

# RANCHO PLACE

±1,311 - 5,100 SF AVAILABLE

901 S Rancho Dr  
Las Vegas, NV 89106



## LEASING CONTACT



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roicre.com

# Rancho Place is a well-positioned, highly visible strip center anchored by Walgreens Specialty Pharmacy

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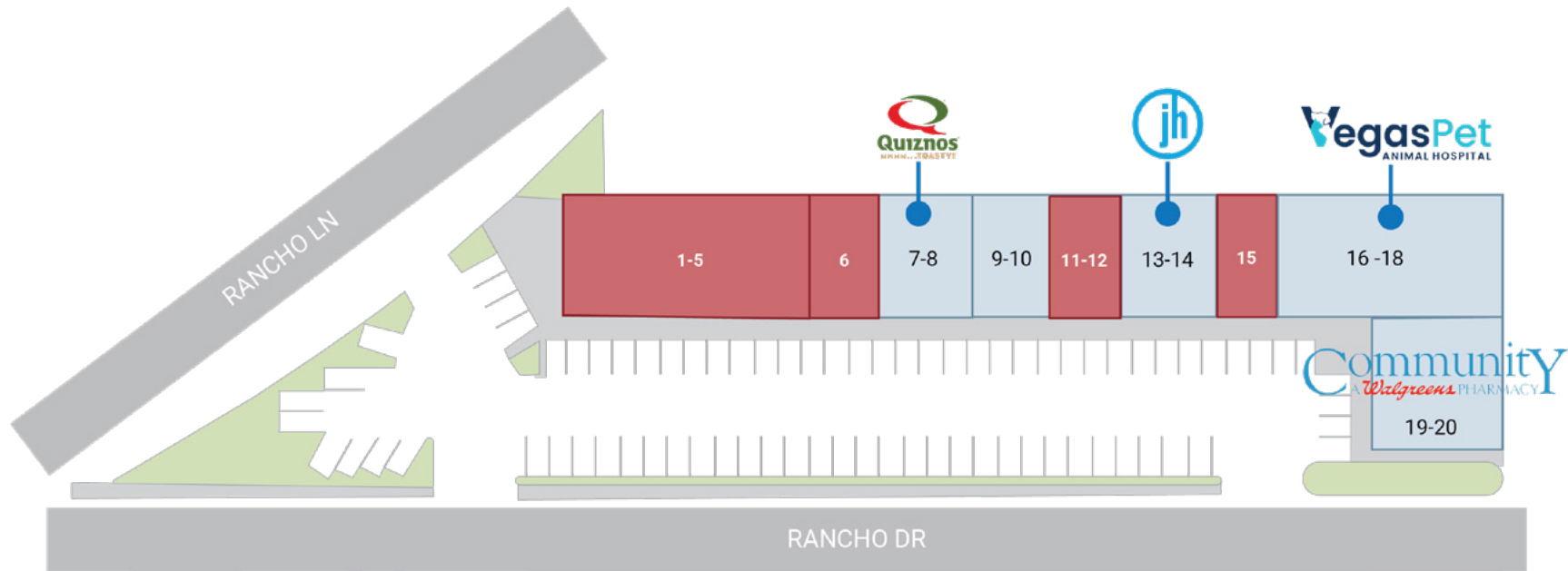
- High visibility with unobstructed views to Rancho Dr
- Easy access with on and off ramps to both I-15 and US-95 Freeway systems
- Located within the Medical District and within walking distance to UMC and Valley Hospitals
- Strong daytime population with close proximity to Downtown Las Vegas Business District
- High household incomes within a 1 mile radius
- Zoning: T5 Corridor (T5-C)

## SHOPPING CENTER RETAILERS



# SITE PLAN

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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**

# AREA DEMOGRAPHICS



## POPULATION

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



## AVERAGE HOUSEHOLD INCOME

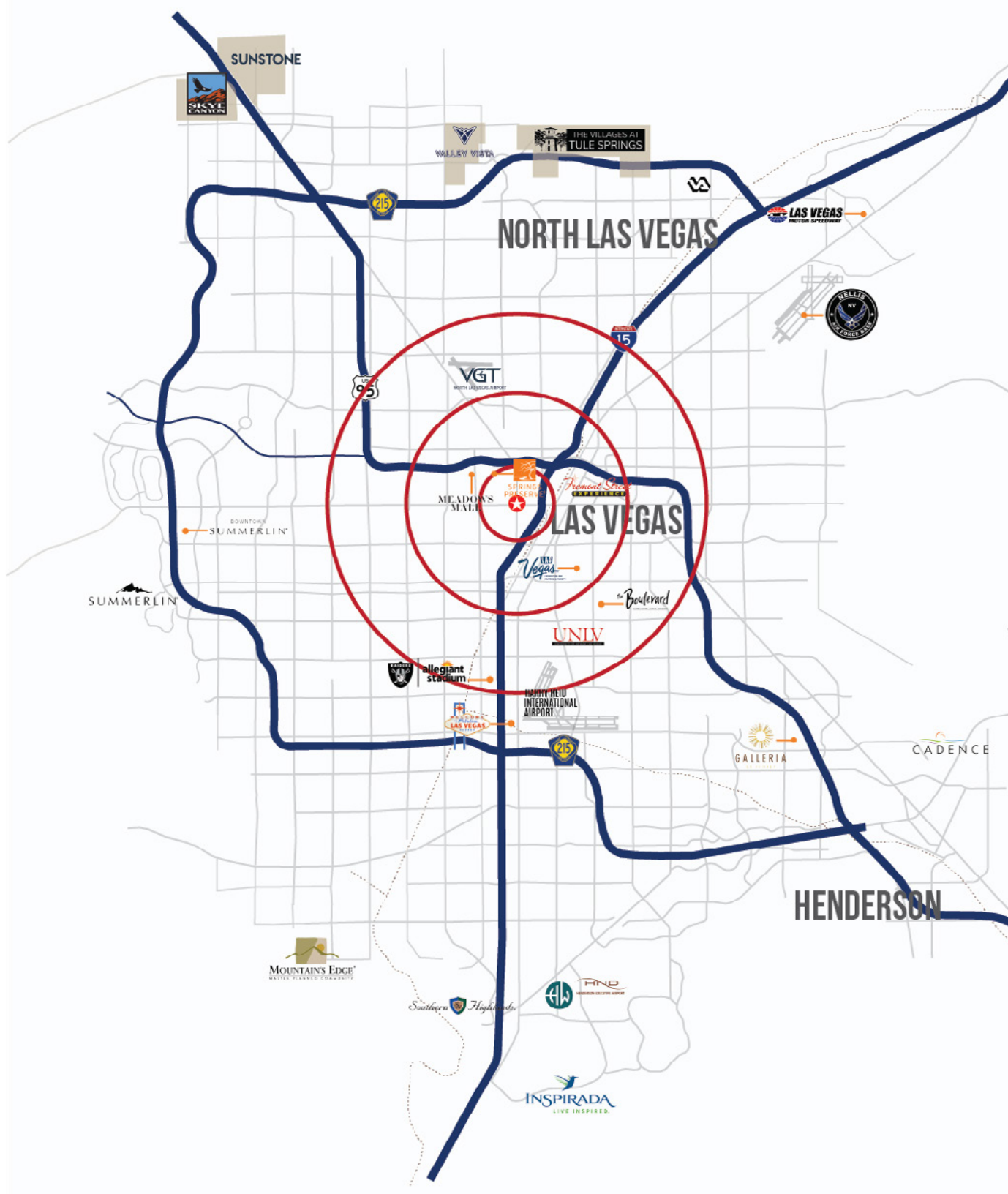
1 Mile	3 Miles	5 Miles
\$119,374	\$77,679	\$78,539



## TRAFFIC COUNTS

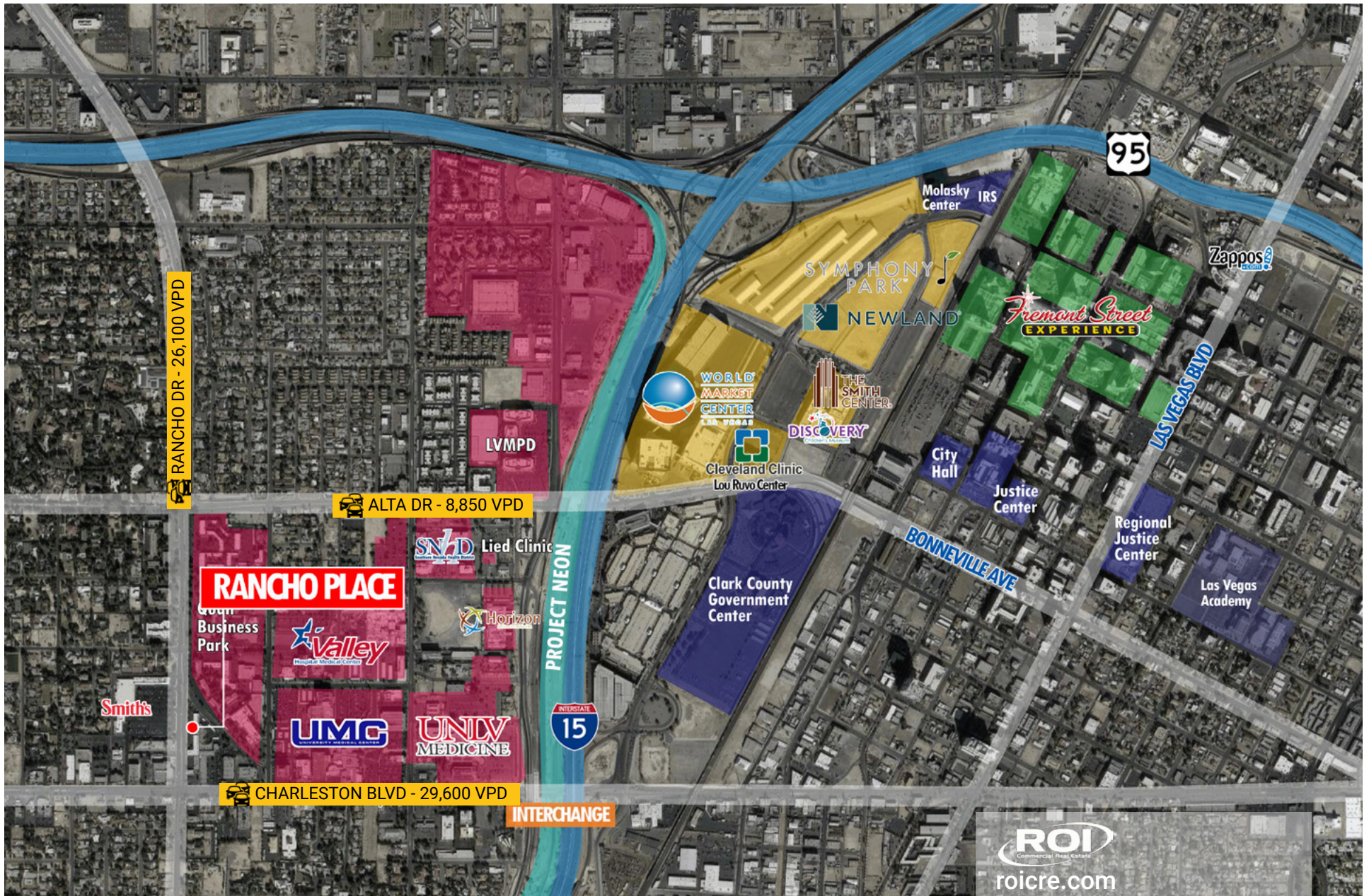
Charleston blvd	Rancho Dr
29,600 VPD	26,100 VPD

Source:  
SitesUSA 2025  
TRINA, NV DOT 2024



# TRADE AREA AERIAL

Rancho Place  
901 S Rancho Dr  
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## FOR MORE INFORMATION

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