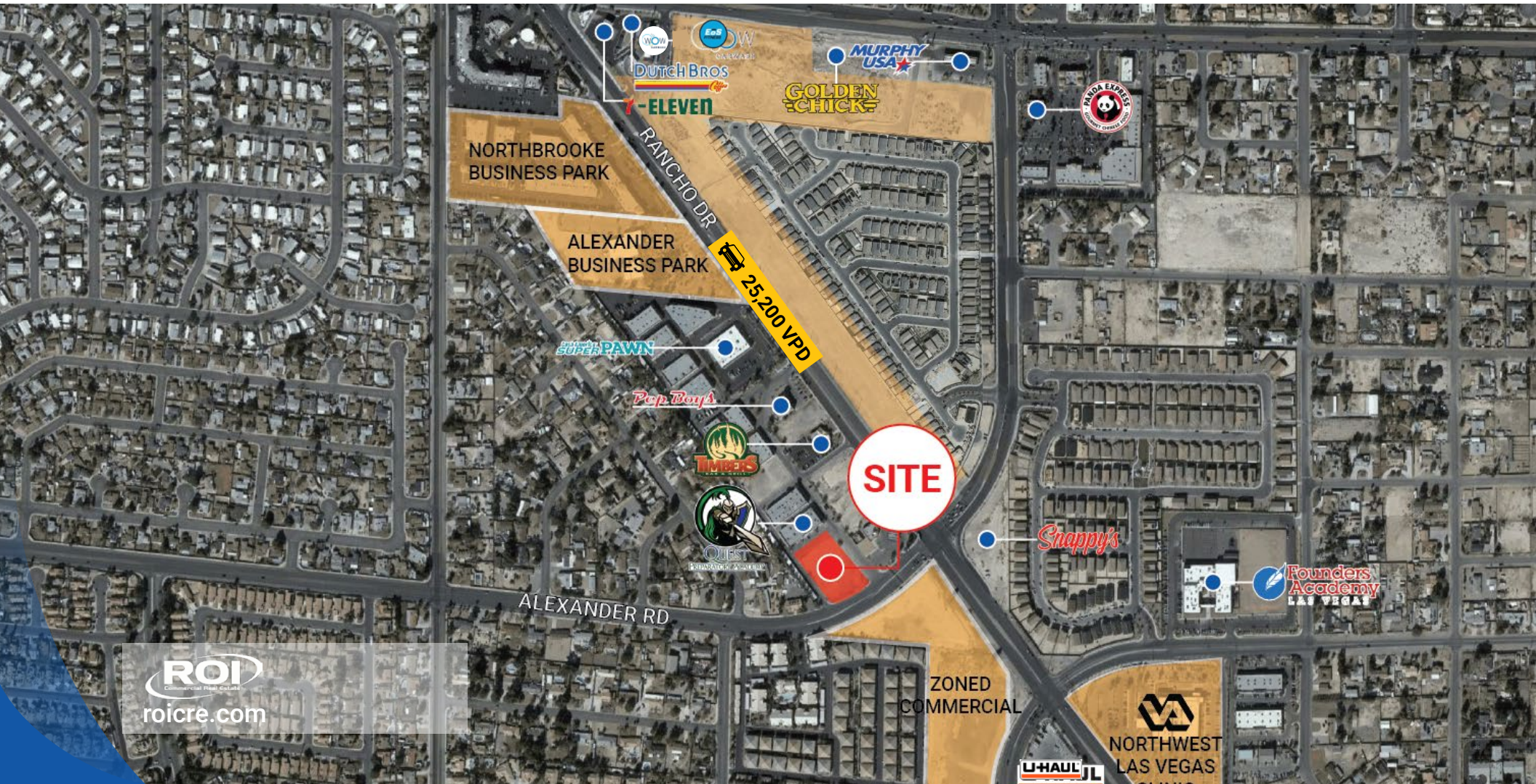


# LAND AVAILABLE

FOR SALE OR FOR LEASE

W-NWC Rancho Dr & Alexander Rd  
Las Vegas, NV 89108



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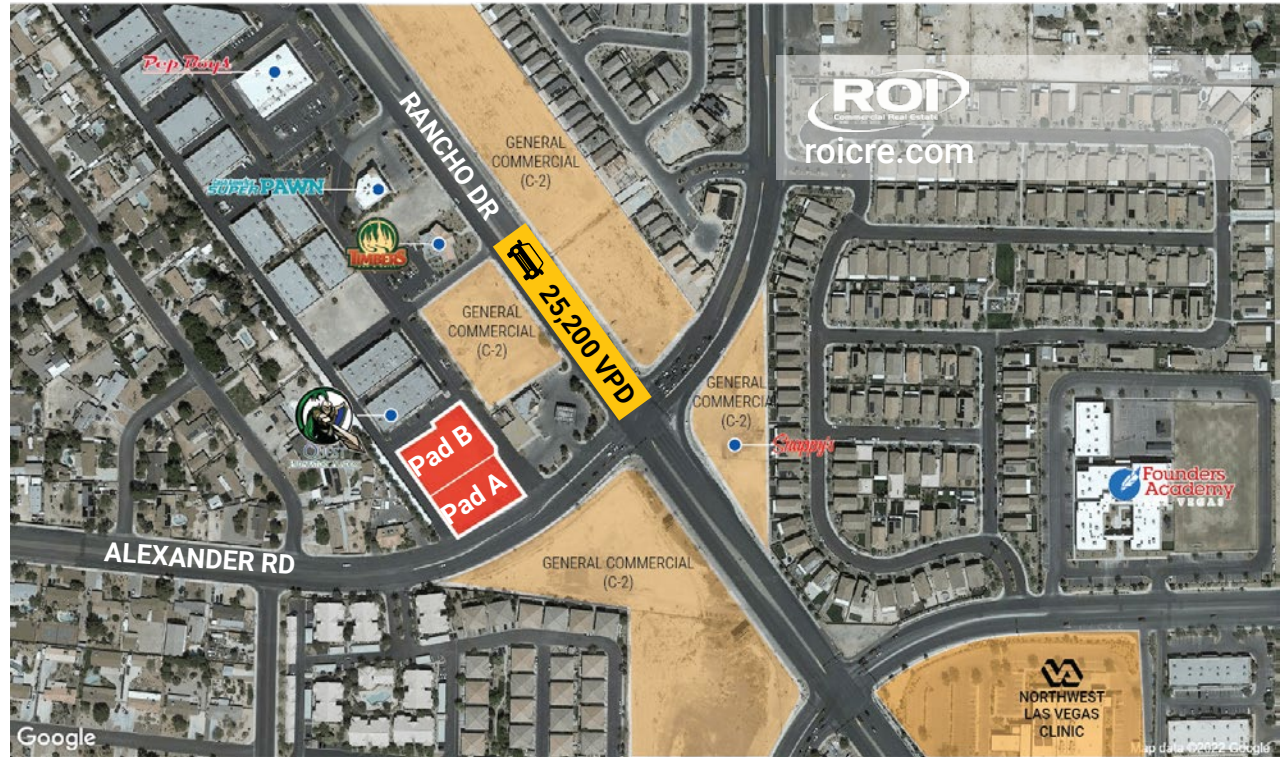
# PROPERTY HIGHLIGHTS



**\$1,100,000.00**

ASKING PRICE

- **±1.26 AC** of Land Available at the NWC of Rancho & Alexander  
**Pad A: ±0.69 AC**  
**Pad B: ±0.57AC**
- Property is located along busy Rancho Dr corridor allowing easy access to amenities, schools and shopping
- Easy access to US 95 via Craig Rd interchange



The subject property is comprised of 2 parcels with cross-access to both Alexander Rd and Rancho Dr



**138-02-814-013**

**138-02-814-014**

APN

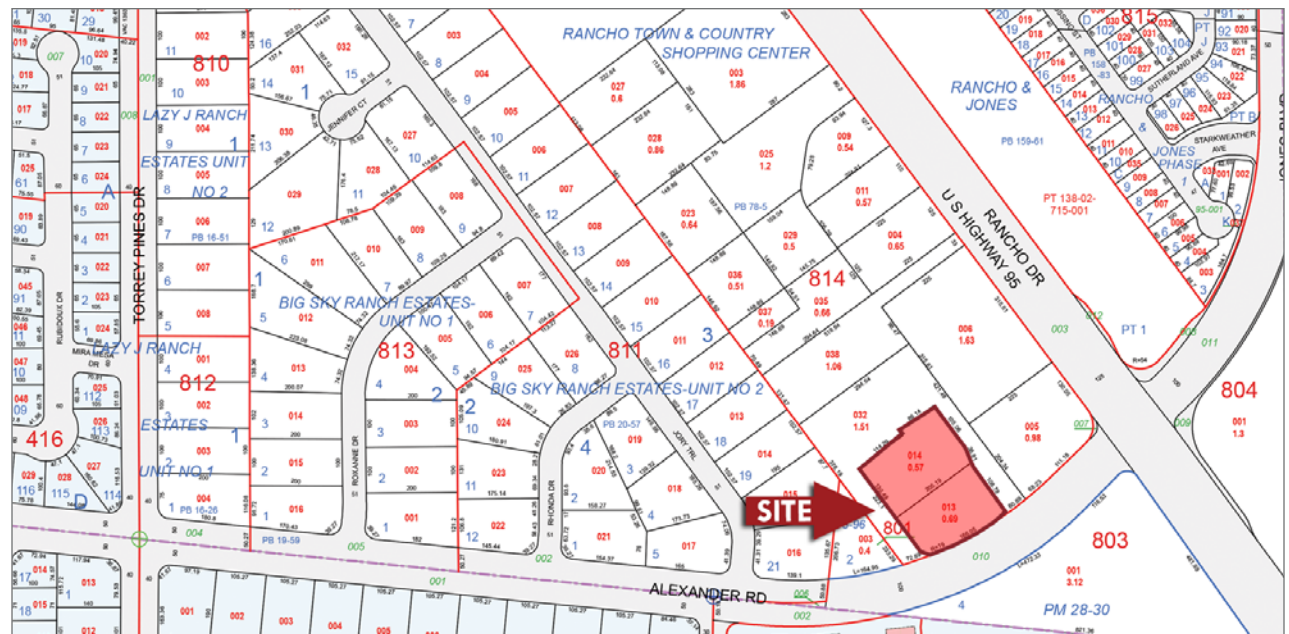
**Limited Commercial (C-1)**

ZONING



**25,200 VPD**

Rancho Dr



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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







searsoutlet  
McDonald's

RANCHO SIERRA

planet fitness  
DEL TACO  
KFC

LONE MOUNTAIN RD

BIG'S FURNITURE

BIG'S CVS  
FURNITURE pharmacy  
McDonald's  
KNEADERS  
BREAD & COFFEE

95

Wendy's

FRAT BURGER  
Arby's  
TACO BELL

BURGER KING  
LOWE'S

Walmart

SONIC

Albertsons

CRAIG MARKETPLACE

Albertsons  
Jack in the box  
POPEYES  
Denny's  
Tommy's

RAINBOW BLVD

RANCHO DR

7 ELEVEN  
WOW CARWASH  
DUTCH BROS

SITE

GOLDEN CHICKEN  
MURPHY USA

CRAIG RD

Carls Jr.

DECATUR BLVD

TENAYA WAY

ALEXANDER RD

Founders Academy

WEST PORTION OF CRAIG ROAD RETAIL CORRIDOR

ROI  
roicre.com

GOWAN RD

TARGET

RAINBOW RIDGE PLAZA

Smith's  
BURGER KING

La Bonita

SONIC

TACO BELL  
Jack in the box

CHEYENNE COMMONS

Walmart  
FLOOR DECOR & TILE WOOD STONE  
ROSS DRESS FOR LESS  
Carls Jr.

CHEYENNE AVE

SAVERS CENTER

99c ONLY STORES  
savers  
McDonald's



# AREA DEMOGRAPHICS

**RETAIL PADS FOR LEASE**  
W-NWC N Rancho Dr & W Alexander Rd  
Las Vegas, NV 89130



## POPULATION

1 Mile	3 Miles	5 Miles
15,007	170,735	453,579



## AVERAGE HHI

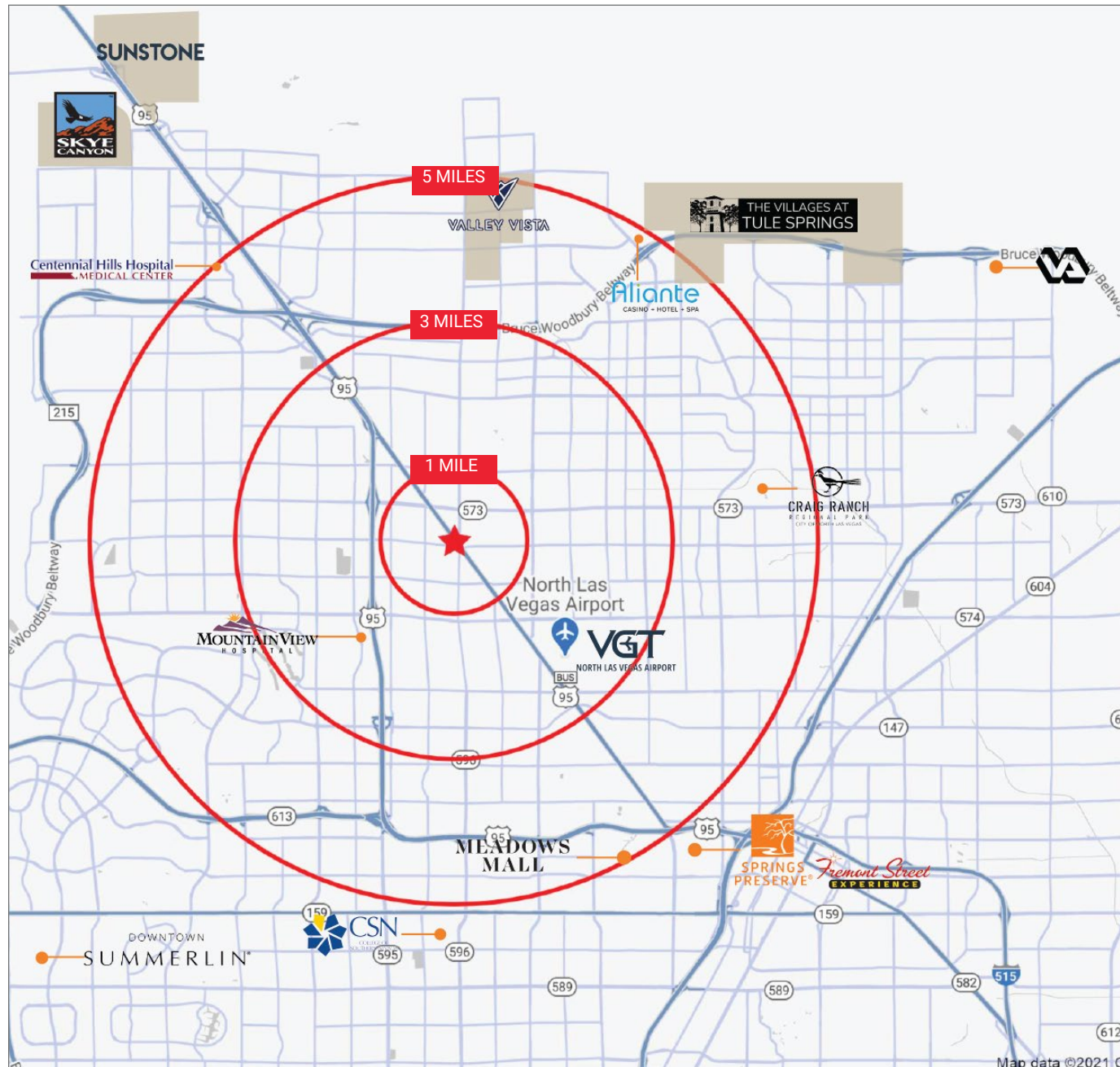
1 Mile	3 Miles	5 Miles
\$93,685	\$89,275	\$96,104



## TRAFFIC COUNTS

N Rancho Dr	25,200 VPD
W Alexander Rd	9,200 VPD
W Craig Rd	29,400 VPD

Source:  
SitesUSA 2023  
TRINA, NV DOT 2022



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