



# RANCHO TOWN & COUNTRY

N-NWC Charleston Blvd & Rancho Dr  
Las Vegas, NV 89106

## LEASING CONTACT



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roicre.com

Rancho Towne & Country is the preferred “daily needs” shopping center for the trade area.

840 - 860 S Rancho Dr  
Las Vegas, NV 89106

± 2,624 SF AVAILABLE

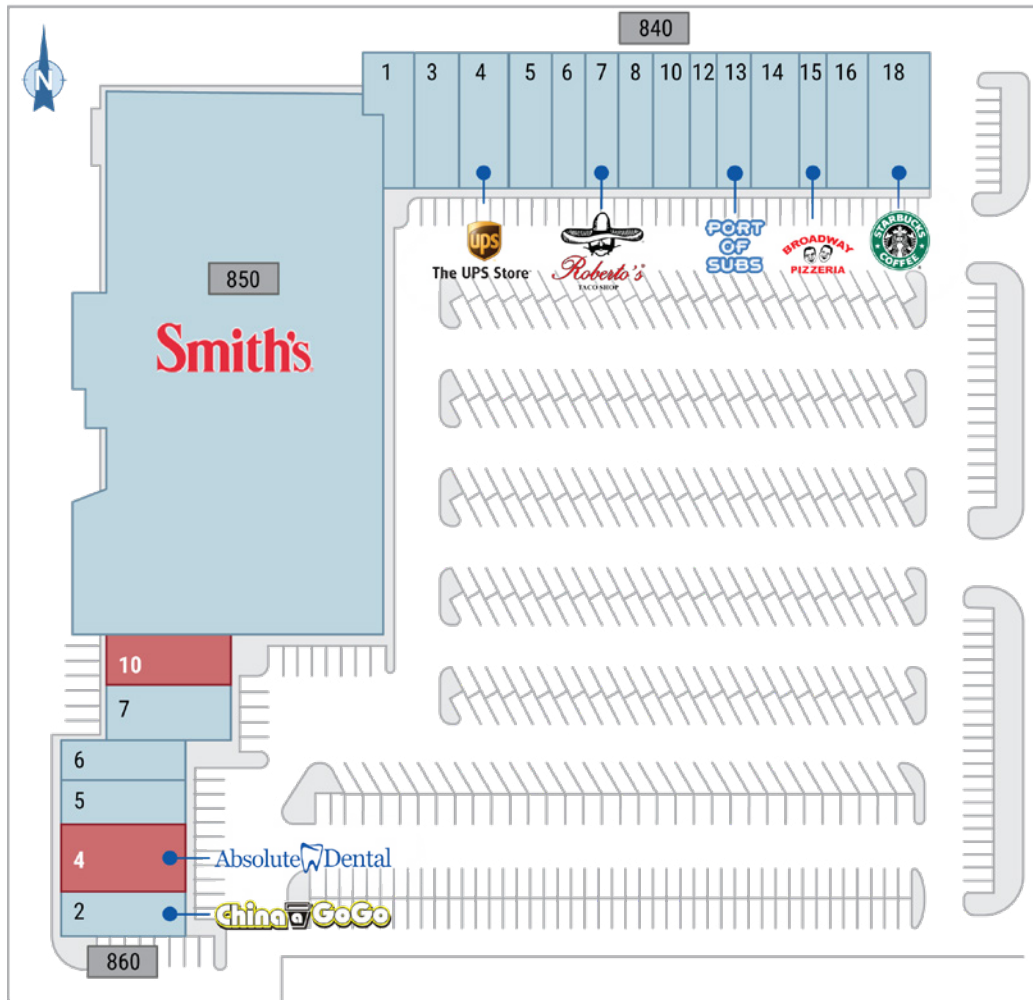
- Conveniently located and accessible to two major freeway systems by way of US 95 and I-15
- Two (2) 2,624 sf spaces available
- Heavy daytime population that draws from its surrounding Medical District, Neighboring Downtown Business District
- Area is surrounded by mature upscale residential

SHOPPING CENTER  
RETAILERS



# SITE PLAN

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## 840 S Rancho Dr

Suite	Tenant	Size (SF)
1	Suha Sushi & Hawaiian BBQ COMING SOON	1,500
3	Magic Shoe and Luggage Repair	1,428
4	The UPS Store	1,300
5	Rich Custom Jewelry	960
6	Greens & Grill	1,000
7	Just Play	1,625
8	Roberto's Taco Shop	1,232
10	Cigarettes Plus	1,118
12	Tea Bar	1,074
13	Port of Subs	1,110
14	Stay Healthy!	1,990
15	Broadway Pizza	1,640
16	New York Bagel Bakery	2,000
18	Starbucks	3,000

## 850 S Rancho Dr

Suite	Tenant	Size (SF)
	Smith's Food & Drug	55,096

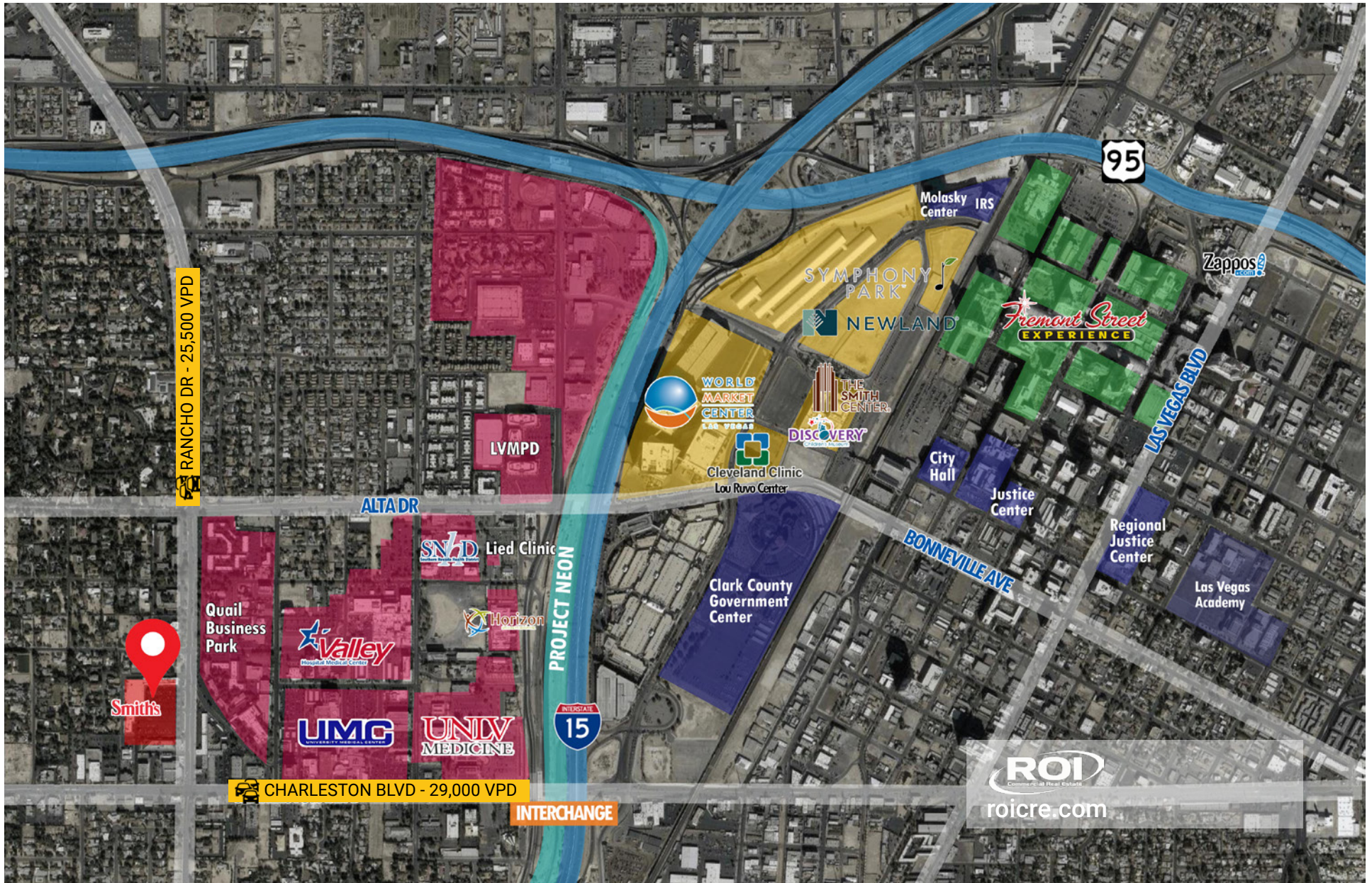
## 860 S Rancho Dr

Suite	Tenant	Size (SF)
2	China A Go Go	1,701
4	<b>AVAILABLE - DO NOT DISTURB</b>	<b>2,624</b>
5	Advance Services Inc. COMING SOON	1,324
6	The Blooming Bistro	1,324
7	Glossy Nails	1,665
10	<b>AVAILABLE</b>	<b>2,624</b>

 [CLICK HERE FOR VIRTUAL TOUR](#)

# TRADE AREA AERIAL

Rancho Towne & Country  
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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



# AREA DEMOGRAPHICS



## POPULATION

1 Mile	3 Miles	5 Miles
9,799	181,231	524,778



## AVERAGE HOUSEHOLD INCOME

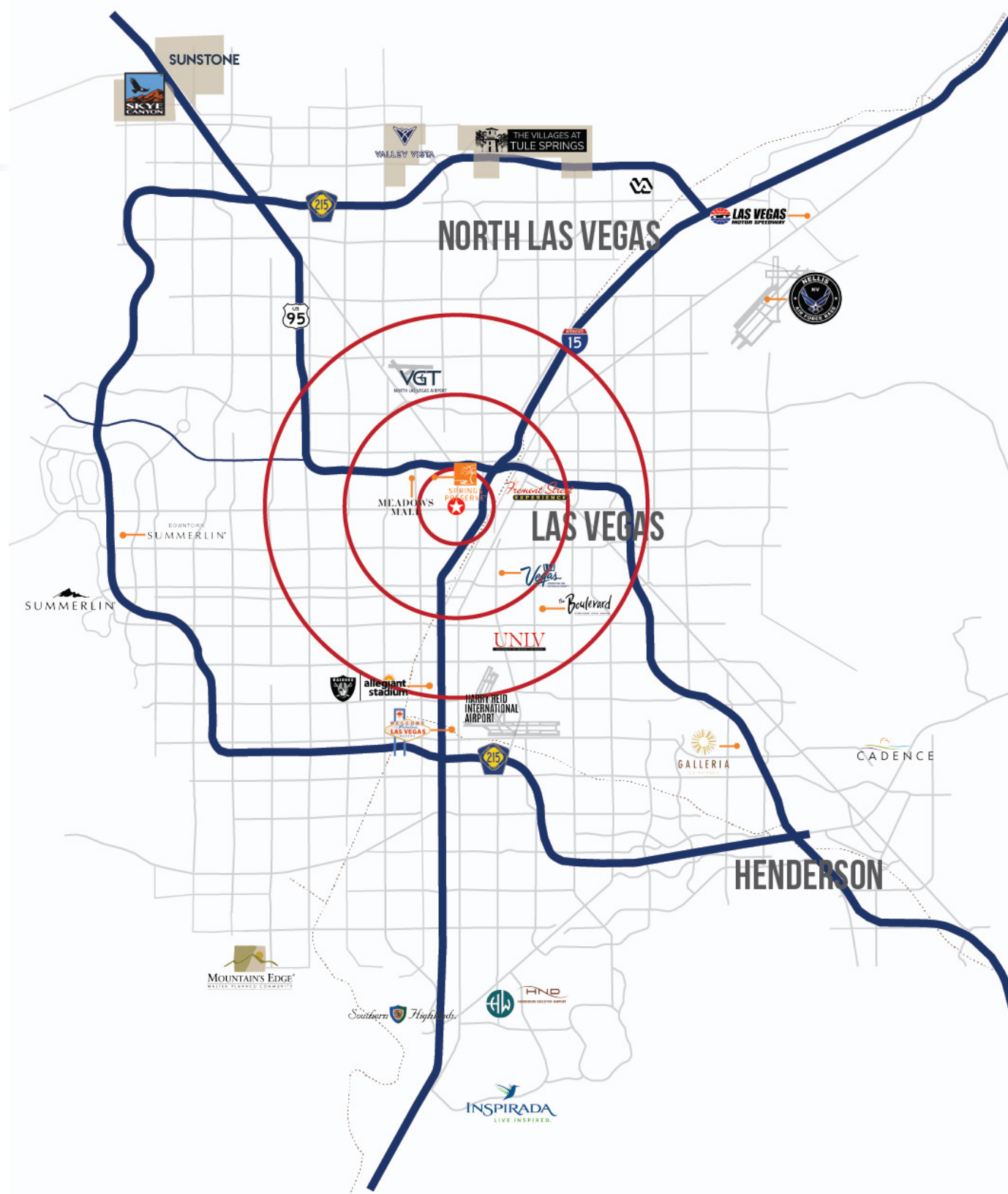
1 Mile	3 Miles	5 Miles
\$124,923	\$65,370	\$67,699



## TRAFFIC COUNTS

Charleston Blvd	Rancho Dr
29,900 VPD	25,500 VPD

Source:  
SitesUSA 2024  
TRINA, NV DOT 2023






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## Rancho Towne & Country





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# FOR MORE INFORMATION

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Print date: October 30, 2024 4:41 PM