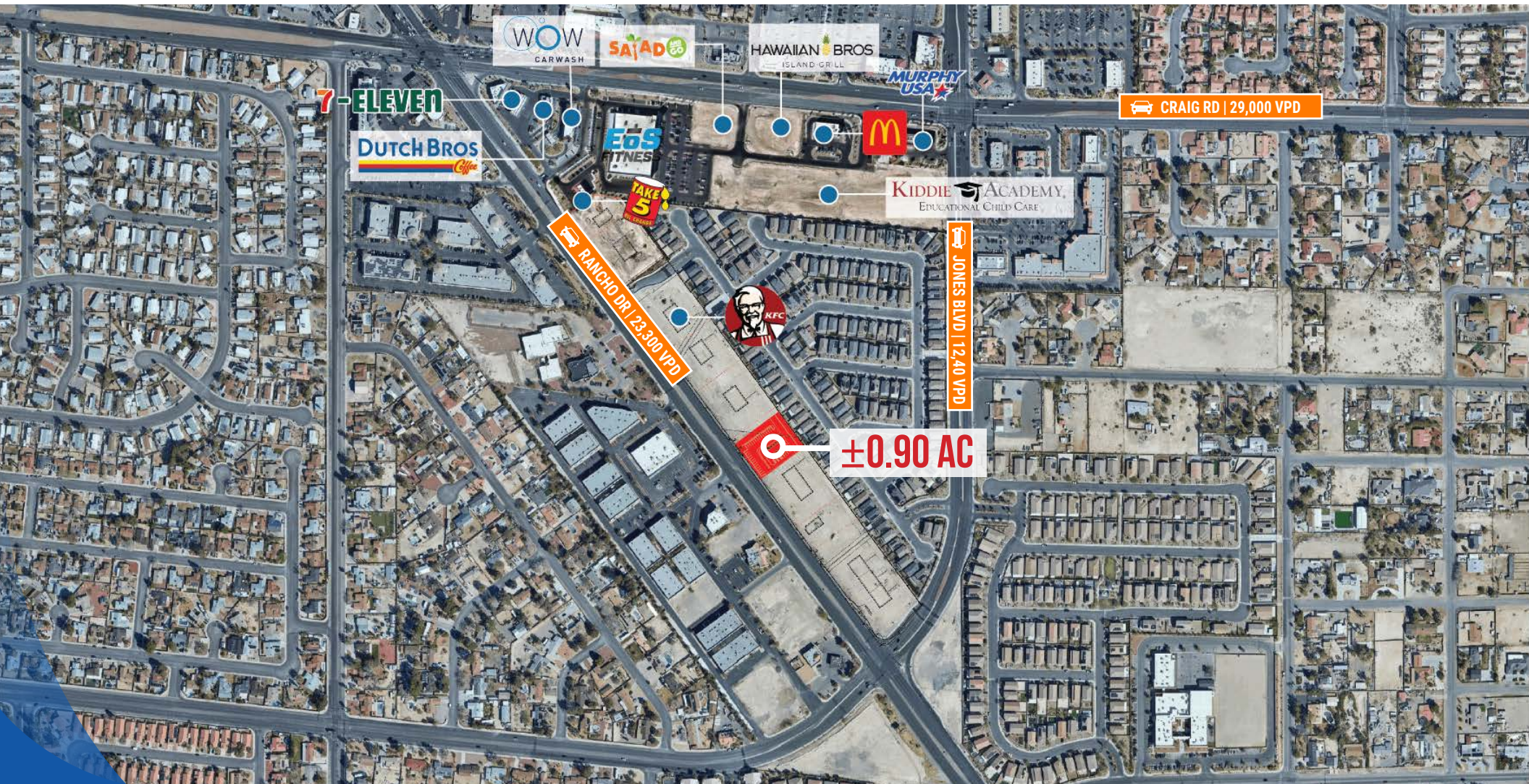


CRAIG RANCHO

RETAIL LAND FOR SALE

SEC CRAIG RD & RANCHO DR
Las Vegas, NV 89130
craigrancho.com



LEASING CONTACT
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9121 W Russell Rd
Suite 111
Las Vegas, NV 89148

ROI
Commercial Real Estate
roicre.com

PROPERTY HIGHLIGHTS

±0.90 AC AVAILABLE

RETAIL DEVELOPMENT OPPORTUNITY

- Great visibility and exposure along Rancho Dr - a major arterial connecting the Northwest trade area
- South bound traffic along Rancho Dr benefits from the left turn lane going into the property
- Commercial subdivision with cross-access
- Improved lot: rough graded; driveway off Rancho Dr; domestic, fire and irrigation water lines; natural gas; sewer; power and telecom conduits
- Shared pylon space available

TOTAL AREA ± 0.90 AC

ZONING GENERAL COMMERCIAL (C-2)

PARCEL ID 138-02-816-001

JOIN THESE TENANTS



SITE PLAN

SEC CRAIG RD & RANCHO DR
Las Vegas, NV 89130



AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
17,280	153,025	435,607



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$97,773	\$103,239	\$105,480



TRAFFIC COUNTS

Craig Rd	Rancho Dr
29,000 VPD	23,300 VPD

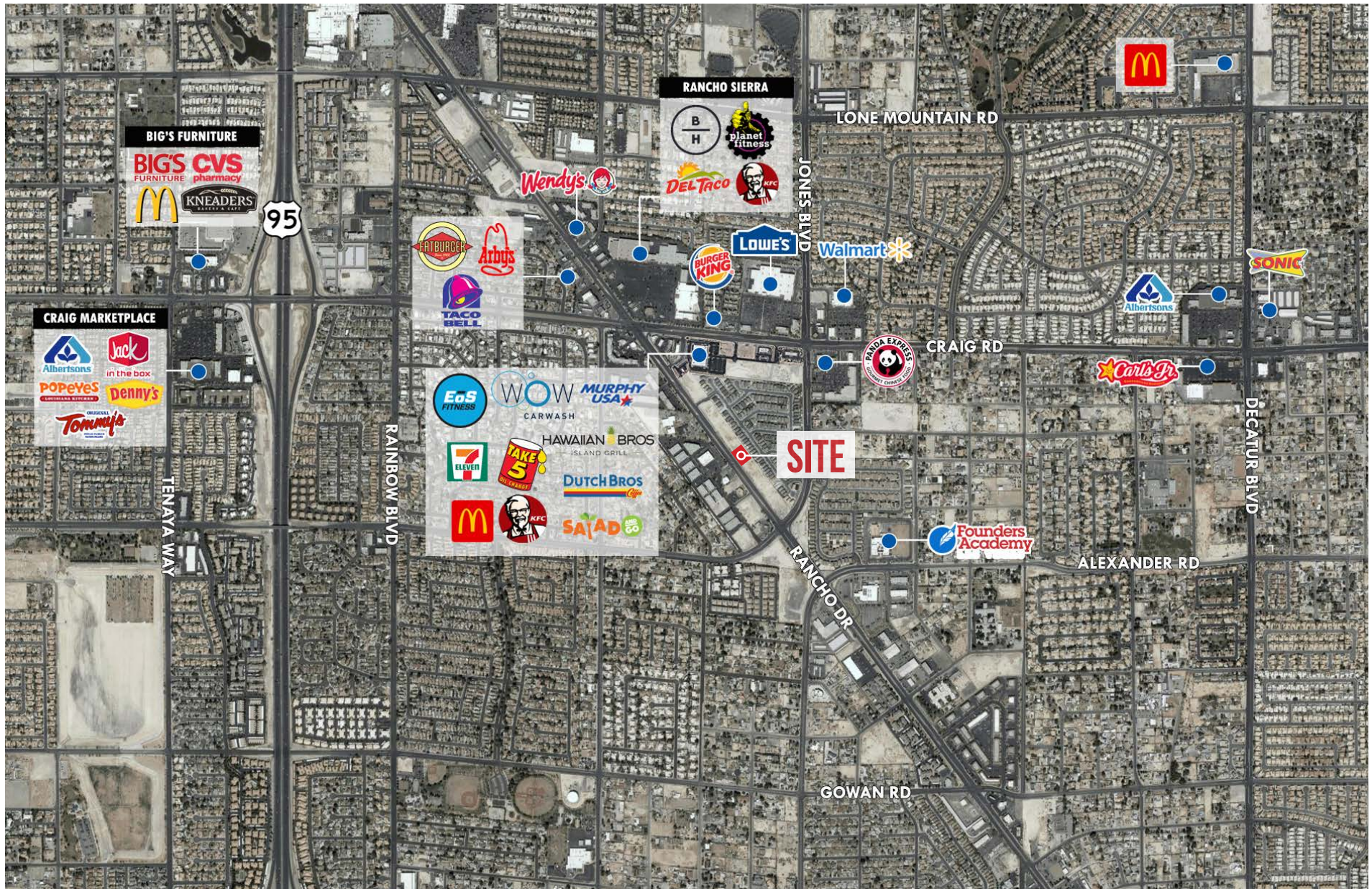
Sources:
SitesUSA 2024
TRINA, NV DOT, 2023

SEC CRAIG RD & RANCHO DR
Las Vegas, NV 89130



TRADE AREA AERIAL

SEC CRAIG RD & RANCHO DR
Las Vegas, NV 89130



**CRAIG RD & RANCHO DR SEC
LAS VEGAS, NV 89130**



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CALL FOR MORE INFO

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UPDATE 02/03/25