

LAND AVAILABLE

FOR LEASE

W-NWC Rancho Dr & Alexander Rd
Las Vegas, NV 89108



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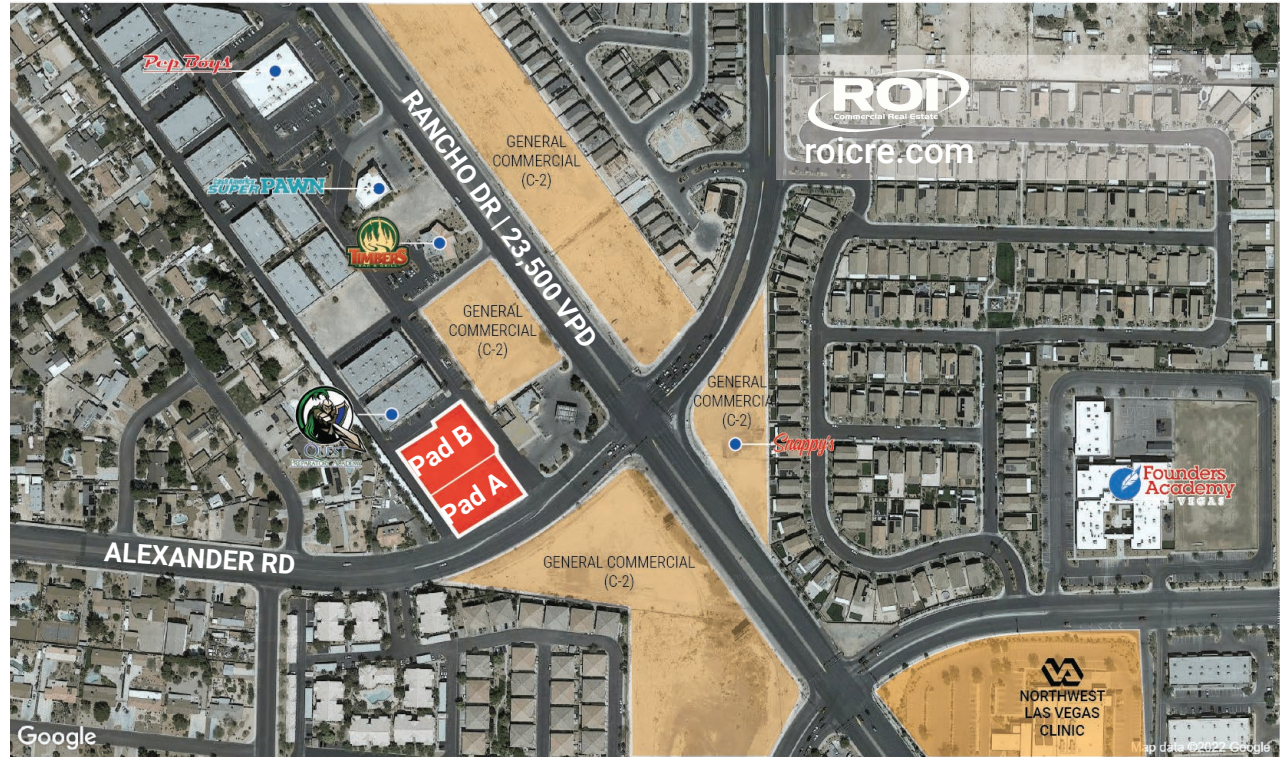
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PROPERTY HIGHLIGHTS

- **±1.26 AC** of Land Available at the NWC of Rancho & Alexander
Pad A: ±0.69 AC
Pad B: ±0.57AC
- Property is located along busy Rancho Dr corridor allowing easy access to amenities, schools and shopping
- Easy access to US 95 via Craig Rd interchange



The subject property is comprised of 2 parcels with cross-access to both Alexander Rd and Rancho Dr



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APN

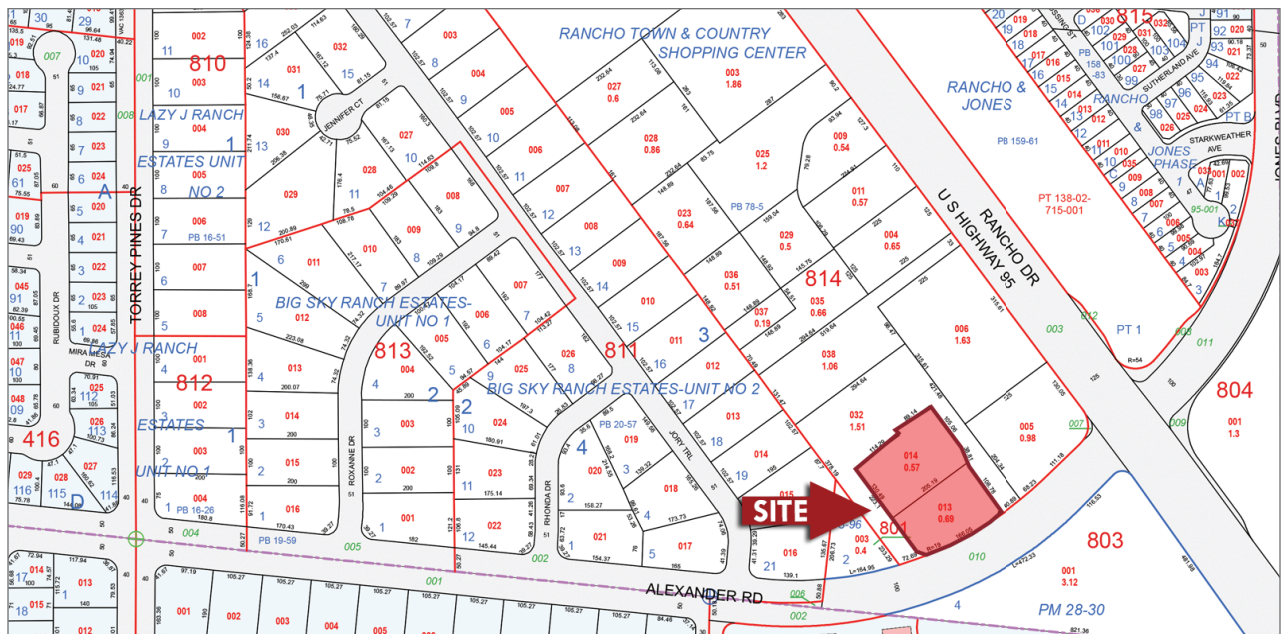
Limited Commercial (C-1)

ZONING



25,300 VPD

Rancho Dr



WEST PORTION OF CRAIG ROAD RETAIL CORRIDOR



sears outlet
McDonald's

RANCHO SIERRA
planet fitness
DEL TACO
KFC

BIG'S FURNITURE
BIG'S CVS
FURNITURE pharmacy
McDonald's
KNEADERS
BREADS & CAFFE

FRAT BOURGER
Arby's
TACO BELL

BURGER KING
LOWE'S
Walmart

Alhambra

SONIC

CRAIG MARKETPLACE
Alhambra
Jack
in the box
POPEYES
Denny's
Tommy's

7 ELEVEN
WOW
CARWASH
DUTCH BROS

SITE

GOLDEN CHICKEN
MURPHY USA

Founders Academy

Starbucks

ROI
Commercial Real Estate
roicre.com

TARGET

RAINBOW RIDGE PLAZA
Smith's
BURGER KING

La Bonita
RESTAURANTE MEXICANA

SONIC

TACO BELL
Jack
in the box

CHEYENNE COMMONS
Walmart
FLOOR DECOR
& TILE WOOD STONE
ROSS
DRESS FOR LESS
Starbucks

CHEYENNE AVE

SAVERS CENTER
99c ONLY
STREET
savers
SHOP BUYER RETRADING

McDonald's

AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
21,878	163,583	468,921



AVERAGE HHI

1 Mile	3 Miles	5 Miles
\$79,622	\$67,628	\$68,160



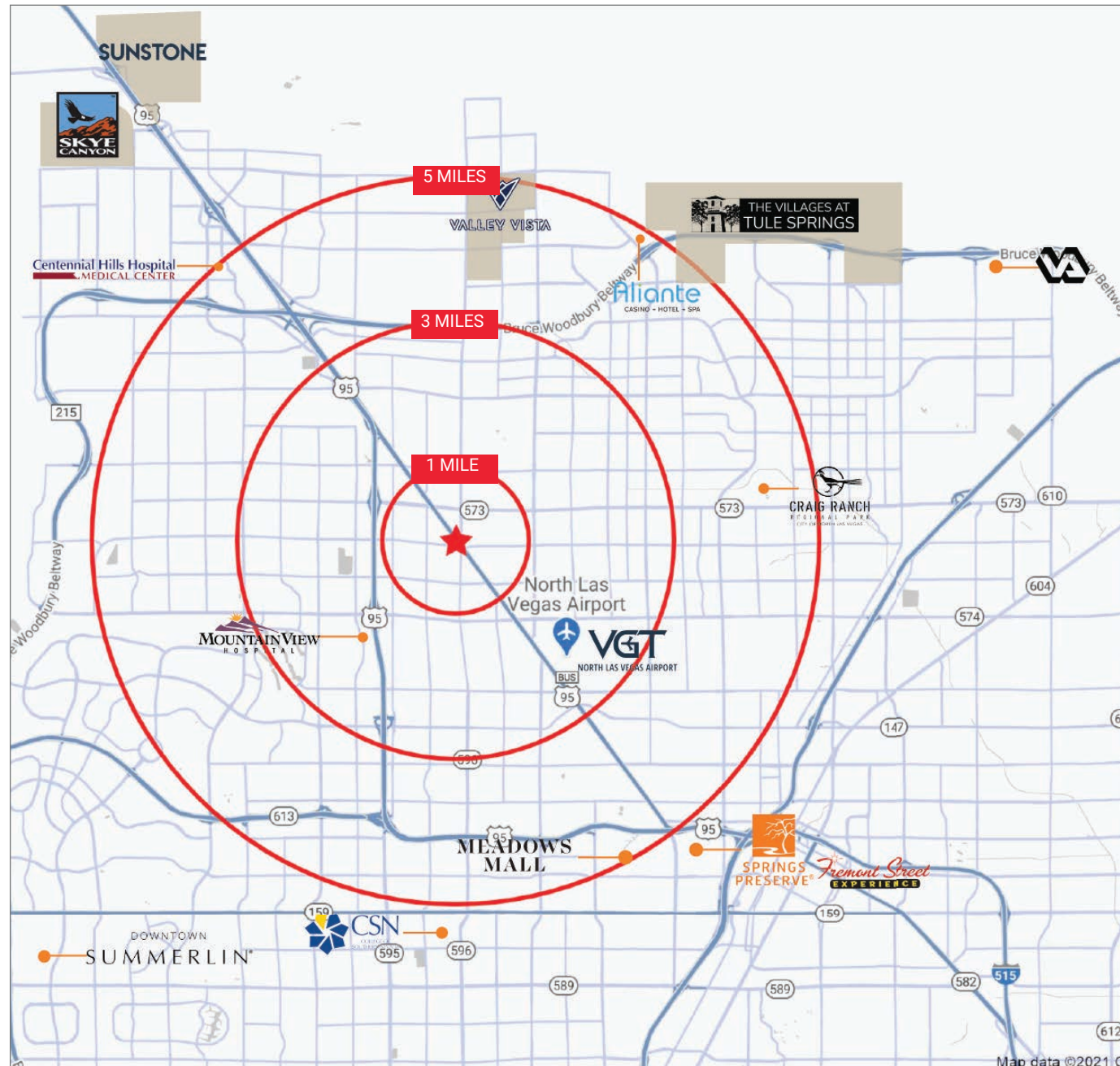
TRAFFIC COUNTS

N Rancho Dr	25,300 VPD
W Craig Rd	29,400 VPD

Source:
SitesUSA 2022
TRINA, NV DOT 2021

roicre.com

RETAIL PADS FOR LEASE
W-NWC N Rancho Dr & W Alexander Rd
Las Vegas, NV 89130



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

