



# FOR LEASE

4275 N Rancho Dr #120  
Las Vegas, NV 89030

- Open Retail Floor Plan
- Exposure Fronting Rancho Dr
- Easy Access from Rancho Dr
- 23,000 Cars Per Day
- New Developments Surrounding this corridor

**±1,500 SF RETAIL CENTER**

## Property Specs

LEASE RATE **\$1.70/SF/NNN**

TOTAL AVAILABLE **±1,500 SF**

YEAR BUILT **2004**

ZONING **C-2 (General Commercial)**

TYPE **Retail | Neighborhood Center**

- Glass Front Entry
- Open Retail Space/One Restroom and Back Office/Rear Exit and Entry
- Drop Down Ceiling, HVAC and Sprinklers
- Situated between a Flooring Store and Mizzio Restaurant
- Parking 3/1,000
- CAM Includes: Trash, Taxes, Insurance, Landscape, Exterior Lighting
- Monument Signage Panel Available



OR TEXT 23471 TO 39200

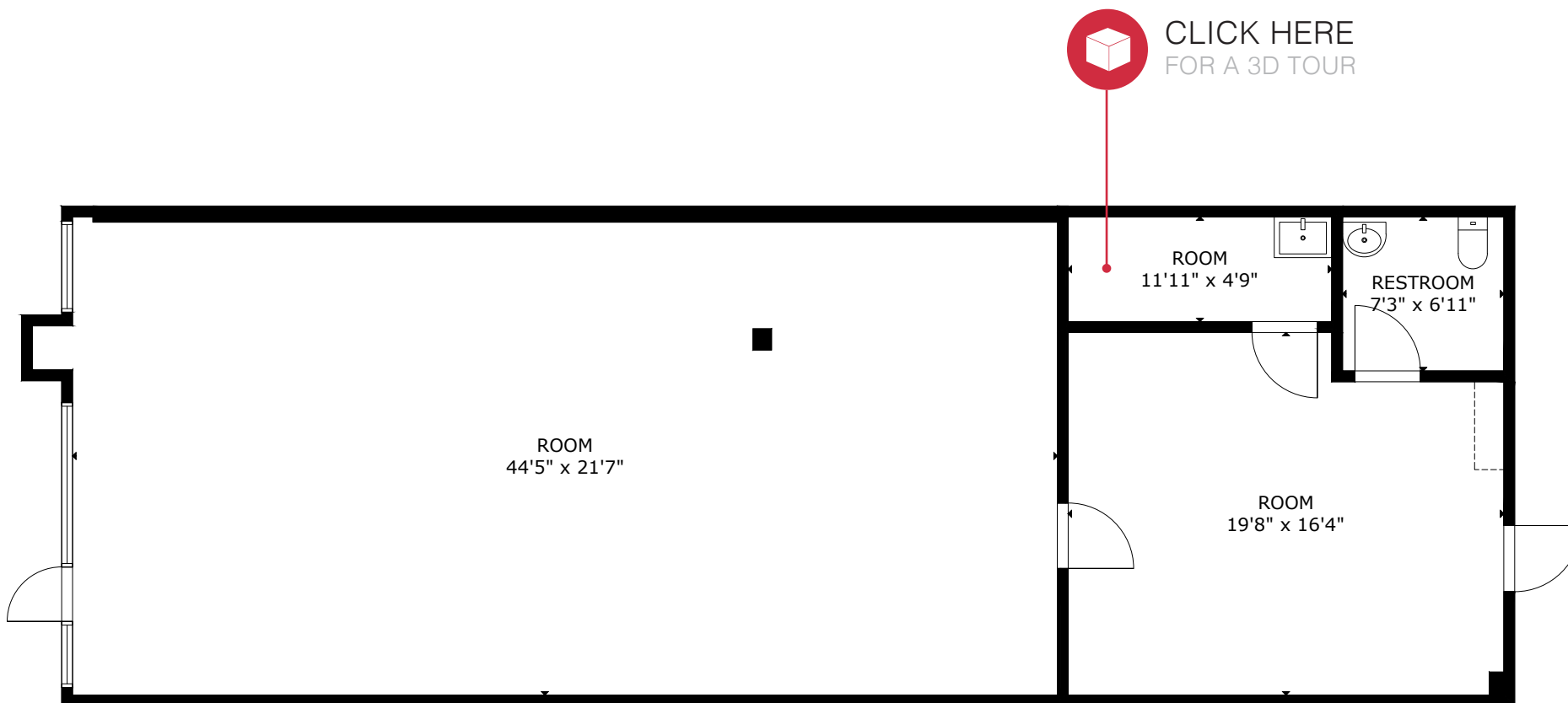
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# SUMMARY

# FLOOR PLAN



Total SF	Base Rent	CAM Rate	Lease Rate	Total Rent
±1,500	\$2,550.00/Mo	\$0.38/SF or \$570.00/Mo	\$1.41/SF NNN	\$3,120.00/Mo





PHOTOS





# AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	17,063	154,640	447,577
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	6,683	58,156	163,280
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$97,894	\$102,781	\$106,645

## Traffic Counts

STREET	AADT
Rancho Drive	29,500
Craig Road	22,800

## Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

# TERMS & CONDITIONS

## **Terms and Conditions**

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## **Summary Documents**

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