



# Rancho Towne & Country

Las Vegas, NV

Las Vegas-Henderson-Paradise (NV)



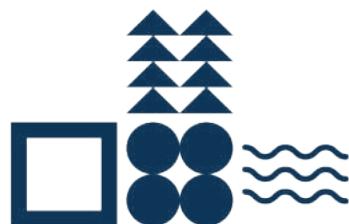
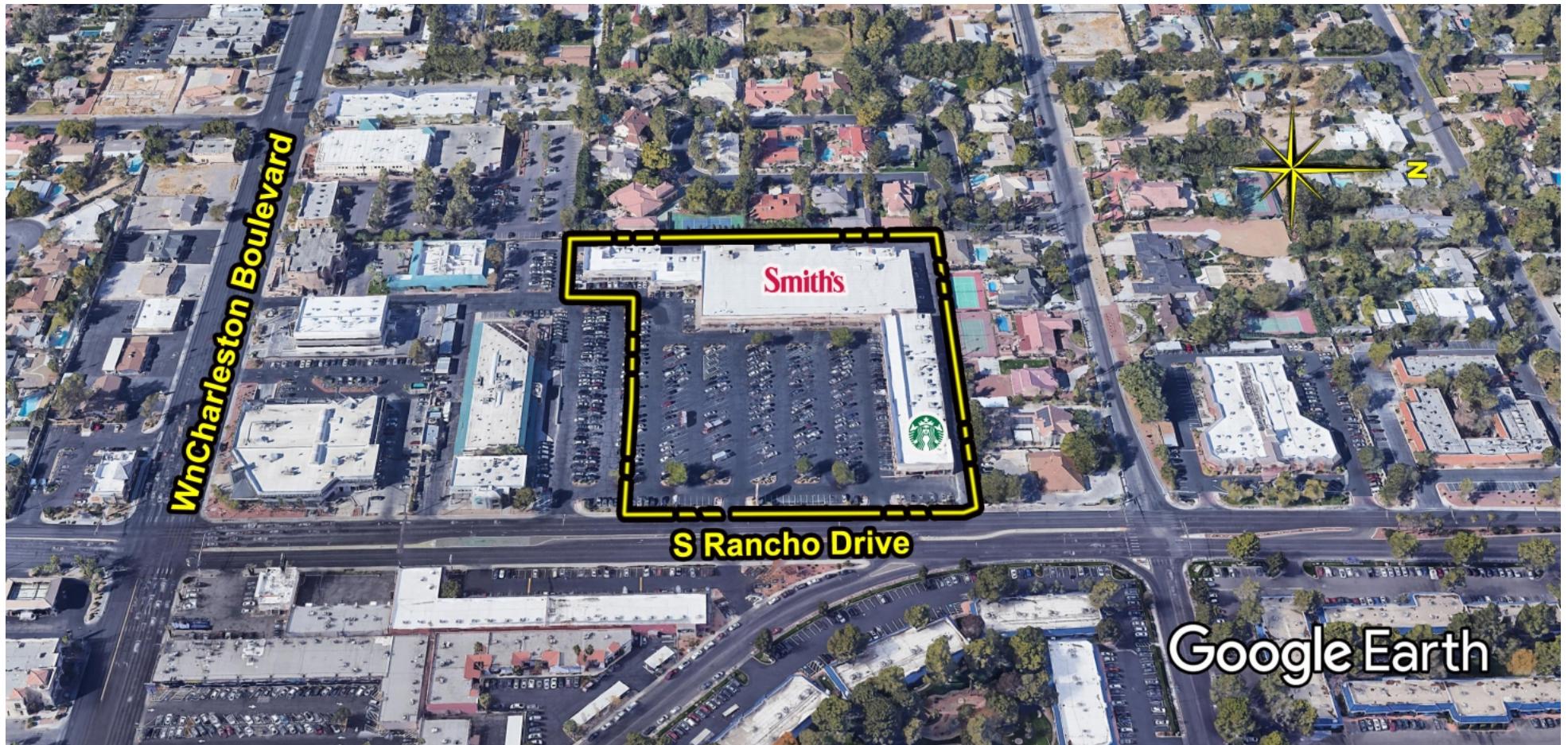
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REALTY



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GROSS LEASABLE AREA (GLA)

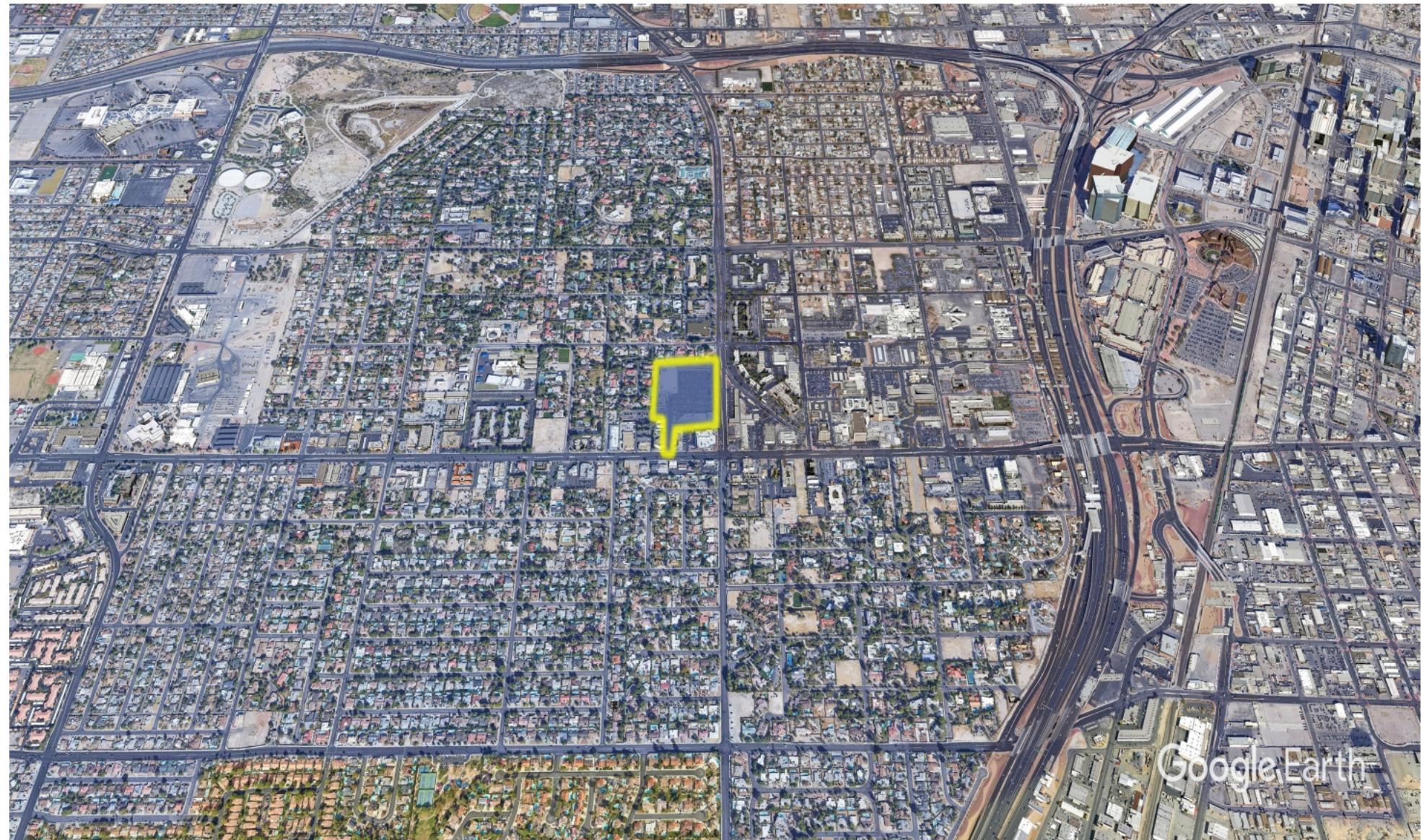
87,294 SF

PARKING SPACES

494

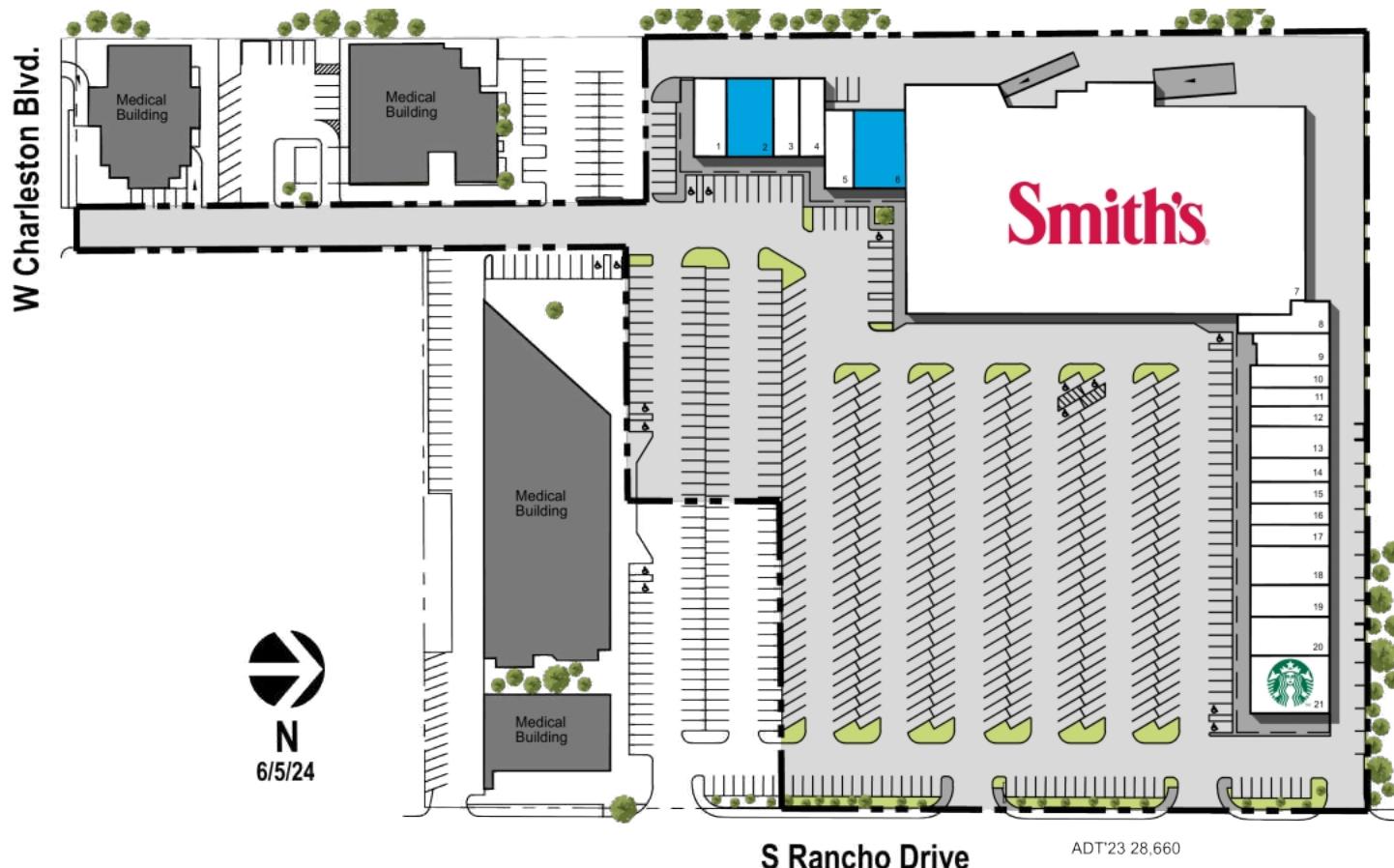
PARKING RATIO

5.66 per 1,000 SF



DENSITY AERIAL

■ Available



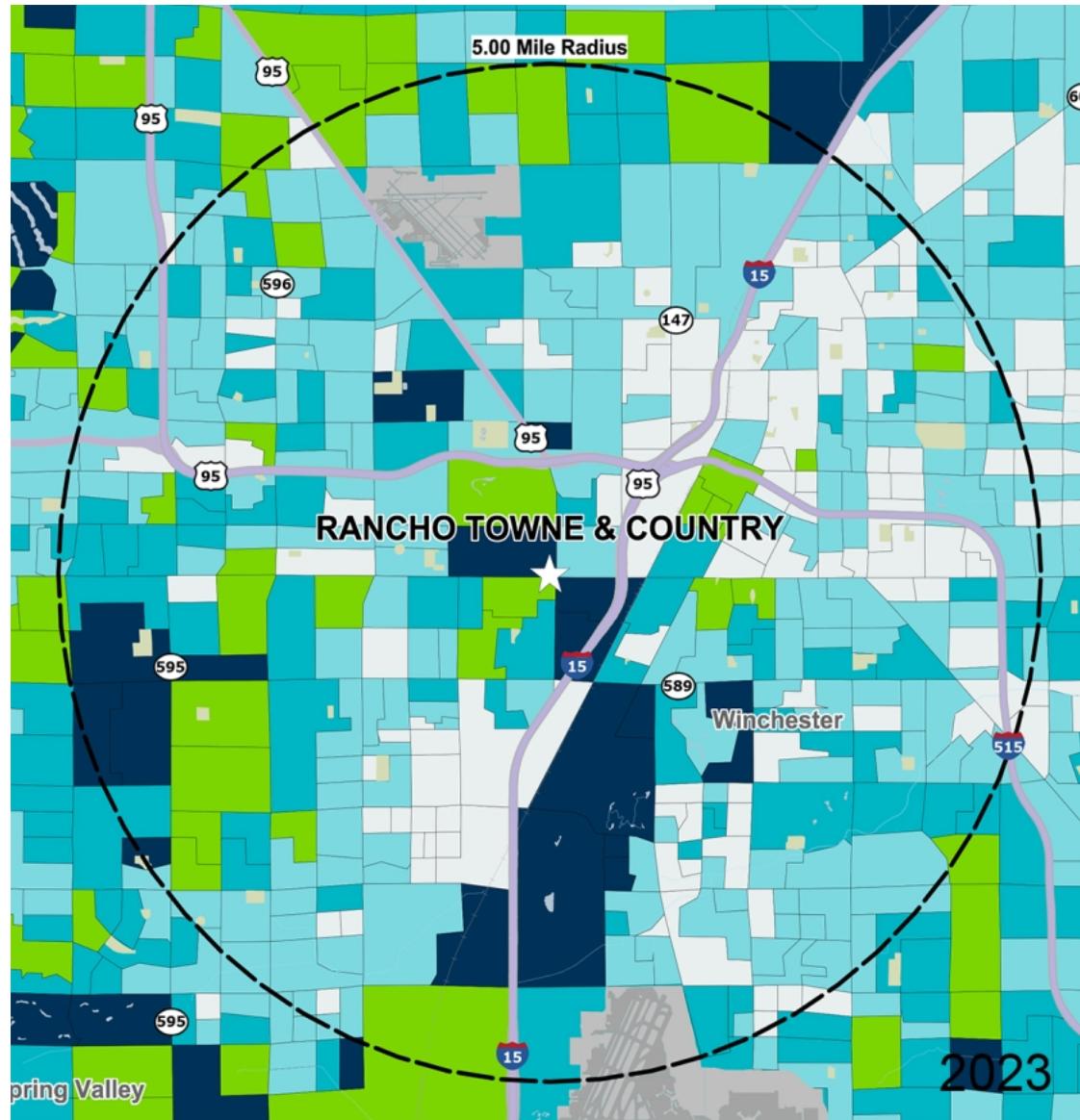
Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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TENANT	SQ FT
1 China A Go Go	1,701
2 Available (Former Dental)	2,624
3 Advance Services, Inc.	1,324
4 The Blooming Bistro	1,324
5 Glossy Nails	1,665
6 Available	2,573
7 Smith's	55,096
8 Suha Bites Sushi Burrito [...]	1,500
9 Magic Shoe and Luggage Repair	1,428
10 The UPS Store	1,300
11 Rich Custom Jewelry	960
12 Greens & Grill	1,000
13 Just Play	1,625
14 Roberto's Taco Shop	1,232
15 Cigarettes Plus Gift	1,118
16 Tea Bar	1,033
17 Port of Subs	1,110
18 Stay Healthy!	1,990
19 Broadway Pizza	1,640
20 New York Bagel Bakery	2,000
21 Starbucks Coffee	3,000



## Demographics

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	8,409	168,615	501,228
Daytime Pop	31,757	323,278	814,856
Households	3,424	67,036	189,593
Average HH Income	\$119,086	\$66,970	\$67,795
Median HH Income	\$76,754	\$45,139	\$48,628
Per Capita Income	\$49,264	\$26,857	\$25,872

### Average Household Income

Popstats, 4Q 2023, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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Rancho Rd. & W Charleston Blvd, Las Vegas, NV



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