

FOR LEASE

IMPERIAL PLAZA

4343 N. Rancho Dr. 2nd Flr
Las Vegas, NV 89130

Lincoln |

GATSKI
COMMERCIAL
REAL ESTATE SERVICES



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FEATURES

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

Suites Includes:

- **#210: 1,921 SF Available**
- **#214: 1,114 SF Available**
- **#221: 1,441 SF Available**
- \$1.35-\$1.50/PSF
- \$0.38 CAM
- Reception area
- Private rooms
- Restroom in each Suite

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
2nd	210	1,921	\$1.25 NNN	\$0.38	2 nd Generation Tattoo shop
2nd	214	1,114	\$1.50 NNN	\$0.38	3 private offices, reception area, restroom
2nd	221	1,441	\$1.35 NNN	\$0.38	Reception area, 2 private rooms, restroom

2nd FLOOR

SITE PLAN - SECOND FLOOR



Available Space