

RANCHO TOWNE & COUNTRY

N-NWC Charleston Blvd & Rancho Dr
Las Vegas, NV 89106

Smith's

DRUG

OPTICAL

SHOE REPAIR

LEASING CONTACT



CARINA L ROPER

702.550.4011



carina@roicre.com

Lic # S.0033945



9121 W Russell Rd
Suite 111
Las Vegas, NV 89148



roicre.com

Rancho Towne & Country is the preferred “daily needs” shopping center for the trade area.

840 - 860 S Rancho Dr
Las Vegas, NV 89106

± 2,624 SF AVAILABLE

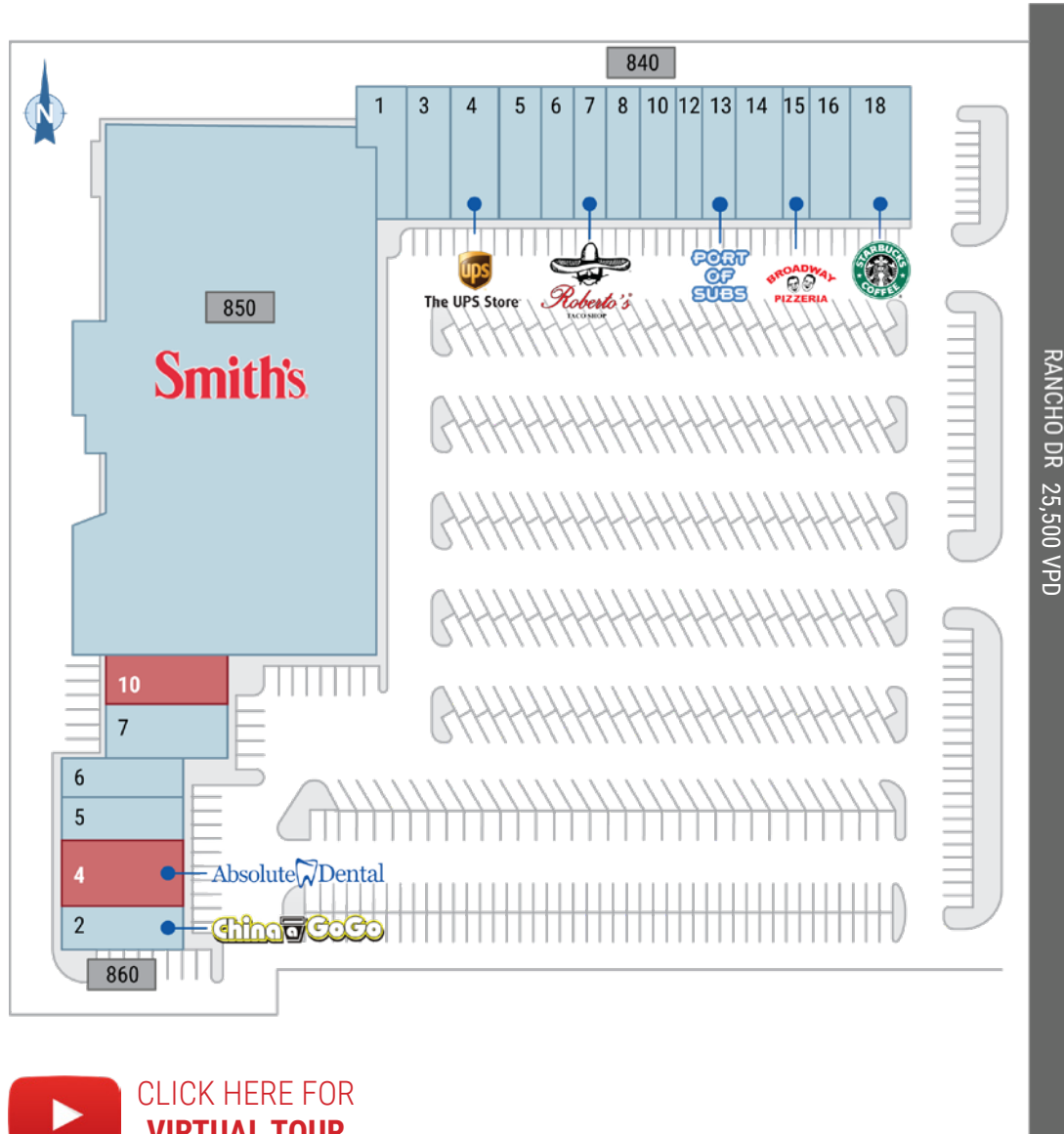
- Conveniently located and accessible to two major freeway systems by way of US 95 and I-15
- Two (2) 2,624 sf spaces available
- Heavy daytime population that draws from its surrounding Medical District, Neighboring Downtown Business District
- Area is surrounded by mature upscale residential

SHOPPING CENTER
RETAILERS



SITE PLAN

Rancho Towne & Country
N-NWC Charleston Blvd & Rancho Dr
Las Vegas, NV 89106



840 S Rancho Dr

Suite	Tenant	Size (SF)
1	Suha Sushi & Hawaiian BBQ COMING SOON	1,500
3	Magic Shoe and Luggage Repair	1,428
4	The UPS Store	1,300
5	Rich Custom Jewelry	960
6	Greens & Grill	1,000
7	Just Play	1,625
8	Roberto's Taco Shop	1,232
10	Cigarettes Plus	1,118
12	Tea Bar	1,074
13	Port of Subs	1,110
14	Stay Healthy!	1,990
15	Broadway Pizza	1,640
16	New York Bagel Bakery	2,000
18	Starbucks	3,000

850 S Rancho Dr

Suite	Tenant	Size (SF)
	Smith's Food & Drug	55,096

860 S Rancho Dr

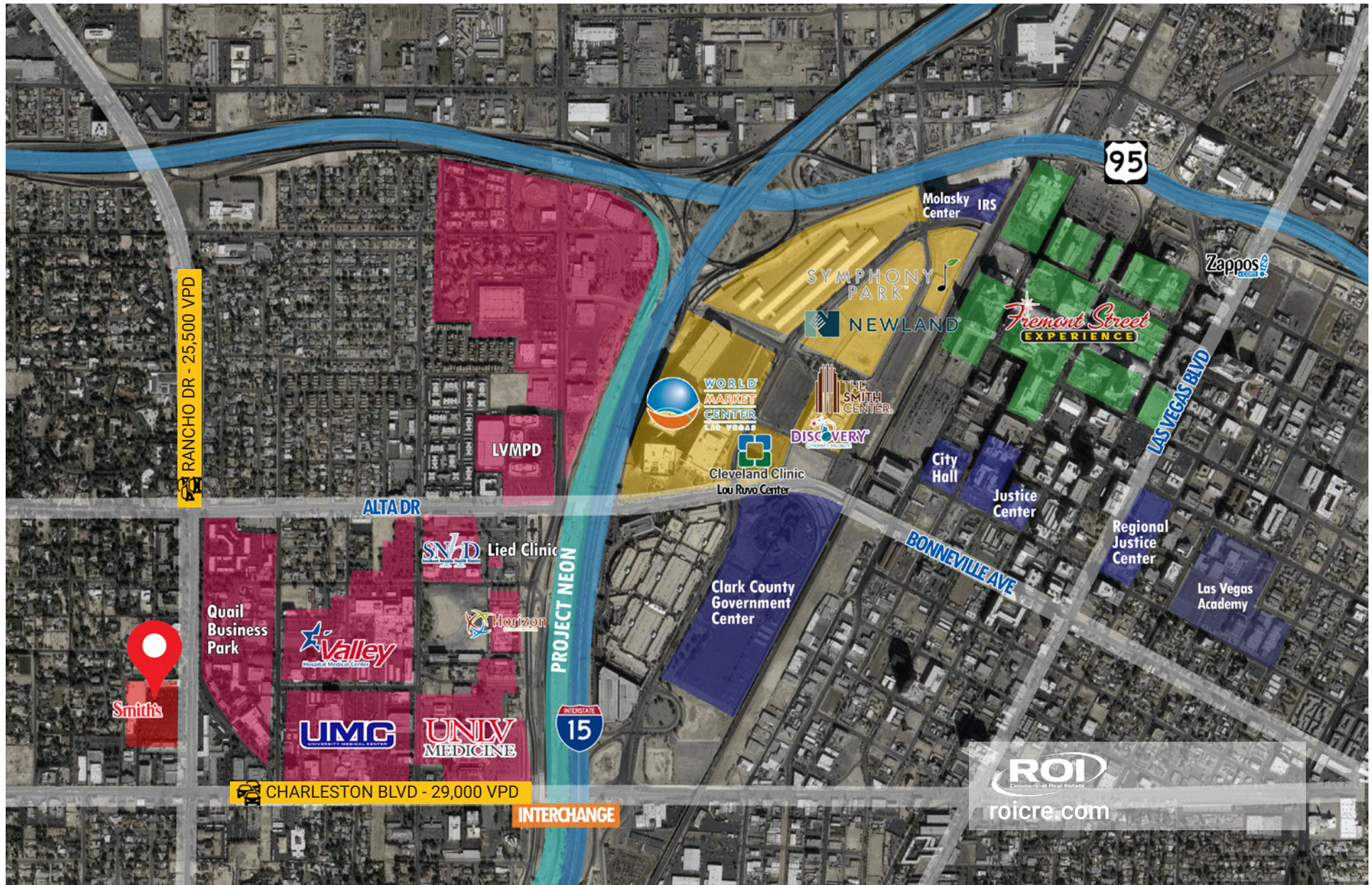
Suite	Tenant	Size (SF)
2	China A Go Go	1,701
4	AVAILABLE - DO NOT DISTURB	2,624
5	Advance Services Inc. COMING SOON	1,324
6	The Blooming Bistro	1,324
7	Glossy Nails	1,665
10	AVAILABLE	2,624



CLICK HERE FOR
VIRTUAL TOUR

TRADE AREA AERIAL

Rancho Towne & Country
N-NWC Charleston Blvd & Rancho Dr
Las Vegas, NV 89106



roicre.com

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



AREA DEMOGRAPHICS



POPULATION

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



AVERAGE HOUSEHOLD INCOME

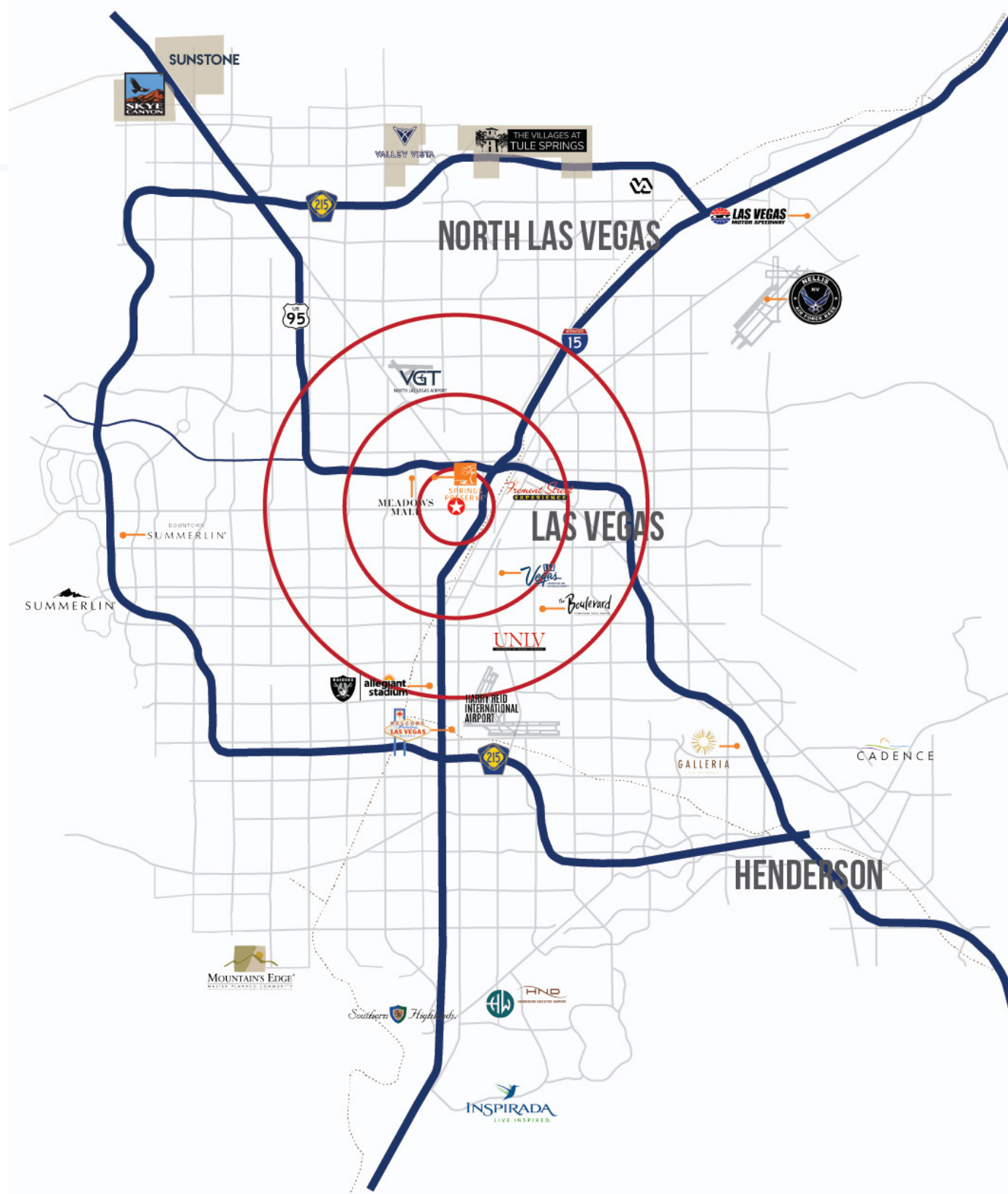
1 Mile	3 Miles	5 Miles
\$124,923	\$65,370	\$67,699



TRAFFIC COUNTS

Charleston Blvd	Rancho Dr
29,900 VPD	25,500 VPD

Source:
SitesUSA 2024
TRINA, NV DOT 2023





N-NWC Charleston Blvd & Rancho Dr
840 - 860 S Rancho Dr
Las Vegas, NV 89106

Rancho Towne & Country



www.roicre.com

9121 W Russell Rd
Suite 111
Las Vegas, NV 89148

FOR MORE INFORMATION

CARINA L ROPER

702.550.4011

carina@roicre.com

Lic # S.0033945

Connect with us:

facebook.com/roicre

x.com/roicre

[Linkedin.com/roicre](https://linkedin.com/roicre)

Print date: April 29, 2025 3:48 PM