

For Lease

Rancho Sierra Shopping Center



4408 - 4460 N. Rancho Dr.
Las Vegas, NV 89130

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Listing Snapshot



Contact Broker
Lease Rate



± 10,000 - 73,059 SF
Box Space Available



± 1,125 - 3,772 SF
Shop Space Available

Property Highlights

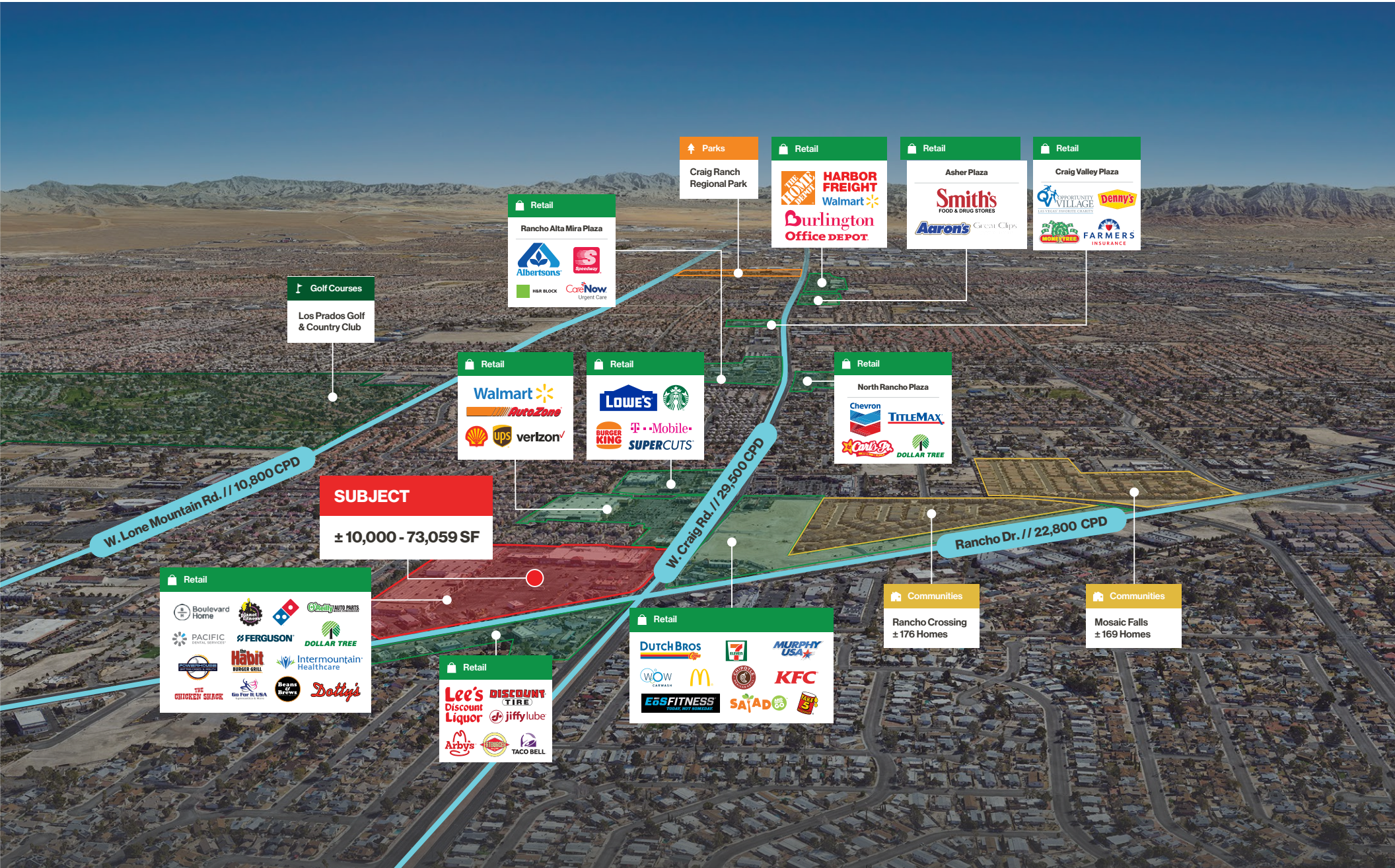
- Anchor tenant, BlvdHome (± 101,491 SF) now open
- ± 73,059 SF former Smith's grocery store available with options to demise
- ± 3,772 SF former freestanding Burger King with drive-thru available
- Strong traffic counts totaling ± 57,000 CPD at the intersection:
 - W. Craig Rd.: ± 29,500 CPD
 - N. Rancho Dr.: ± 22,800 CPD
- Join BlvdHome, Intermountain Healthcare, Planet Fitness, Pacific Dental, The Habit Burger and more

Demographics

	1-mile	3-mile	5-mile
2024 Population	16,576	147,796	443,372
2024 Average Household Income	\$97,506	\$100,935	\$103,166
2024 Total Households	6,546	54,777	160,167







Site Plan

Available NAP

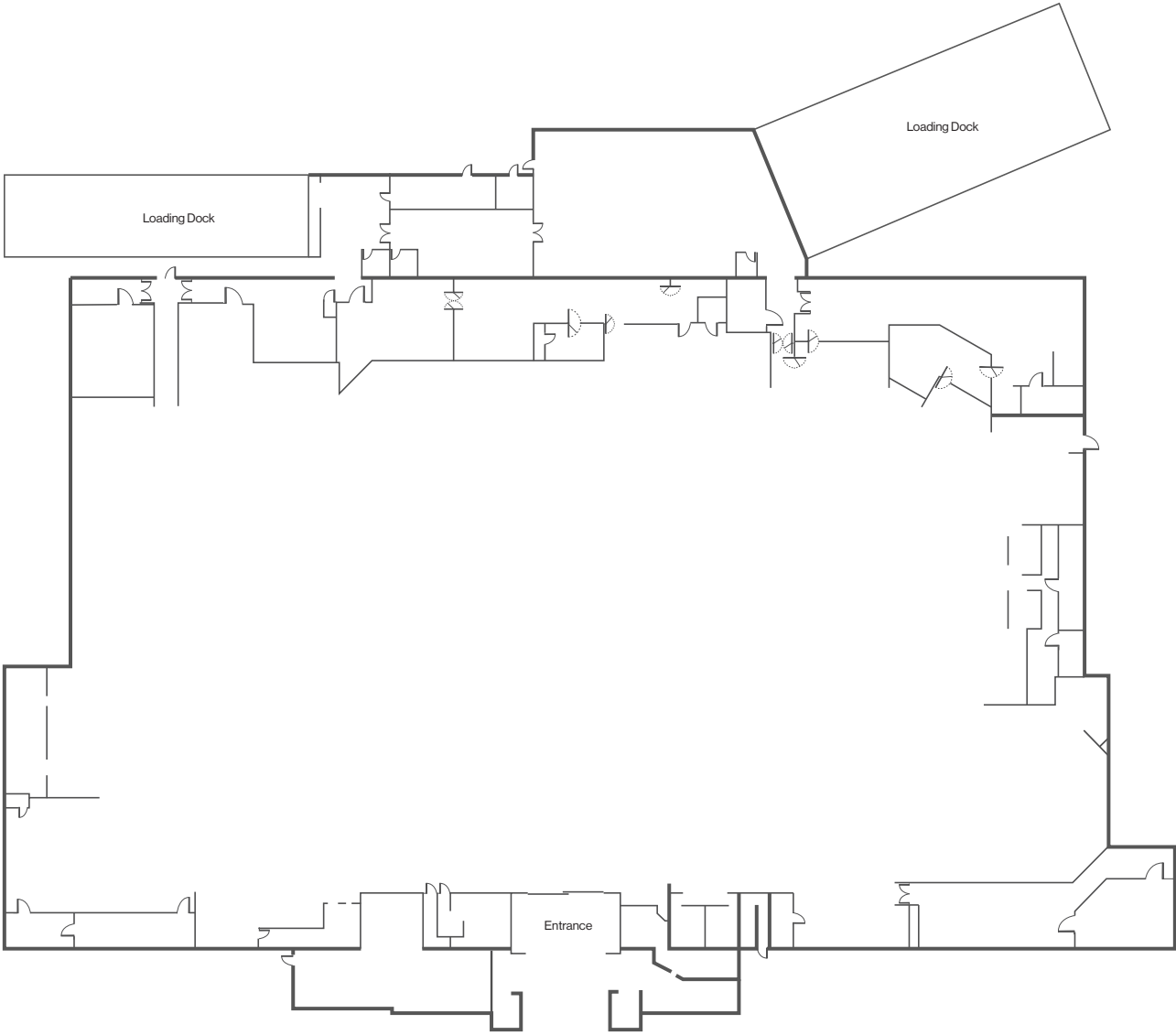
Suite	Tenant	SF
4500 - D	BlvdHome	± 101,491
4496 - E1	Tuff Shed	± 3,763
4490 - 4494	Intermountain Healthcare	± 6,997
4488 - F2	Planet Fitness	± 18,000
4486 - F1	Go For It Gymnastics	± 27,200
4482 - G	Baseball Academy	± 18,200
4460 - 4468	Hot Diggity Dog Daycare	± 7,200
4444 - 4454	Ferguson Plumbing	± 10,032
4442	Blessed Hands Barbershop	± 1,404
4440 - I	AVAILABLE (DEMISABLE)	± 10,000 - 73,059
4402	Dotty's	± 3,000
4408 - J-7/8	Sushi Bar Sage	± 2,325
4410 - J6	AVAILABLE	± 1,125
4412 - J5	The Chicken Shack	± 1,200
4414 - J4	Las Vegas Smoke Shop	± 1,200
4416 - J3	Golden China Restaurant	± 1,800
4418 - J2	Domino's Pizza	± 1,350
4422 - J-1A	Essential Nails	± 3,000
4420 - J-1B	Pacific Dental	± 3,000
4430 - K	Dollar Tree	± 10,070
4434 - L	The Habit Burger	± 1,872
4438 - M	Beans & Brews	± 1,538
4458 - S1	Liberty Tax Services	± 1,400
4458 - S2	AVAILABLE	± 1,400
4470 - N	Lalo's Mexican Grill	± 2,068
4510 - C	AVAILABLE	± 3,772
4520 - B	Big O Tires	± 5,136
4530 - A	O'Reilly Auto Parts	± 5,604



W. Craig Rd.



Floor Plan - Former Smith's
Suite 4440 | ± 73,059 SF



Potential Demise Plan
± 10,000 - 73,059 SF Available



Property Photos



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For inquiries please reach out to our team.

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