

# FORMER QSR W/ DRIVE-THRU

±1,388 SF FOR SALE

3431 N Rancho Dr | Las Vegas, NV 89015



CALL US FOR  
**MORE INFO**

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# PROPERTY HIGHLIGHTS

- Former QSR with drive thru on 1.69 acres
- Great exposure and visibility along Rancho Dr with over 26,000 cars daily
- Site has cross access from both Rancho Dr and Michael Way with Circle K on the adjacent parcel
- Located near North Las Vegas Airport and within the Cheyenne Industrial Corridor
- 1.5 mile from the proposed Hylo Park development

 BLDG AREA

**± 1,388 SF**

 TOTAL AREA

**± 1.69 AC**

 ZONING

**GENERAL COMMERCIAL (C-2)**

 PARCEL ID

**138-12-801-001**

 PURCHASE RATE

**\$1,600,000**

3431 N RANCHO DR  
Las Vegas, NV 89108



# PROPERTY SITE PLAN

3431 N RANCHO DR  
Las Vegas, NV 89108



# AREA DEMOGRAPHICS



## POPULATION

1 Mile	3 Miles	5 Miles
18,193	177,817	450,690



## AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$88,990	\$91,266	\$99,692



## TRAFFIC COUNTS

### Rancho Dr

26,000 VPD



Sources:  
SitesUSA 2025  
TRINA, NV DOT, 2023

# TRADE AREA AERIAL

3431 N RANCHO DR  
Las Vegas, NV 89108

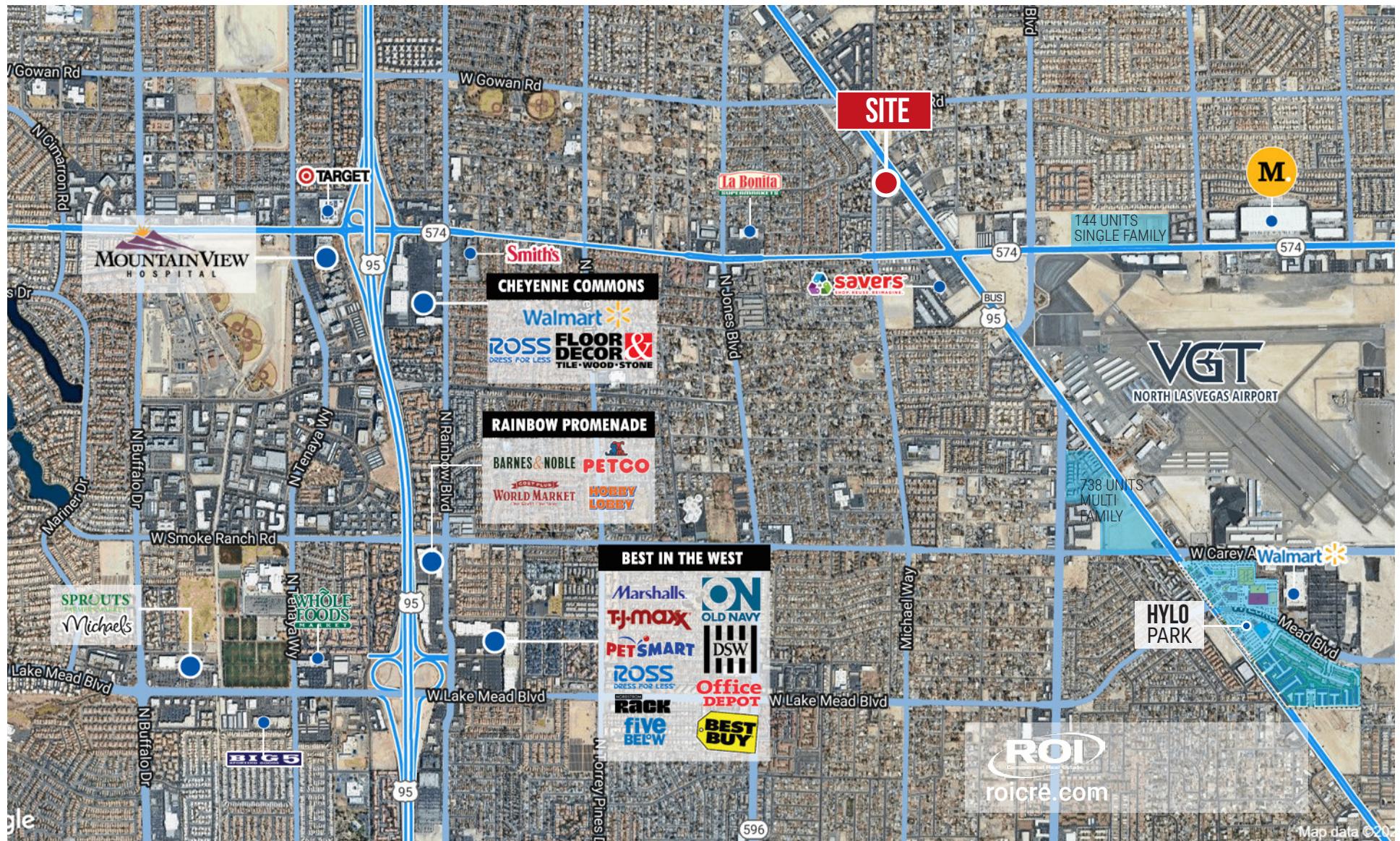


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