

For Lease

Rancho Sierra Shopping Center



4408 - 4460 N. Rancho Dr.
Las Vegas, NV 89130

Seth Zeigler
Associate
702.954.4104
szeigler@logicCRE.com
S.0196121

Sean Margulis
Founding Partner
702.954.4102
smargulis@logicCRE.com
S.0070247

Listing Snapshot



Contact Broker
Lease Rate



± 23,302 SF
Box Space Available



± 1,125 - 10,070 SF
Shop Space Available

Property Highlights

- Anchor tenant, Superior Grocery (± 50,000 SF) coming soon!
- ± 23,302 SF Junior anchor opportunity available Q4 2025
- ± 3,772 SF former freestanding Burger King with drive-thru available
- Strong traffic counts totaling ± 57,000 CPD at the intersection:
 - W. Craig Rd.: ± 29,500 CPD
 - N. Rancho Dr.: ± 22,800 CPD
- Join Superior Grocery, Blvd Home, Intermountain Healthcare, Planet Fitness, Pacific Dental, The Habit Burger and more!

Demographics

	1-mile	3-mile	5-mile
2025 Population	16,422	148,568	450,655
2025 Average Household Income	\$103,467	\$105,094	\$107,665
2025 Total Households	6,531	55,433	163,644







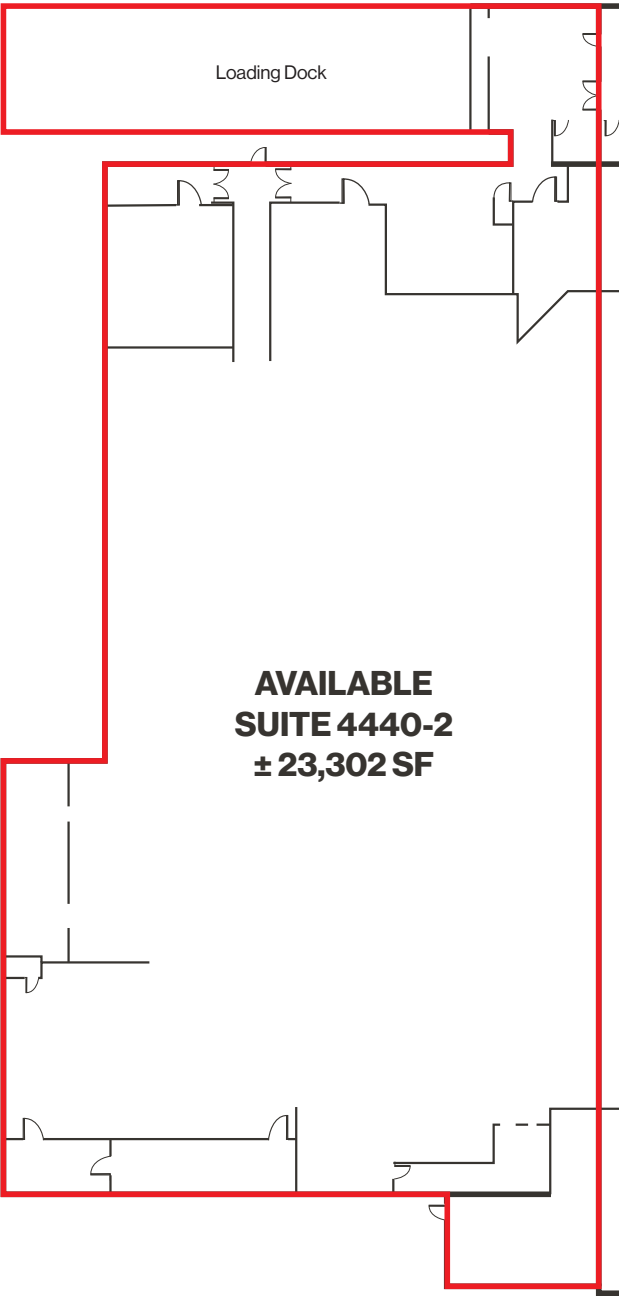
Site Plan

Available NAP

Suite	Tenant	SF
4500 - D	BlvdHome	± 101,491
4496 - E1	Tuff Shed	± 3,763
4490 - 4494	Intermountain Healthcare	± 6,997
4488 - F2	Planet Fitness	± 18,000
4486 - F1	Go For It Gymnastics	± 27,200
4482 - G	Baseball Academy	± 18,200
4460 - 4468	Hot Diggity Dog Daycare	± 7,200
4444 - 4454	Ferguson Plumbing	± 10,032
4442	Blessed Hands Barbershop	± 1,404
4440 - 1	Superior Grocers	± 50,000
4440 - 2	AVAILABLE	± 23,302
4402	Dotty's	± 3,000
4408 - J-7/8	Sushi Bar Sage	± 2,325
4410 - J6	AVAILABLE	± 1,125
4412 - J5	Olmec Foods	± 1,200
4414 - J4	Las Vegas Smoke Shop	± 1,200
4416 - J3	Golden China Restaurant	± 1,800
4418 - J2	Domino's Pizza	± 1,350
4422 - J-1A	Essential Nails	± 3,000
4420 - J-1B	Pacific Dental	± 3,000
4430 - K	AVAILABLE	± 10,070
4434 - L	The Habit Burger	± 1,872
4438 - M	Beans & Brews	± 1,538
4458 - S1	Liberty Tax Services	± 1,400
4458 - S2	AVAILABLE	± 1,400
4470 - N	Lalo's Mexican Grill	± 2,068
4510 - C	AVAILABLE	± 3,772
4520 - B	Big O Tires	± 5,136
4530 - A	O'Reilly Auto Parts	± 5,604



Floor Plan
Suite 4440-2 | ± 23,302 SF



Property Photos



LOGIC Commercial Real Estate

Specializing in Brokerage and Receivership Services



Join our email list and
connect with us on LinkedIn

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

For inquiries please reach out to our team.

Seth Zeigler

Associate
702.954.4104
szeigler@logicCRE.com
S.0196121

Sean Margulis

Founding Partner
702.954.4102
smargulis@logicCRE.com
S.0070247