

RETAIL LAND AVAILABLE

SEC Craig Rd & Rancho Dr
Las Vegas, NV 89130

SALE, GROUND LEASE, BUILD-TO-SUIT



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PROPERTY HIGHLIGHTS

SEC CRAIG RD & RANCHO DR
Las Vegas, NV 89130

RETAIL DEVELOPMENT OPPORTUNITY
±0.50 - 8 AC AVAILABLE

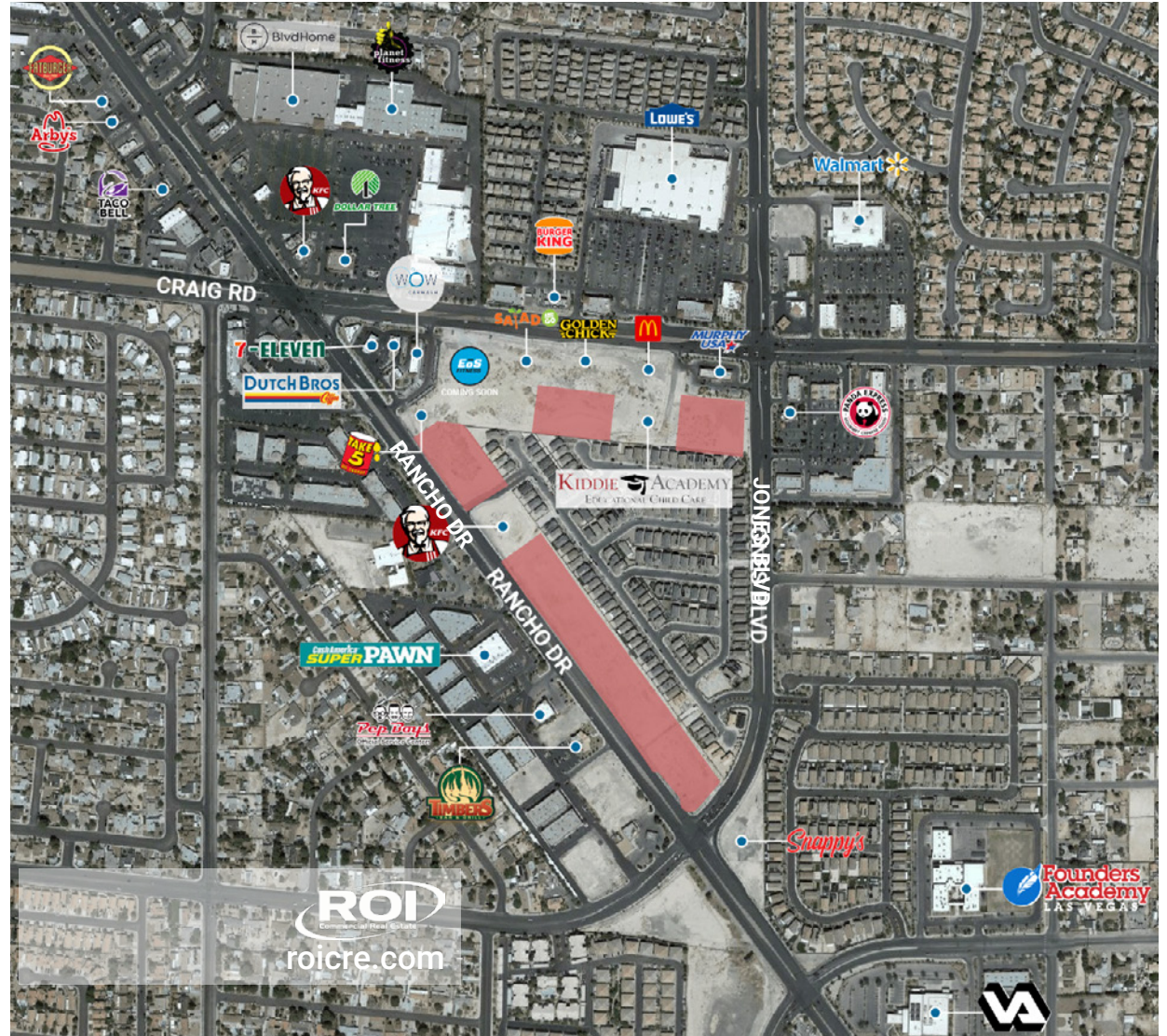
- Prime development land bordering Craig Rd, Jones Blvd, and Rancho Dr.
- Road frontage on both arterials providing excellent ingress & egress
- Exceptional traffic exposure with high visibility location
- Improved parcels with off-sites completed

Join these vibrant mix of tenants



[▶ VIEW DRONE VIDEO](#)

[▶ VIEW CURRENT CONSTRUCTION VIDEO](#)



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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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±0.50 - 8 AC

OUTLOT 3B	0.84 AC 7,000 SF	OUTLOT 12	0.94 AC 4,720 SF
OUTLOT 5C	1.06 AC 5,050 SF	OUTLOT 13	1.13 AC 5,100 SF
OUTLOT 7	1.77 AC 8,320 SF	OUTLOT 14	0.94 AC 2,300 SF
OUTLOT 9	0.59 AC 2,950 SF	OUTLOT 15	1.16 AC 7,390 SF
OUTLOT 10	1.10 AC 4,720 SF	OUTLOT 16	0.55 AC 2,380 SF
		OUTLOT 17	2.08 AC 12,500 SF

 **GENERAL COMMERCIAL (C-2)**
ZONING

 **138-02-715-011**
138-02-715-012
APN

 IN ESCROW
 AVAILABLE
 NEGOTIATING
CONSTRUCTION ON-GOING



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AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
18,287	158,766	441,567



AVERAGE HOUSEHOLD INCOME

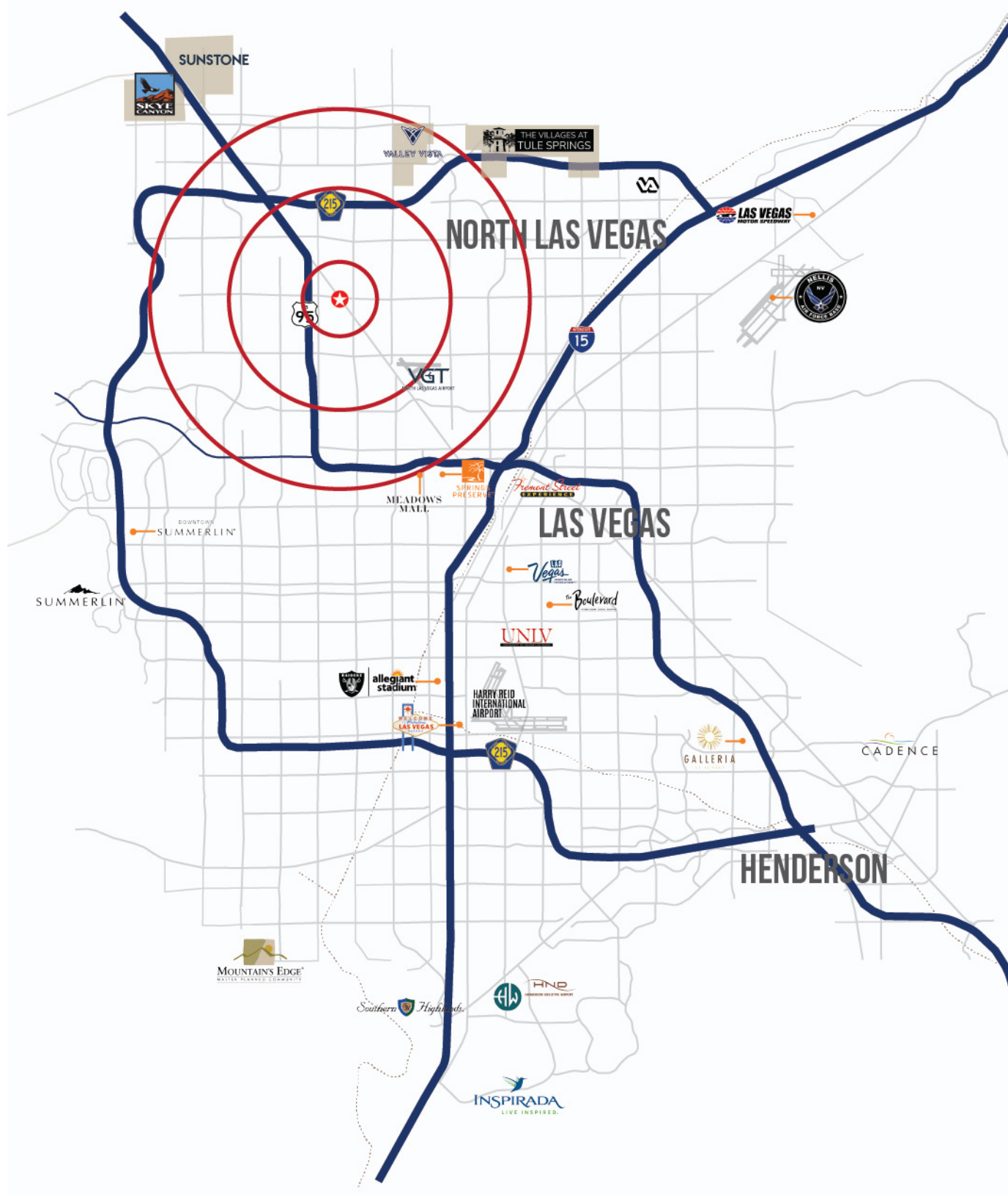
1 Mile	3 Miles	5 Miles
\$92,652	\$96,460	\$100,040



TRAFFIC COUNTS

Craig Rd	Rancho Dr
29,500 VPD	23,800 VPD

Source:
SitesUSA 2023
TRINA, NV DOT, 2022



SITE PHOTOS

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Las Vegas, NV 89130



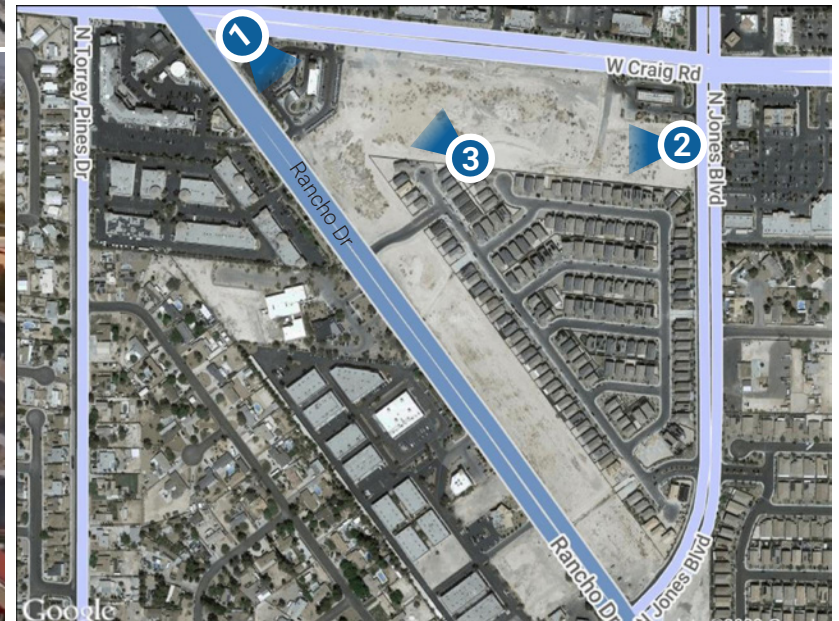
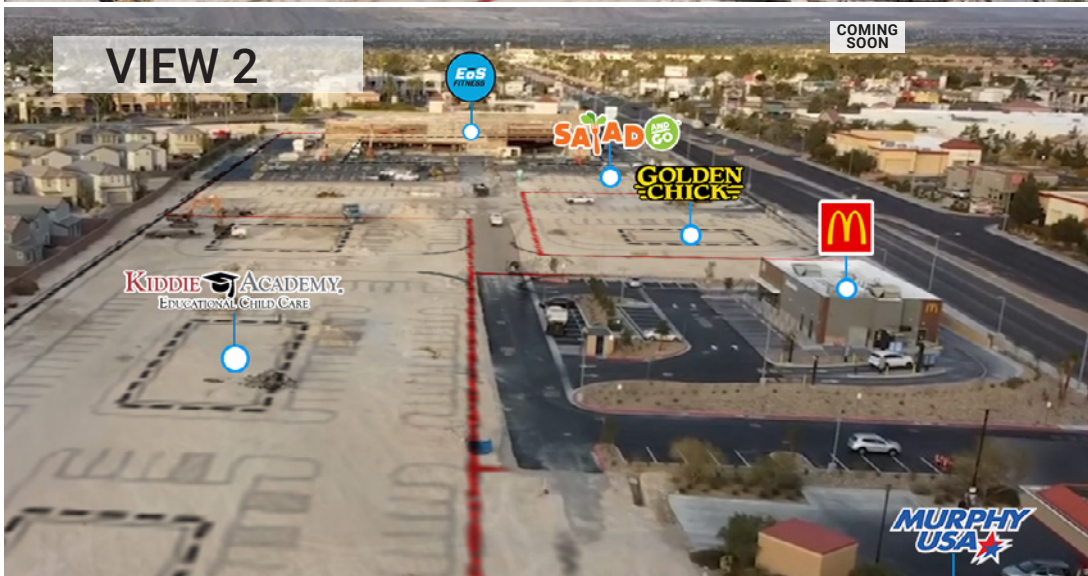
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CONSTRUCTION PHOTOS

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*Construction progress photos as of November 29, 2023 PHOTO ANGLES

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LAS VEGAS OVERVIEW

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Las Vegas Convention Center is currently undergoing a \$2.5B, 800,000 SF expansion to meet excess demand.

Throughout 2019, The Las Vegas Convention Center hosted 6.6 million convention attendees, up 2.3% from 2018.

SOURCE: LVCVA



Relocation of the Raiders NFL Team is expected to create an \$600M+ economic impact, bring 450,000+ visitors, and host 45+ events throughout the year.



First integrated resort to be built on the Las Vegas Strip



The T-Mobile Arena is home to the Las Vegas Golden Knights NHL Team and hosts over 150 different events each year.



The Henderson Silver Knights began their inaugural play during the 2020-21 AHL season.

Las Vegas is a unique suburban community well known for great community living, conventions, shows, gaming and a variety of other entertainment options. Las Vegas is also quickly becoming the sports entertainment capital of the world and is home to the UFC World Headquarters, the NHL's Golden Knights, NFL's Raiders, WNBA's Aces, the AHL's Silver Knights, the Minor League Baseball Team - Aviators, NASCAR, Formula 1, National Hot Rod Association, NCAA tournaments and several world championship rodeo events. Additional teams and venues are expected including a \$3 Billion dollar arena on South Las Vegas Blvd., a \$2.7 Billion basketball arena and hotel on the north Strip, and over \$3 Billion in other developments of new and expanding hotels and resorts, hospitals, warehouse, and multi-family projects, to name a few.

Business is thriving in Las Vegas. Tourism is still a strong part of the economy with 280,000 tourism jobs. The economy is diverse however including employers such as the six professional sports teams and UFC world headquarters, Allegiant airlines, Citadel Broadcasting, Zappos, Switch Data Centers, HAAS Manufacturing, Google, and many other growing companies, providing diverse careers and opportunities and strength to the economy for the residence of Las Vegas.

Individuals and families also thrive in Las Vegas. The current population is approximately 2.3 million and is expected to grow by 2% for the next several years. Las Vegas has several Nationally acclaimed master planned communities including Cadence, Summerlin, Valley Vista and Inspirada.



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