

LAND & SHOP SPACE AVAILABLE

SEC Craig Rd & Rancho Dr
Las Vegas, NV 89130

GROUND LEASE, BUILD-TO-SUIT

UNDER NEW OWNERSHIP



DAN ADAMSON

702.550.4934 | dan@roicre.com
Lic # B.0026992.CORP

EDWARD LEHNARDT, CCIM

702.830.1119 | edward@roicre.com
Lic # S.0180688

CHRIS WALDBURGER, CCIM

702.483.3683 | chris@roicre.com
Lic # S.0190814



PROPERTY HIGHLIGHTS

SEC CRAIG RD & RANCHO DR
Las Vegas, NV 89130

±0.50 - 8 AC AVAILABLE

RETAIL DEVELOPMENT OPPORTUNITY

±1,200 - 5,000 SF

SHOP SPACE FOR LEASE

- 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 this vibrant mix of tenants

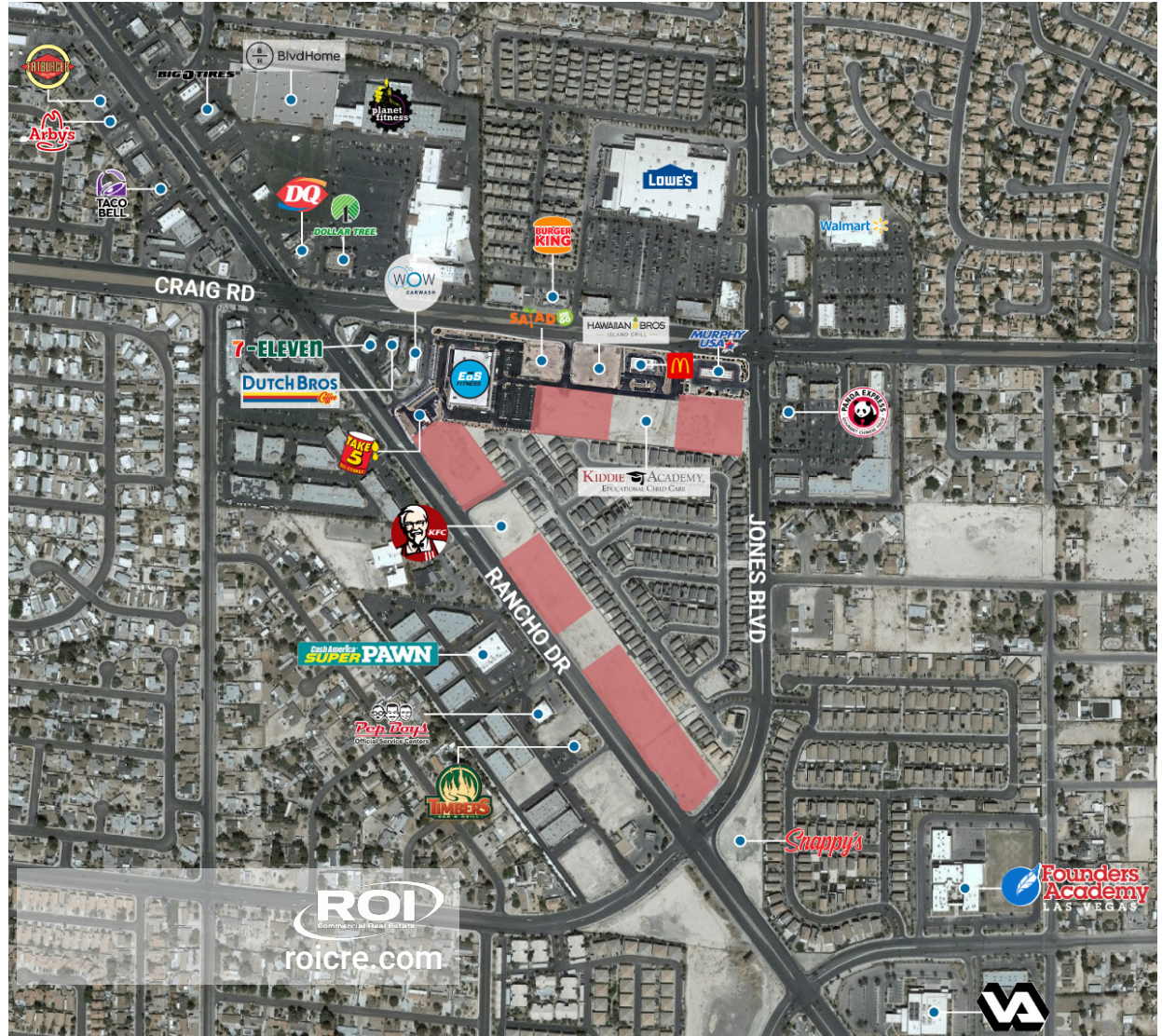


[▶ VIEW DRONE VIDEO](#)

[▶ 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

SEC CRAIG RD & RANCHO DR
Las Vegas, NV 89130

RETAIL LAND AVAILABLE

±0.50 - 8 AC

SHOP SPACE FOR LEASE

±1,200 - 5,000 SF

OUTLOT 3B	0.84 AC 1,200 - 5,000 SF	OUTLOT 13	1.13 AC 5,100 SF
OUTLOT 5C	1.06 AC 5,050 SF	OUTLOT 14	NOT A PART
OUTLOT 7	1.77 AC 8,320 SF	OUTLOT 15	1.16 AC 7,390 SF
OUTLOT 9	0.59 AC 2,950 SF	OUTLOT 16	0.55 AC 2,380 SF
OUTLOT 10	1.10 AC 4,720 SF	OUTLOT 17	2.08 AC 12,500 SF
OUTLOT 12	0.94 AC 4,720 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
17,280	153,205	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

Source:
SitesUSA 2024
TRINA, NV DOT, 2023



SITE PHOTOS

SEC CRAIG RD & RANCHO DR
Las Vegas, NV 89130



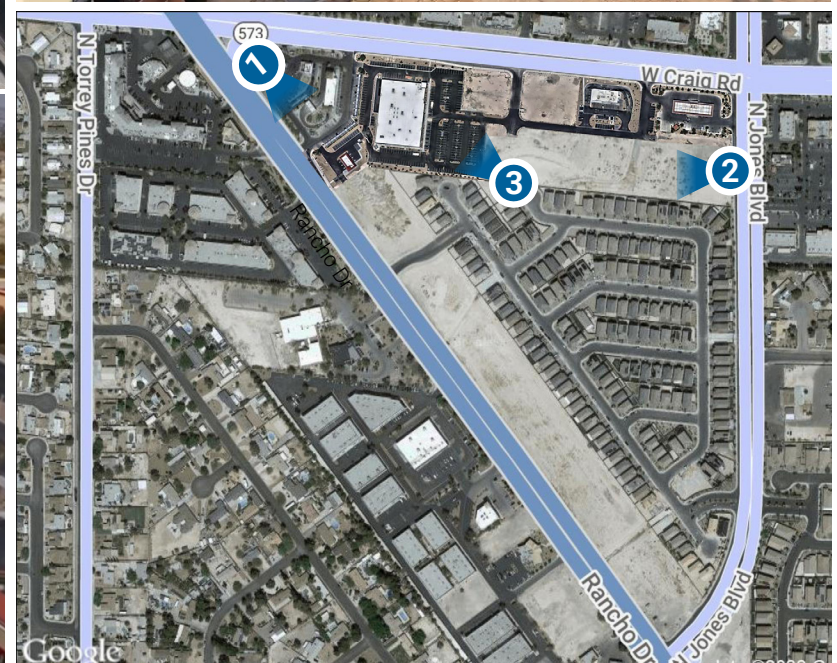
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CONSTRUCTION PHOTOS

SEC CRAIG RD & RANCHO DR
Las Vegas, NV 89130



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

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