

FOR LEASE

RANCHO PLACE

901 S Rancho Dr
Las Vegas, NV 89106

**SPACE
AVAILABLE**

**EXTERIOR RENOVATION
COMING SOON**

TENANT NAME HERE

CONCEPTUAL IMAGE ONLY



CARINA L ROPER

Vice President

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PROPERTY HIGHLIGHTS

RANCHO PLACE

901 S Rancho Dr
Las Vegas, NV 89106

Rancho Place is a highly visible strip center anchored by Walgreens Specialty Pharmacy

High-visibility space in the Medical District, walking distance to UMC and Valley Hospitals. This center has excellent visibility along Rancho Drive and rapid access to both I-11 and I-15. Benefit from a strong daytime population, high local incomes, and introductory first-year rates, with planned exterior renovations and flexible T5-C zoning near Downtown.

±1,311 - 5,100 SF AVAILABLE

- ✓ Landlord contemplating improvements to building exterior.
- ✓ Introductory lease rate for first lease year.
- ✓ Easy access to both I-11 and I-15 Freeway systems
- ✓ Located within the Medical District and within walking distance to UMC and Valley Hospitals.
- ✓ Strong daytime population with close proximity to Downtown Las Vegas Business District.
- ✓ High household incomes within a 1 mile radius.

 **T5 CORRIDOR (T5-C)**
ZONING



SHOPPING CENTER RETAILERS

Community
A Walgreens PHARMACY



VegasPet
ANIMAL HOSPITAL

JACKSON HEWITT
TAX SERVICE

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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.

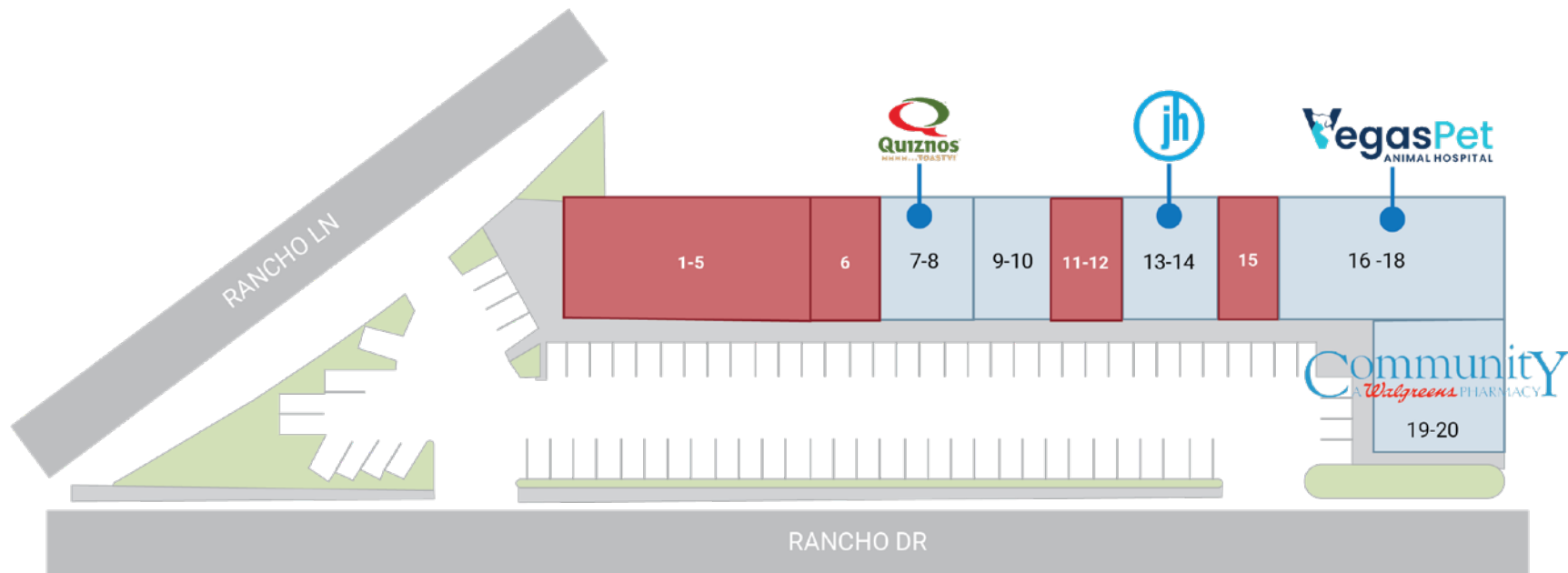
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SITE PLAN

RANCHO PLACE

901 S Rancho Dr
Las Vegas, NV 89106



Suite	Tenant	Size (SF)
1-5	AVAILABLE	5,100
6	AVAILABLE	1,500
7-8	Quiznos	1,900
9-10	Art Cleaners	1,472
11-12	AVAILABLE	1,500
13-14	Jackson Hewitt	3,217
15	AVAILABLE	1,311
16-18	Vegas Pet Hospital	4,600
19-20	Community Walgreens Pharmacy	3,000



**CLICK HERE FOR
VIRTUAL TOUR**

TRADE AREA AERIAL

RANCHO PLACE

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AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
10,025	178,518	519,148



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$119,374	\$77,679	\$78,539



TRAFFIC COUNTS

CHARLESTON BLVD	RANCHO DR
29,600 VPD	26,100 VPD

Source:
SitesUSA 2025
TRINA, NV DOT 2024

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Rancho Place

Strip Retail Center

901 S Rancho Dr
Las Vegas, NV 89106



ROI Commercial Real Estate

9121 W Russell Rd
STE 111
Las Vegas, NV 89148

Contact our team today!

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