

FOR GROUND LEASE, BUILD-TO-SUIT

Retail, Restaurant & Medical Uses

LAND & SHOP SPACE AVAILABLE

SEC CRAIG RD & RANCHO DR

Outlots 3B & 5C
Las Vegas, NV 89130



CALL US FOR
MORE INFO

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ROI
Commercial Real Estate
roicre.com

PROPERTY HIGHLIGHTS

SEC CRAIG RD & RANCHO DR

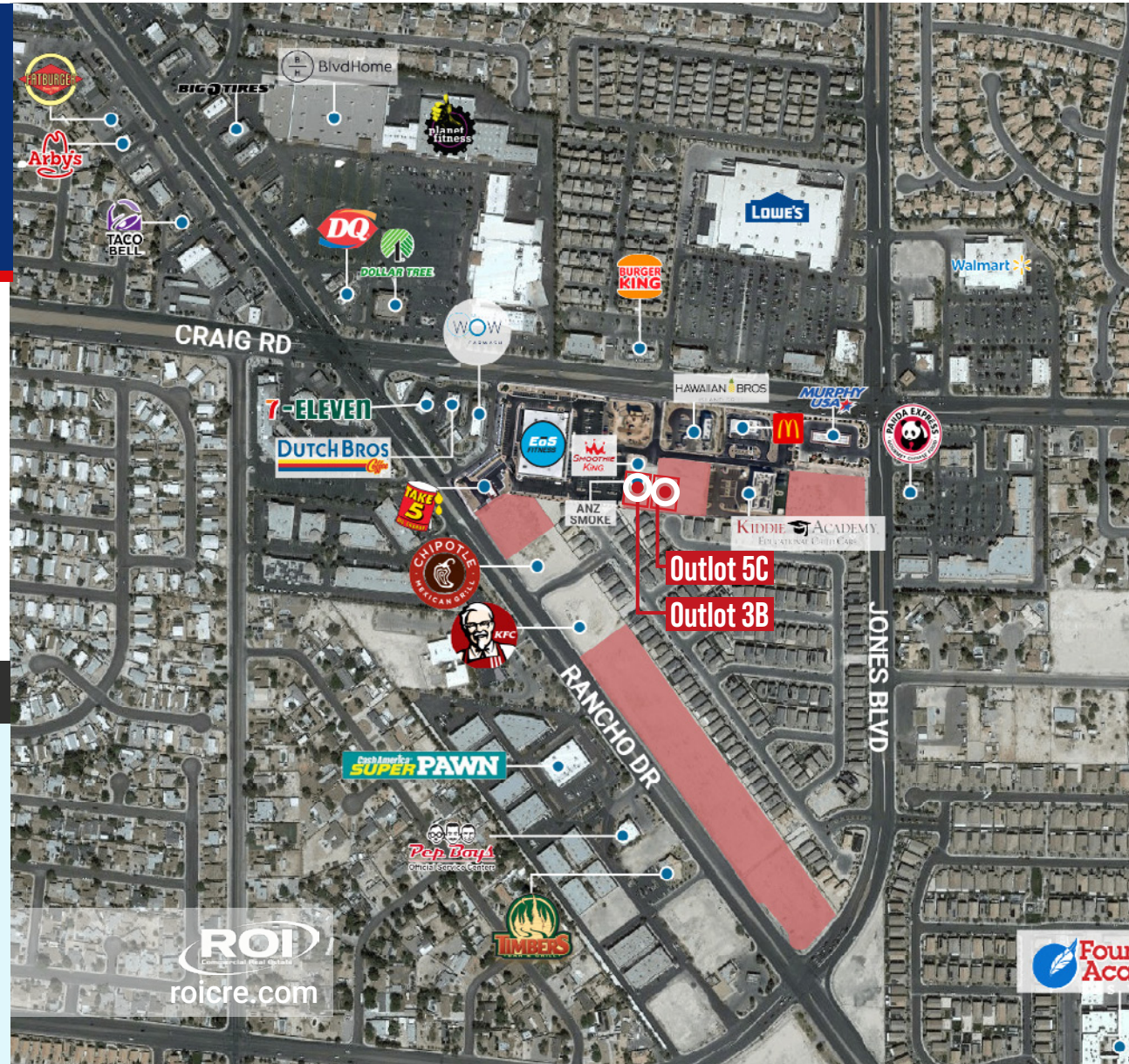
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±0.50 - 8 AC AVAILABLE
RETAIL DEVELOPMENT OPPORTUNITY

±1,000 - 8,630 SF
SHOP SPACE FOR LEASE

- ✓ Prime development land bordering Craig Rd, Jones Blvd, and Rancho Dr
- ✓ Road frontage on both arterials providing excellent ingress & egress
- ✓ Exceptional traffic exposure with high visibility location
- ✓ Improved parcels with off-sites completed

JOIN A DIVERSE TENANT MIX



SITE PLAN

Restaurants, Retail & Medical Users

±1,000 SF - 8,630 SF

OUTLOT 3B	0.84 AC 1,000 - 2,300 SF
OUTLOT 5C	1.06 AC 1,000 - 8,630 SF

 **GENERAL COMMERCIAL (C-2)**
ZONING

 **138-02-715-016**
APN



AREA DEMOGRAPHICS



Population

1 Mile	3 Miles	5 Miles
17,826	150,532	436,646



average HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$105,385	\$111,135	\$114,802



TRAFFIC COUNTS

Craig Rd	Rancho Dr
29,300 VPD	22,600 VPD

Source:
SitesUSA 2026
TRINA, NV DOT, 2025



SITE PHOTOS

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