

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

3431 N RANCHO DR
Las Vegas, NV 89108

- 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



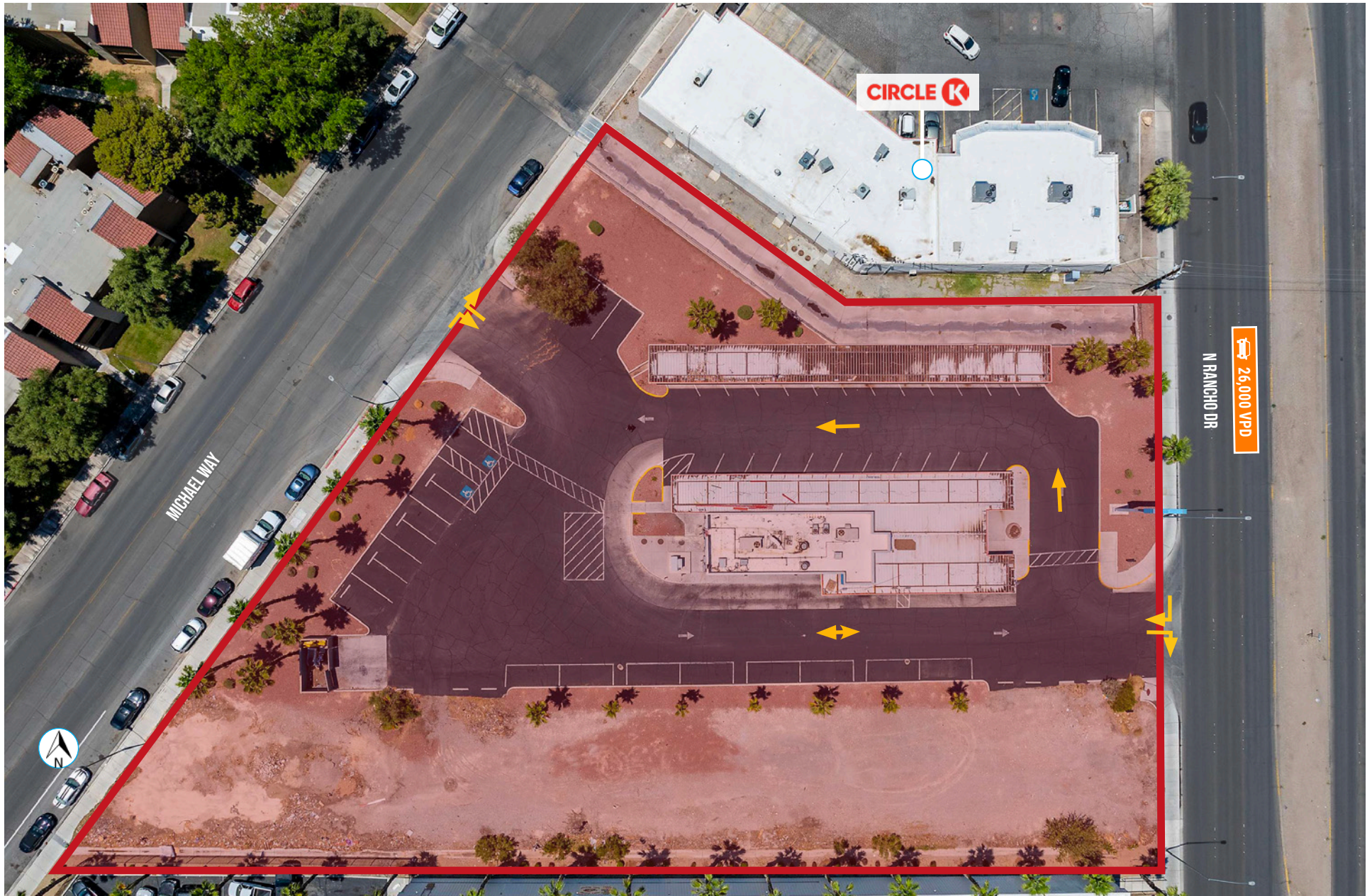
PURCHASE RATE

\$1,600,000



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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FOR MORE INFORMATION

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