Rancho Drive and Melody Lane, allowing for efficient circulation and functionality. The property is improved with an existing +/- 3,637 square foot building and offers ample space for a variety of commercial uses, including outdoor storage, a highly sought-after feature for contractors, service-based businesses, and automotive users.

1740 Primrose Path, located just west of Rancho Drive, is a +/- 0.44-acre parcel that enhances the overall flexibility of the offering. The site includes an existing +/- 1,587 square foot building and can support additional parking, yard space, or expanded operations, making it an ideal complement to the main parcel.

The Rancho corridor continues to experience ongoing expansion and reinvestment, with new residential and commercial developments contributing to increased demand and long-term growth in the area. The surrounding corridor is characterized by a diverse mix of industrial, retail, automotive, and professional service users, creating a strong business environment and consistent consumer traffic.

With its strategic location, flexible C-2 zoning, outdoor storage potential, and position within a growing corridor, this property offers a compelling opportunity for a wide range of commercial uses.

****Properties can be purchased separately***



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1775 N Rancho Drive

Las Vegas, NV 89106

Rancho Drive



ADDRESS:	1775 N Rancho Drive, Las Vegas, NV 89106
APN:	139-19-812-019
ACREAGE:	1.25
ZONING:	C-2
BUILDING SQ FT:	+/- 3,637
YEAR BUILT:	1955
SUBMARKET:	Northwest
CROSS STREETS:	Rancho Road & Melody Lane
PRICE:	\$1,750,000

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1740 Primrose Path

Las Vegas, NV 89106



ADDRESS:	1740 Primrose Path, Las Vegas, NV 89108
APN:	139-19-812-022
ACREAGE:	0.44
ZONING:	C-2
BUILDING SQ FT:	+/- 1,587
YEAR BUILT:	1950
SUBMARKET:	Northwest
CROSS STREETS:	Primrose Path & Melody Lane
PRICE:	\$590,000

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Nearby Amenities

Las Vegas, NV



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Area Overview

Las Vegas, NV

North Las Vegas is a key municipality within Clark County and part of the Las Vegas Valley metropolitan area, one of the fastest-growing regions in the United States. Located just north of downtown Las Vegas, North Las Vegas benefits from its proximity to the region's core economic drivers while maintaining its own identity as a rapidly expanding industrial, commercial, and residential hub. The city has experienced significant population growth in recent years, driven by new housing developments, business expansion, and ongoing infrastructure investment.

Positioned within the greater Las Vegas metropolitan area, North Las Vegas is strategically connected to major transportation corridors including Interstate 15 and U.S. Route 93/95, providing direct access to regional and interstate commerce routes. The surrounding metro area is home to over 2.2 million residents, representing the majority of Nevada's population and serving as the state's primary economic engine. North Las Vegas plays a critical role in supporting this growth through its extensive industrial base, logistics facilities, and business-friendly environment. Unlike the tourism-driven core of Las Vegas, North Las Vegas is known for its strong industrial presence, including large-scale distribution centers, manufacturing facilities, and master-planned business parks such as Apex Industrial Park—one of the largest industrial developments in the western United States. The city continues to attract major employers due to its available land, pro-growth policies, and access to a skilled workforce. As the broader Las Vegas region continues to expand, North Las Vegas stands out as a city focused on long-term economic development, offering a balance of residential growth, commercial opportunity, and industrial scale. Its strategic location, affordability relative to neighboring submarkets, and ongoing investment make it an increasingly attractive destination for businesses and residents alike.



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Households (2025)	7,236	61,276	184,480
Median HH Income	\$56,240	\$60,657	\$62,904
Total Population	21,456	175,424	497,770
Population by race	1 Mile	3 Mile	5 Mile
White	4,497	45,981	151,920
Black	4,333	40,159	91,950
American Indian	389	2,512	6,817
Asian	829	8,434	32,408
Pacific Islander	237	1,667	4,308
Some other Race	7,427	48,081	128,891
Two or more races	3,743	28,590	81,477
Hispanic (any race)	12,248	83,572	227,687

Regional Map

Las Vegas, NV



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