

FOR LEASE | RETAIL Rio Vista Plaza

7035 - 7145 W. Ann Road, Las Vegas, NV 89130



Rio Vista Plaza

Rio Vista Plaza is located on the southeast corner of Ann Road and Drexel Road in Las Vegas, NV. It is situated less than a 1,000 feet east of the US-95 Highway and across the street from a Chevrolet and a Ford car dealership. This center is anchored by an Albertson's grocery store and features other tenants such as CVS Pharmacy, McDonald's, Pizza Hut, and more!

Join:



Population:

1 Mile: 12,697

3 Miles: 123,408

5 Miles: 380,878

Average Household Income:

1 Mile: \$94,105

3 Miles: \$100,678

5 Miles: \$93,954

Zoning: Planned Development District (PD)

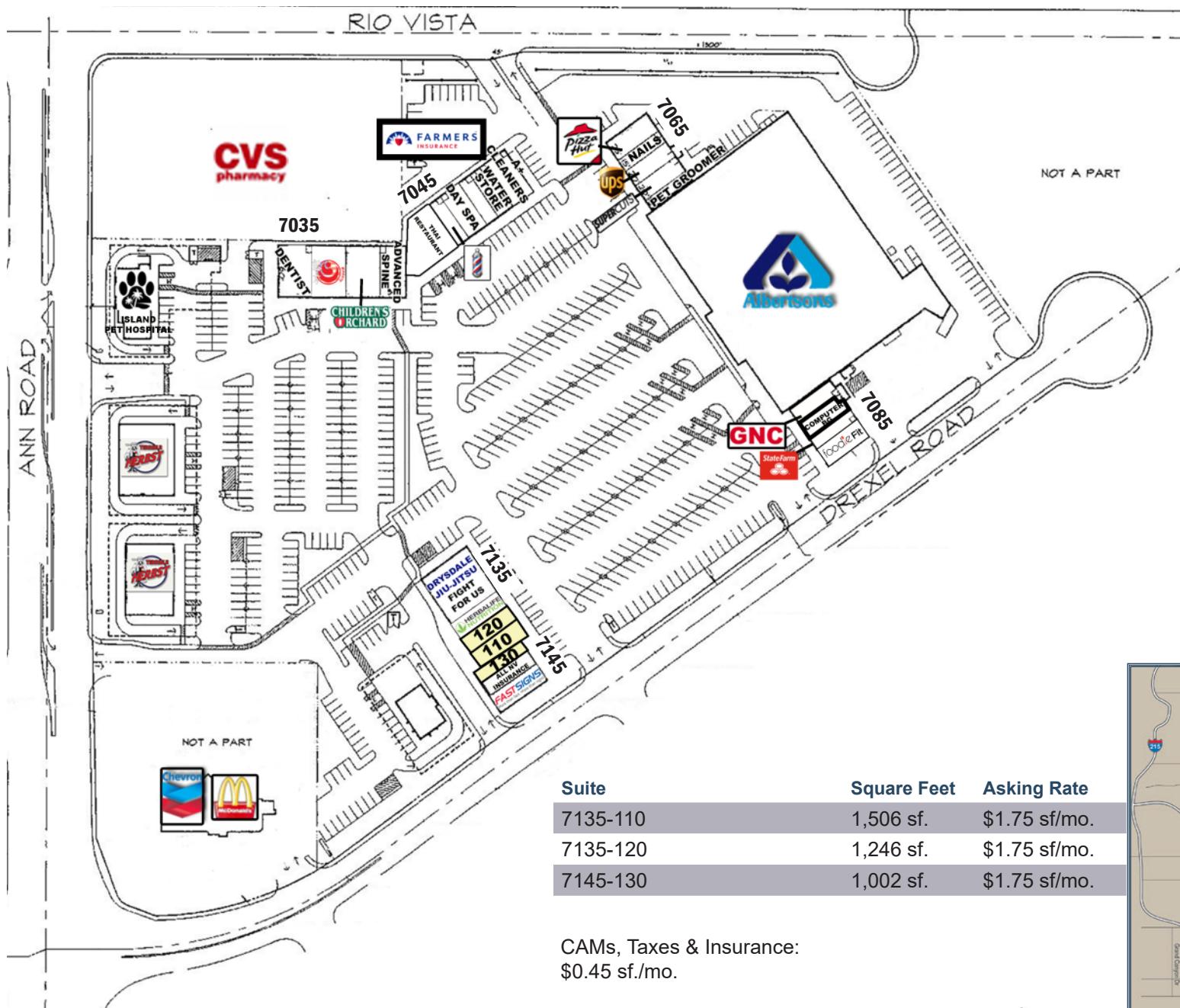
Traffic Counts:

Ann Road - 22,800 CPD

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Suite	Square Feet	Asking Rate
7135-110	1,506 sf.	\$1.75 sf/mo.
7135-120	1,246 sf.	\$1.75 sf/mo.
7145-130	1,002 sf.	\$1.75 sf/mo.

CAMs, Taxes & Insurance:
\$0.45 sf./mo.

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