

# LAND & SHOP SPACE AVAILABLE

GROUND LEASE, BUILD-TO-SUIT

SEC Craig Rd & Rancho Dr  
Las Vegas, NV 89130



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**ROI**  
Commercial Real Estate  
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# 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**

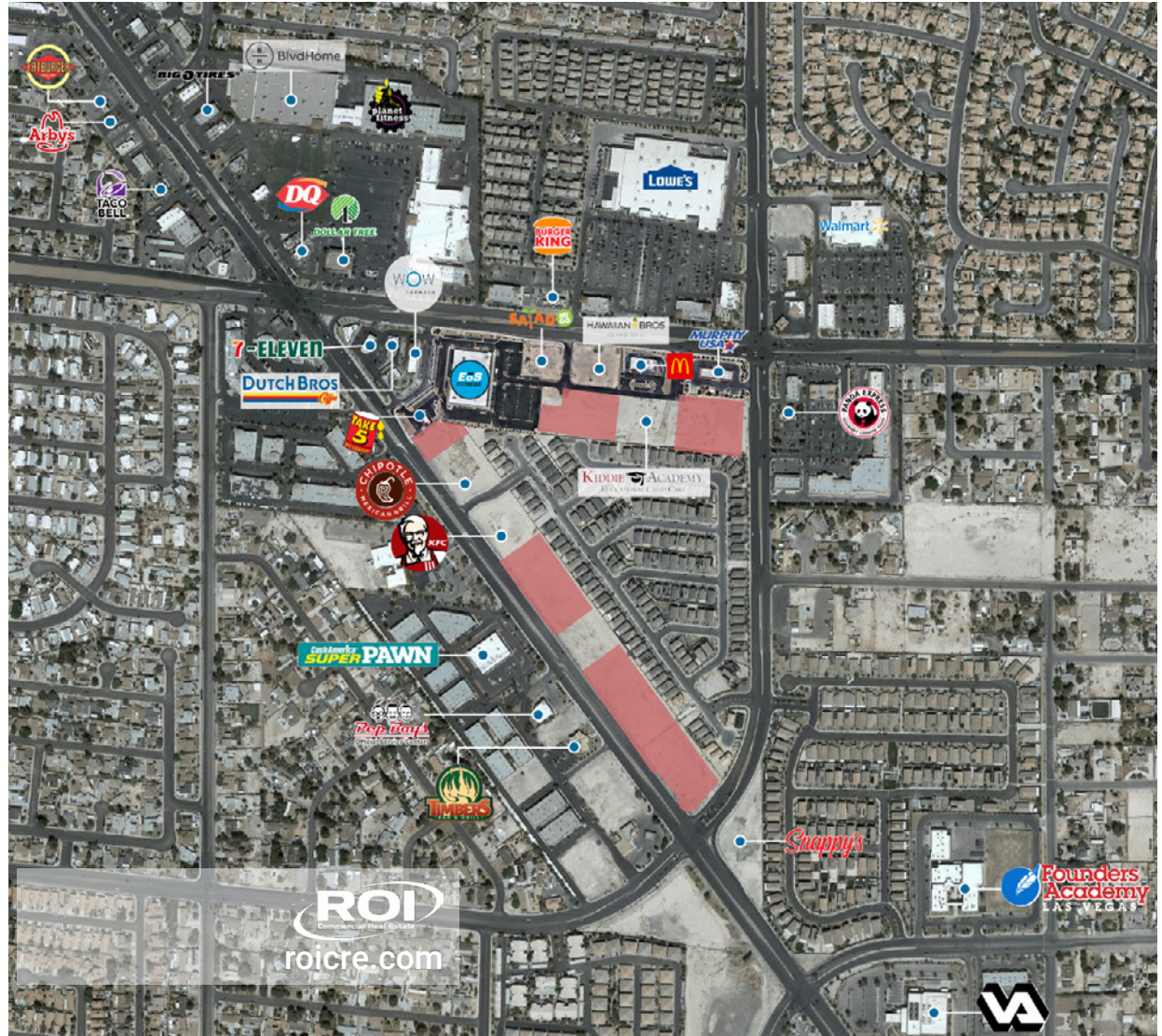


[▶ VIEW DRONE VIDEO](#)

[▶ VIEW CURRENT CONSTRUCTION VIDEO](#)

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# 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

**#** 138-02-715-016  
138-02-715-017  
138-02-715-018  
138-02-715-021  
138-02-816-002  
APN

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

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Las Vegas, NV 89130



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