

FOR LEASE

IMPERIAL PLAZA

4343 N. Rancho Dr. #140
Las Vegas, NV 89130



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FEATURES

- 1st & Floor Office Space Available
- 2nd Floor Office Space Available
- Move-in Ready Suites
- Hard Corner of Craig & Rancho
- Surrounded by Well-Established Retail
- Surrounded by Future Development of Single-Family Residences

Suite 220 Includes:

- Former Chiropractor and Acupuncture office
- Reception area
- 2 treatment rooms
- Breakroom
- Bathroom with shower
- Open office space

DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	16,697	158,302	428,268
Med. Household Inc.	\$57,311	\$58,361	\$58,994
Total Housing Units	6,247	57,856	150,730

TRAFFIC

W. Craig Rd.	N Rancho Dr.	29,848 VPD
N. Rancho Dr.	W. Craig Rd.	29,350 VPD
W. Craig Rd.	N. Torrey Pines Dr.	32,002 VPD

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Floor	Suite	SF	Rate	CAM	Description
1st	140	1,400	\$1.55 NNN	\$0.38	Please do not disturb tenant.

1st FLOOR

SITE PLAN - FIRST FLOOR



Available Retail





