

FOR LEASE | RETAIL

RIO VISTA PLAZA

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



graski retail team



roicre.com
9121 W Russell Rd
Suite 111
Las Vegas, NV 89148



CONTACT US

KIT GRASKI

Director
702.570.5377 | kgraski@roicre.com
NV License # BS.0015934.LLC

GEORGE OKINAKA

Executive Vice President
702.570.5376 | gokinaka@roicre.com
NV License # S.0045747

MAUREN PARCHIA

Vice President
702.570.5124 | mparchia@roicre.com
NV License # S.0169395

JONATHAN SERRANO, MBA

Senior Associate
702.570.5099 | jonathan@roicre.com
NV License # S.0183243

JEREMY VITALE

Associate
702.550.4951 | jvital@roicre.com
NV License # S.0189657

Rio Vista Plaza

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

±960 - 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 CVS Pharmacy, McDonald's, Pizza Hut, and more!

 **PLANNED DEVELOPMENT DISTRICT (PD)**
ZONING



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All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate



SITE PLAN

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SPACES AVAILABLE

BLDG	UNIT	SQ. FT.	ASKING RATE	NNN EST.
7135	110	1,506	\$1.95 SF/MO	\$0.46
7145	130	1,002	\$1.95 SF/MO	\$0.45
7045	140	960	\$1.95 SF/MO	\$0.54

TRADE AREA AERIAL

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AREA DEMOGRAPHICS

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POPULATION



1 MILE	3 MILES	5 MILES
13,232	122,038	388,928

AVERAGE HOUSEHOLD INCOME

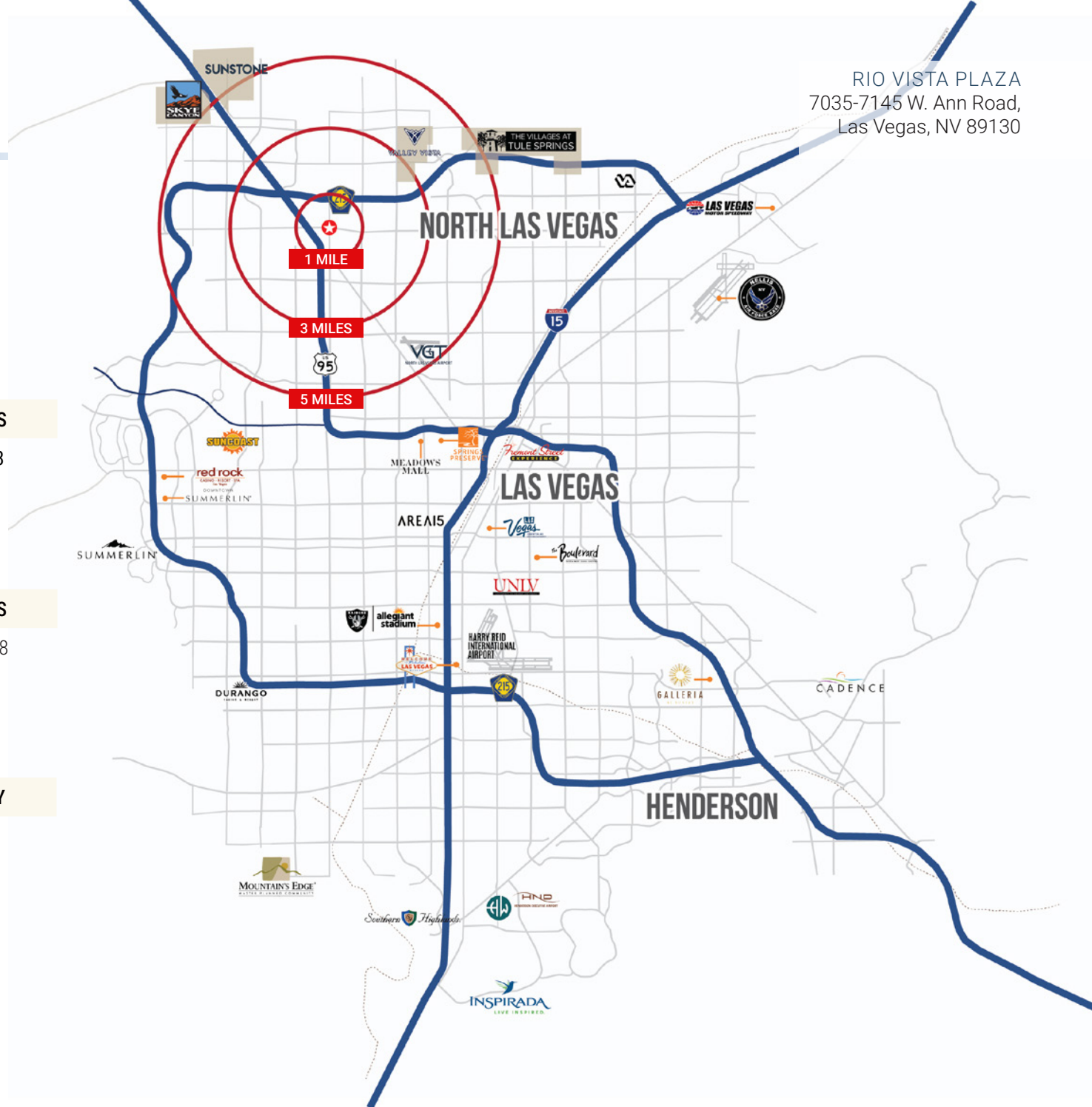


1 MILE	3 MILES	5 MILES
\$102,546	\$123,208	\$115,728

TRAFFIC COUNTS



ANN ROAD	N TENAYA WAY
31,300 VPD	11,600 VPD



Source:
SitesUSA 2024
TRINA, NV DOT 2022

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