



Quick Serve Restaurant

4525 N Rancho Dr | Las Vegas, NV 89130

For Lease

Lease Rate

Request for Offers

Available SF

1,600 SF

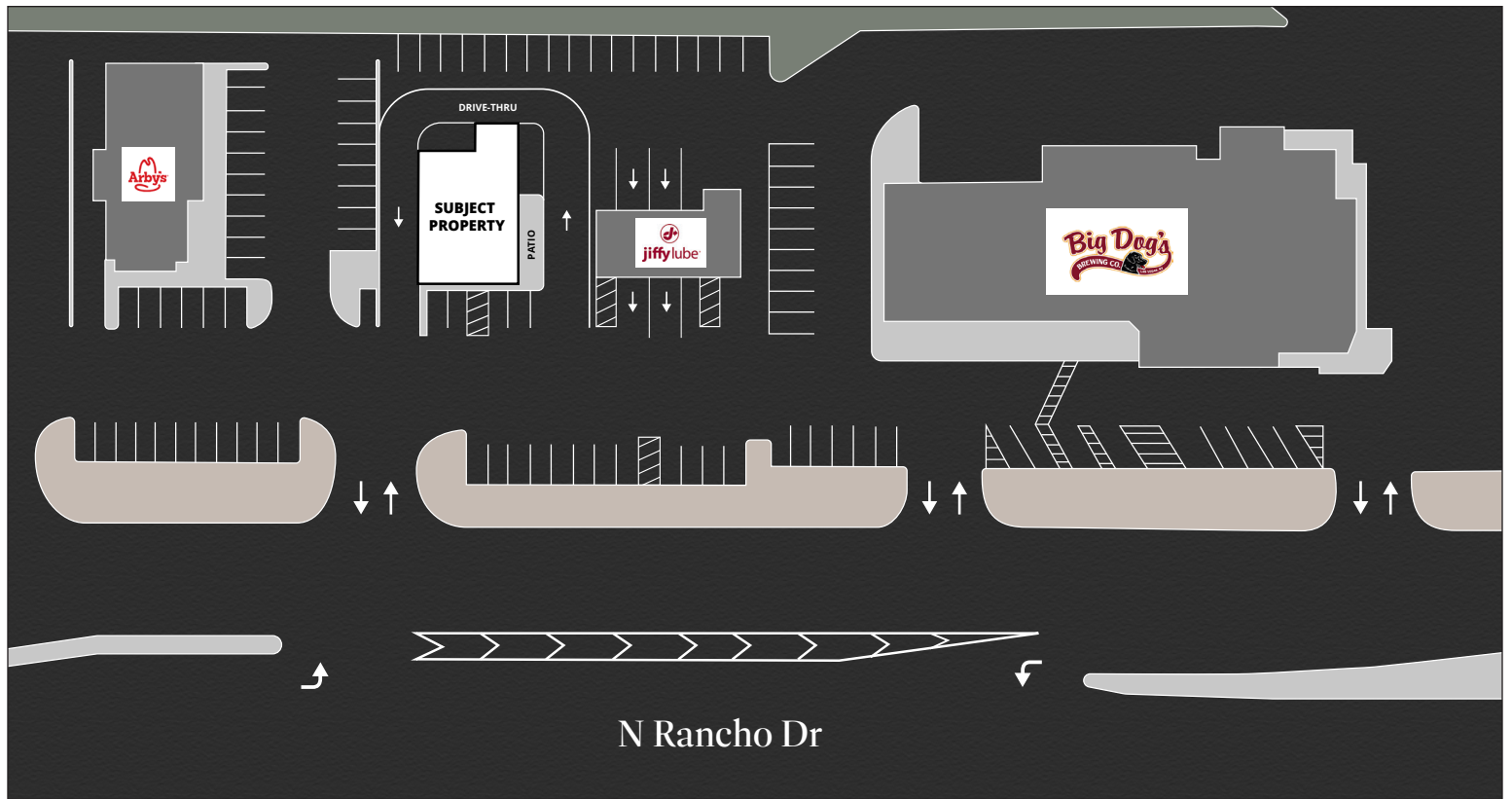
APN

138-02-213-011

Property Highlights

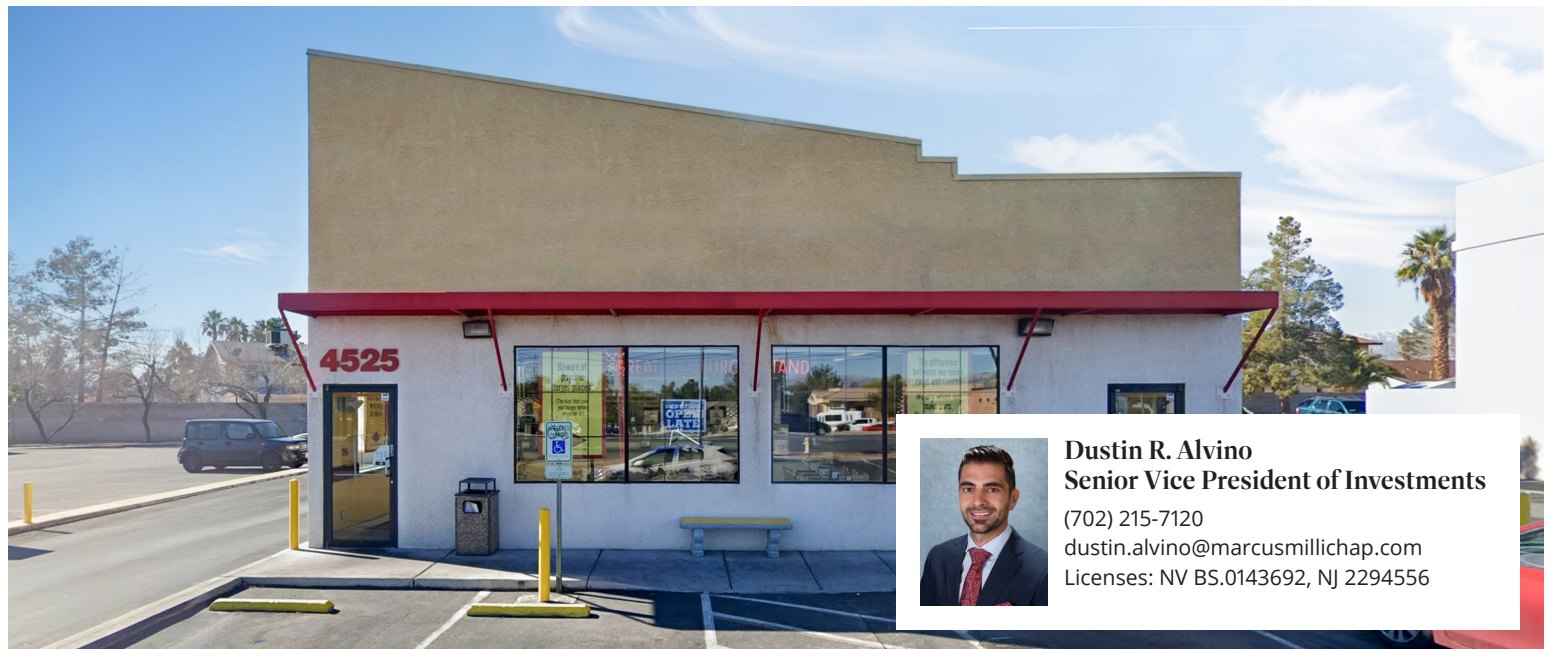
- ✔ Situated amongst a dense retail corridor with many national tenants
- ✔ +/-1,600 SF former QSR sitting on roughly 18,295 SF of C-2 zoned land
- ✔ Exposure to over 53,000 VPD on North Rancho Drive at Craig Rd with 82' of frontage
- ✔ Excellent ingress/egress with multiple points along Rancho Drive
- ✔ Strong population which exceeds 144,651 within a three (3) mile radius
- ✔ Less than two (2) miles to Interstate 95 which connects you to Henderson and the Northwest
- ✔ Several new developments in the submarket (Public Storage, 7-Eleven, EOS, Dutch Bros, McDonald's, Take 5, CarMax, and More)

Site Plan



Property Demographics

	1-Mile	3-Miles	5-Miles
Area Population (2023)	16,869	144,651	421,184
Total Households (2023)	6,843	56,064	158,095
Average Household Income (2023)	\$84,750	\$91,107	\$89,638



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