

RIO VISTA PLAZA

7035 - 7145 W. Ann Road, Las Vegas, NV 89130



graski retail team



roicre.com
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Suite 111
Las Vegas, NV 89148



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RIO VISTA PLAZA

7035 - 7145 W. Ann Rd, Las Vegas, NV 89130

±1,246 - 1,506 SF
AVAILABLE

Rio Vista Plaza is located on the southeast corner of Ann Road and Drexel Road in Las Vegas, NV. It is situated less than a 1,000 feet east of the US-95 Highway and across the street from a Chevrolet and a Ford car dealership.

This center is anchored by an Albertson's grocery store and features other tenants such as McDonald's, Pizza Hut, and more!



PLANNED DEVELOPMENT DISTRICT (PD)
ZONING



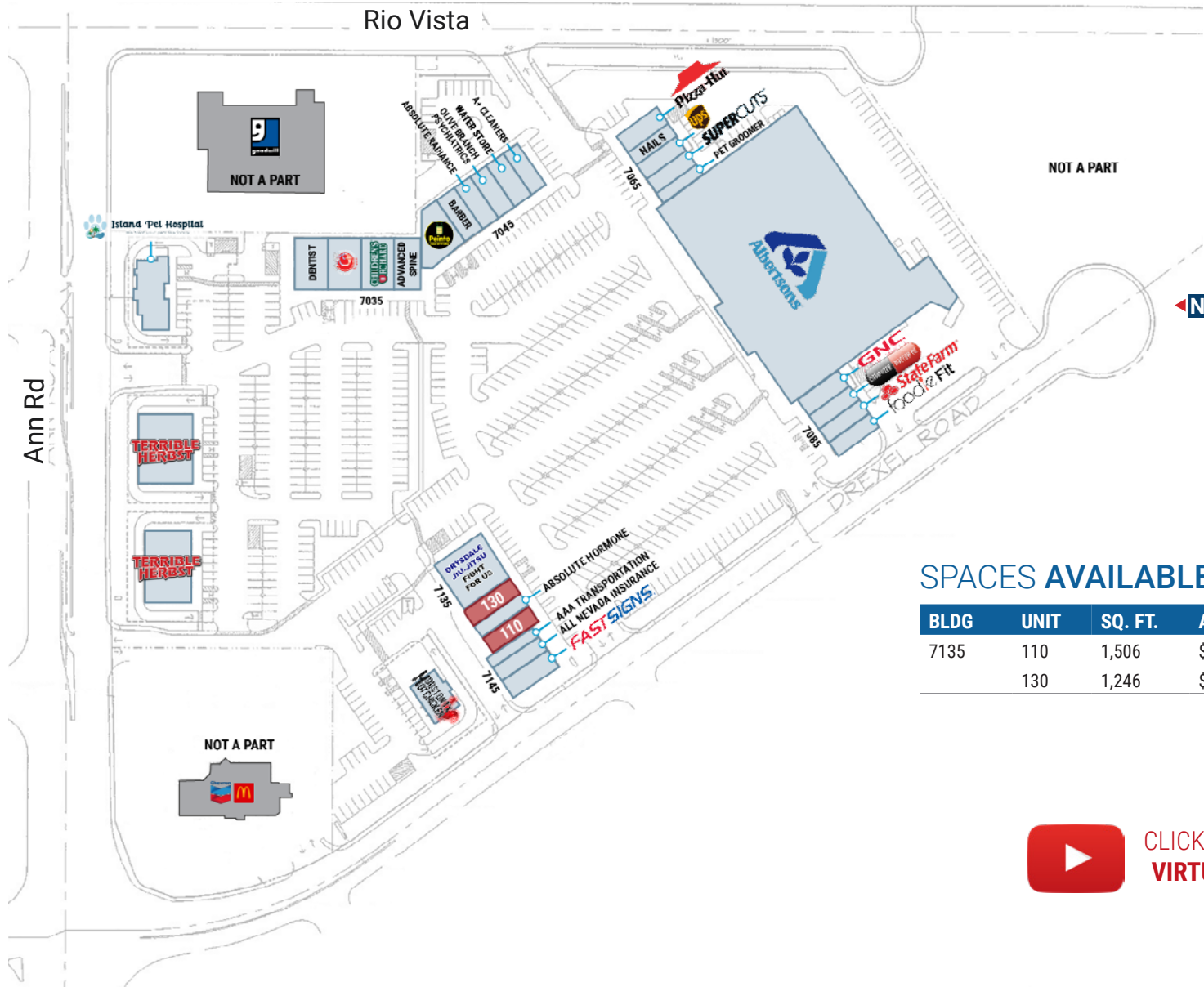
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SITE PLAN

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SPACES AVAILABLE

BLDG	UNIT	SQ. FT.	ASKING RATE	NNN EST.
7135	110	1,506	\$1.95 SF/MO	\$0.56
	130	1,246	\$1.95 SF/MO	\$0.69



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TRADE AREA AERIAL

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AREA DEMOGRAPHICS



POPULATION

1 MILE	3 MILES	5 MILES
12,664	120,801	392,120



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$109,137	\$125,305	\$119,752



TRAFFIC COUNTS

ANN ROAD	US-95
36,500 VPD	105,000 VPD

Source:
SitesUSA 2025
TRINA, NV DOT 2024

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