

# RANCHO PLACE

±1,500 - 5,100 SF AVAILABLE

901 S Rancho Dr  
Las Vegas, NV 89106



## LEASING CONTACT



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# Rancho Place is a well-positioned, highly visible strip center anchored by Bank of America and 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

Community  
A Walgreens PHARMACY

Bank of America

VegasPet  
ANIMAL HOSPITAL



JACKSON HEWITT  
TAX SERVICE

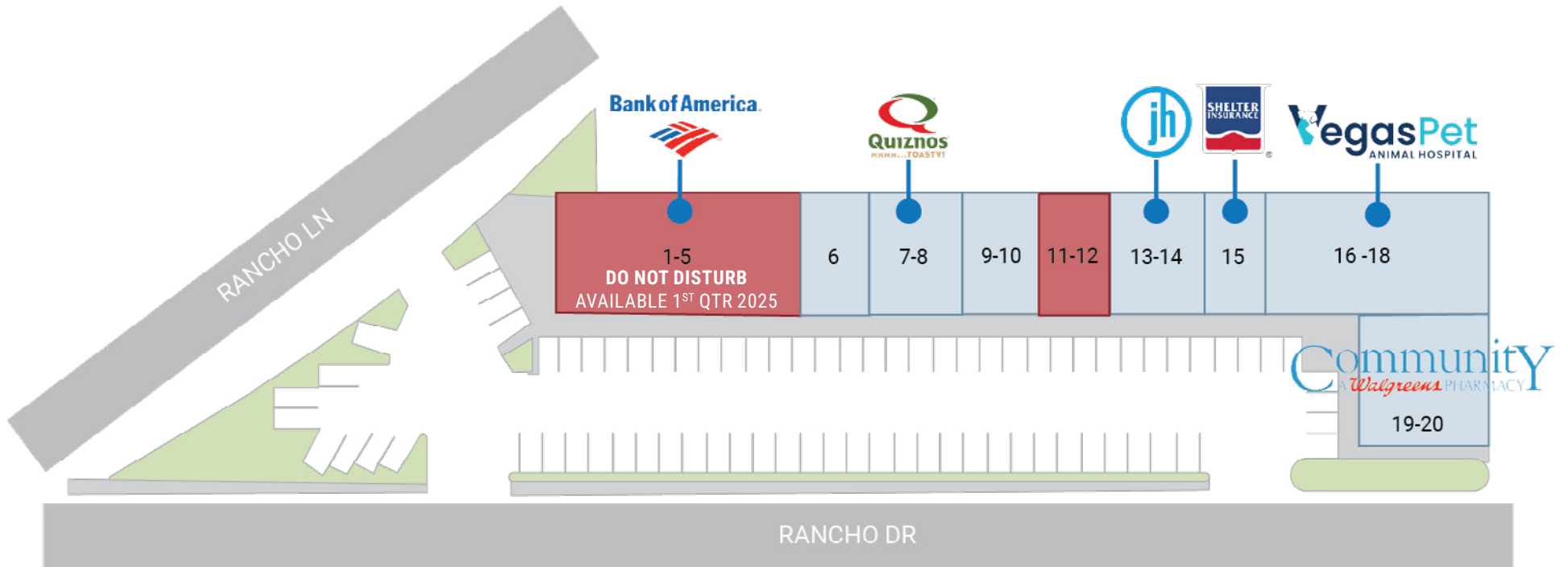
Quiznos  
MMMM...TOASTY!

# SITE PLAN



[CLICK HERE FOR VIRTUAL TOUR](#)

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Suite	Tenant	Size (SF)
1-5	AVAILABLE 1Q 2025 - DND	5,100
6	Gifted Handz Beauty Salon	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	Shelter Insurance	1,311
16-18	Vegas Pet Hospital	4,600
19-20	Community Walgreens Pharmacy	3,000

# AREA DEMOGRAPHICS



## POPULATION

1 Mile	3 Miles	5 Miles
9,799	181,231	524,778



## AVERAGE HOUSEHOLD INCOME

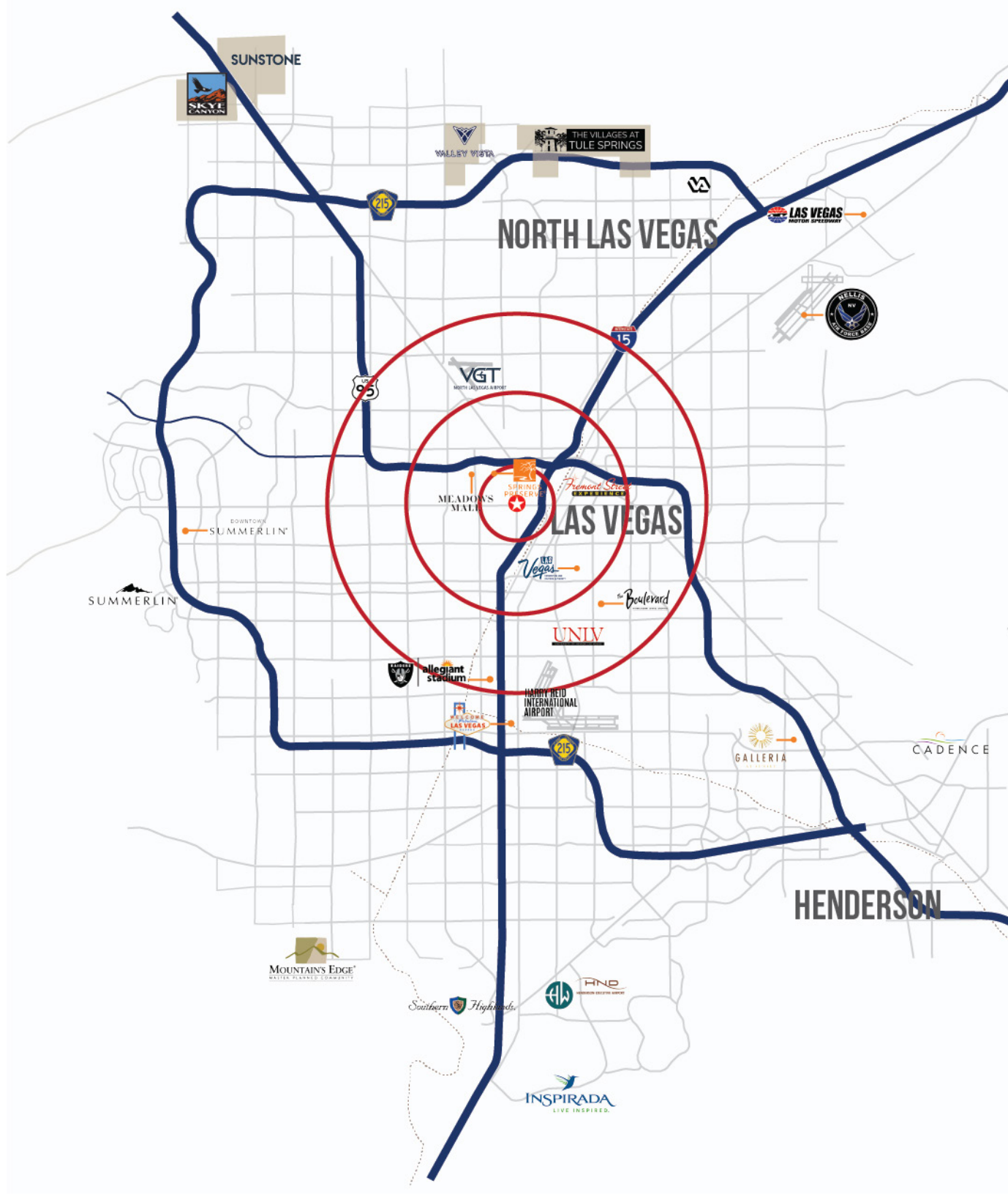
1 Mile	3 Miles	5 Miles
\$124,923	\$65,370	\$67,699



## TRAFFIC COUNTS

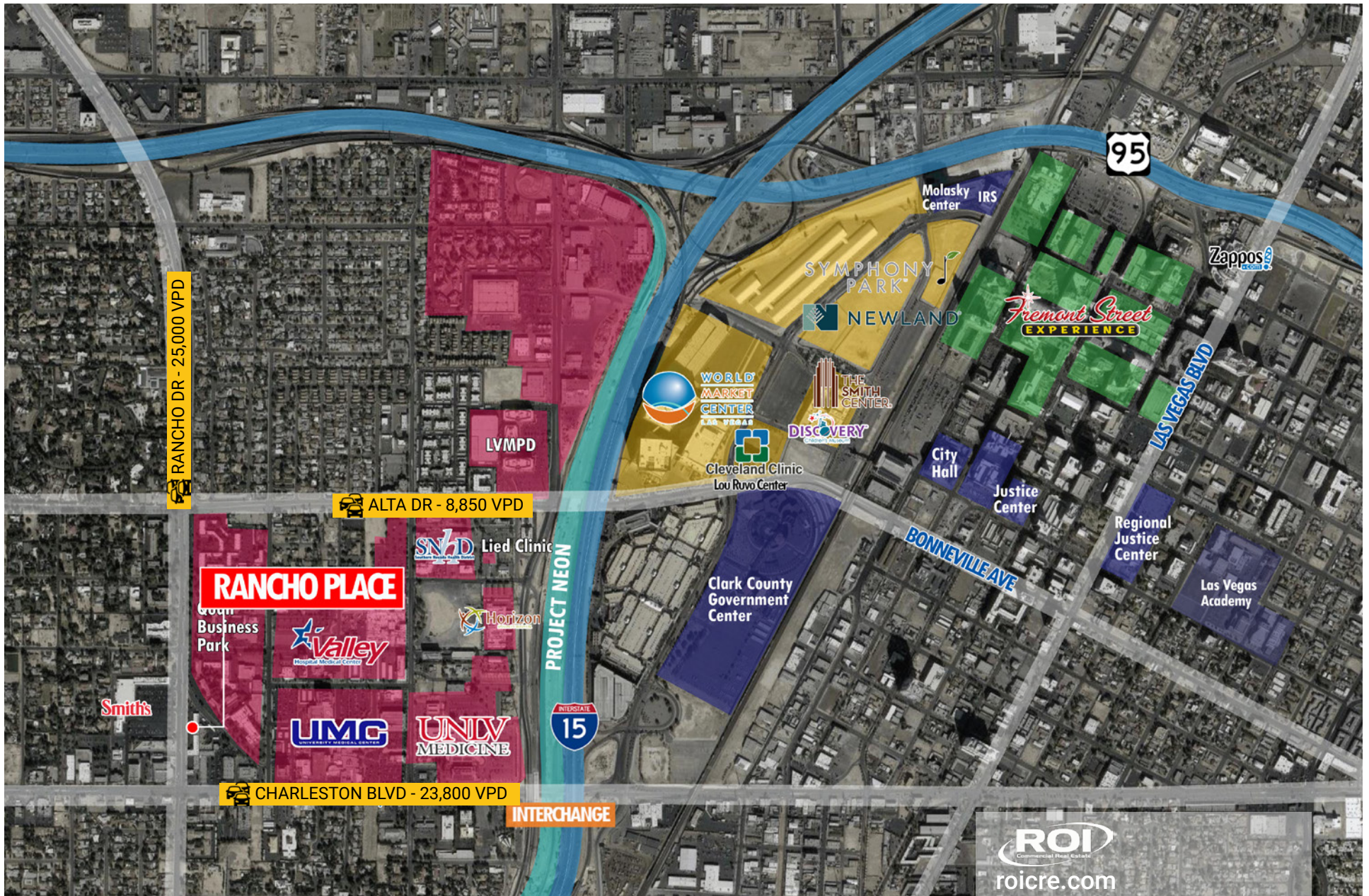
Charleston blvd	Rancho Dr
28,300 VPD	25,000 VPD

Source:  
SitesUSA 2024  
TRINA, NV DOT 2022



# TRADE AREA AERIAL

Rancho Place  
901 S Rancho Dr  
Las Vegas, NV 89106






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[www.roicre.com](http://www.roicre.com)

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## FOR MORE INFORMATION

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