



RANCHO TOWNE & COUNTRY

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

LEASING CONTACT



CARINA L ROPER
702.550.4011
carina@roiocre.com
Lic # S.0033945



9121 W Russell Rd
Suite 111
Las Vegas, NV 89148

ROI
Commercial Real Estate
roiocre.com

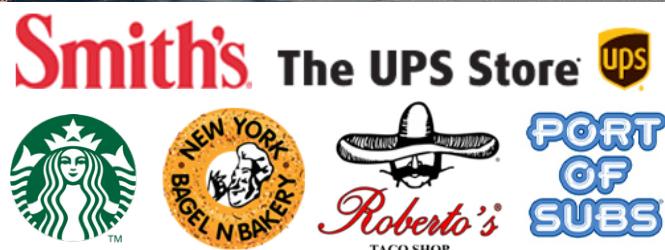
Rancho Towne & Country is the preferred “daily needs” shopping center for the trade area.

840 - 860 S Rancho Dr
Las Vegas, NV 89106

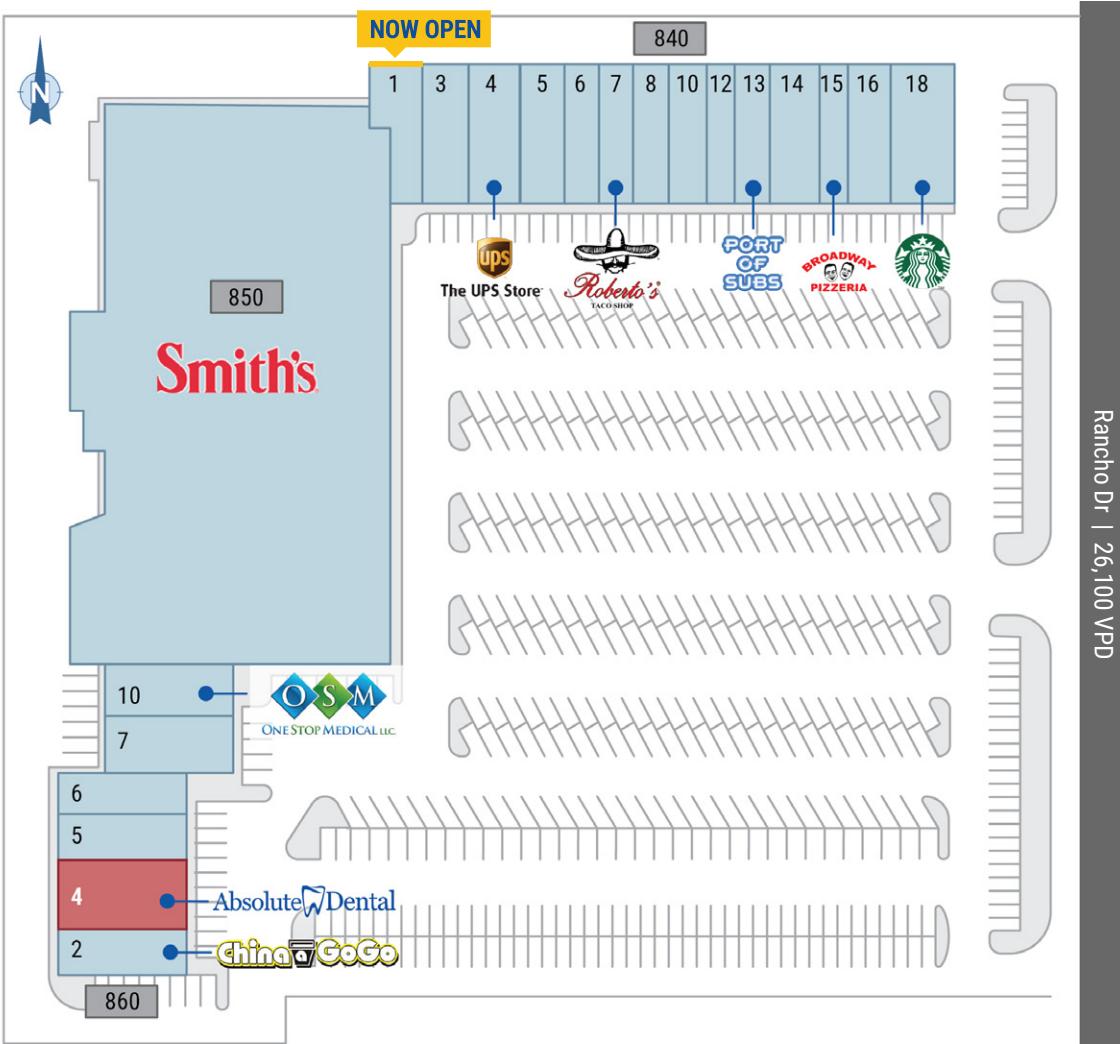
± 2,624 SF AVAILABLE

- Conveniently located and accessible to two major freeway systems by way of US 95 and I-15
- 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



CLICK HERE FOR
VIRTUAL TOUR

Rancho Towne & Country
N-NWC Charleston Blvd & Rancho Dr
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840 S Rancho Dr

Suite	Tenant	Size (SF)
1	Suha Sushi & Hawaiian BBQ NOW OPEN	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

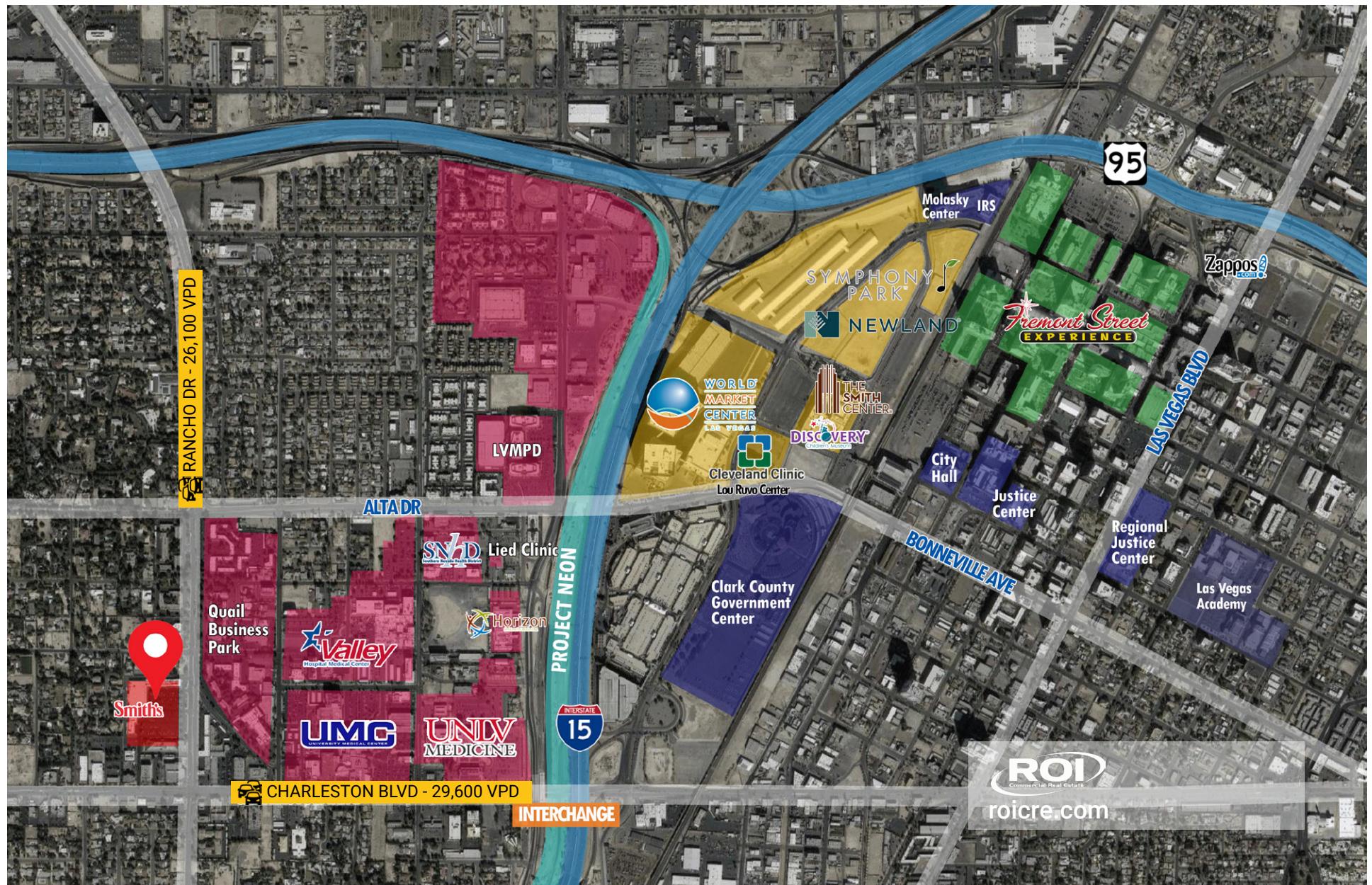
Suite	Tenant	Size (SF)
	Smith's Food & Drug	55,096

860 S Rancho Dr

Suite	Tenant	Size (SF)
2	China A Go Go	1,701
4	AVAILABLE	2,624
5	Advance Services Inc.	1,324
6	The Blooming Bistro	1,324
7	Glossy Nails	1,665
10	One Stop Medical <i>COMING SOON</i>	2,624

TRADE AREA **AERIAL**

Rancho Towne & Country
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AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
10,025	178,518	519,148



AVERAGE HOUSEHOLD INCOME

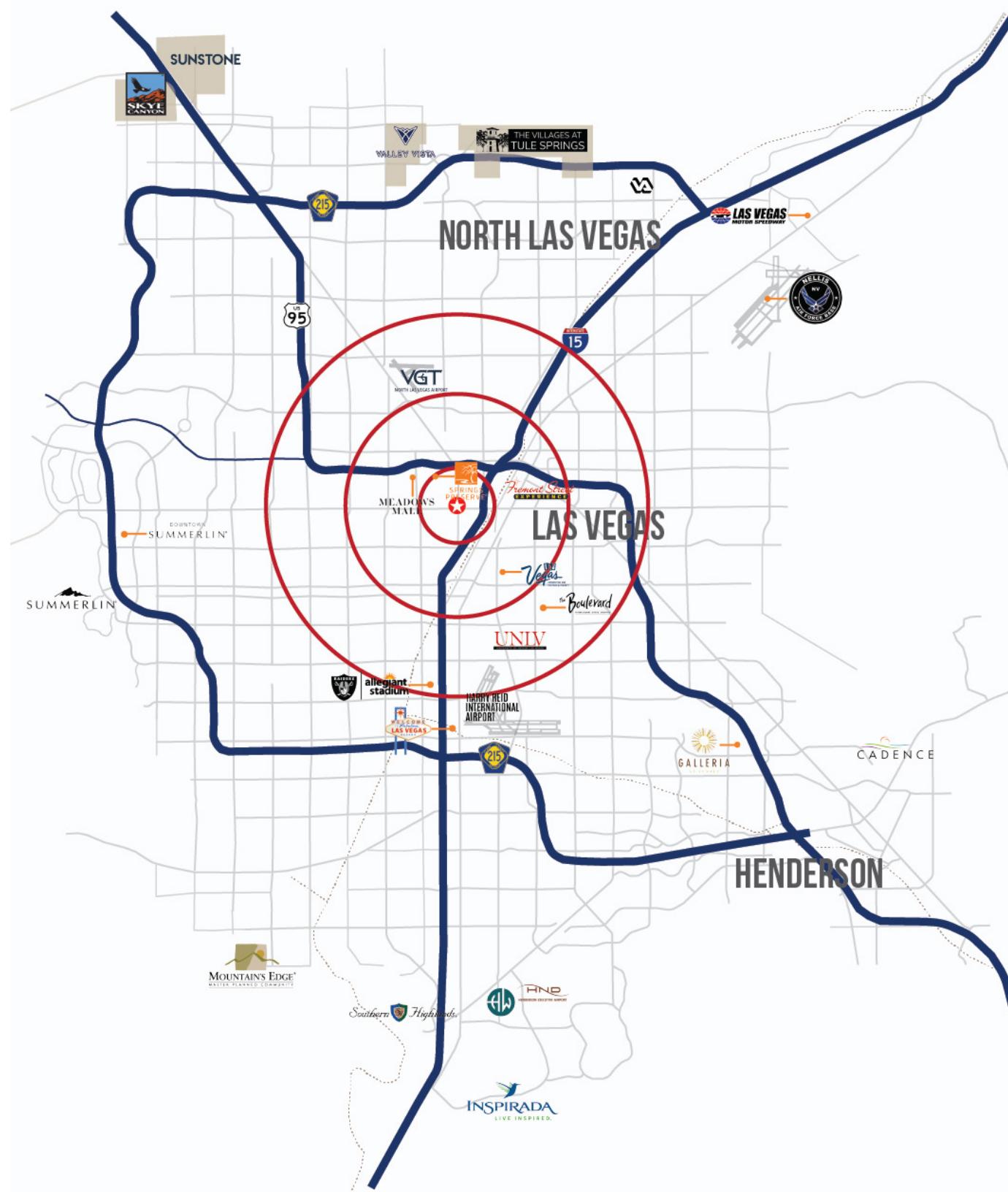
1 Mile	3 Miles	5 Miles
\$119,374	\$77,679	\$78,539



TRAFFIC COUNTS

Charleston Blvd	Rancho Dr
29,600 VPD	26,100 VPD

Source:
SitesUSA 2025
TRINA, NV DOT 2024





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FOR MORE INFORMATION

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Let's Stay Connected!



roicre



@roicre



@roi.cre



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