



FOR LEASE

2400 S Rancho Dr
Las Vegas, NV 89102

±1,820 SF RETAIL

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Property Specs

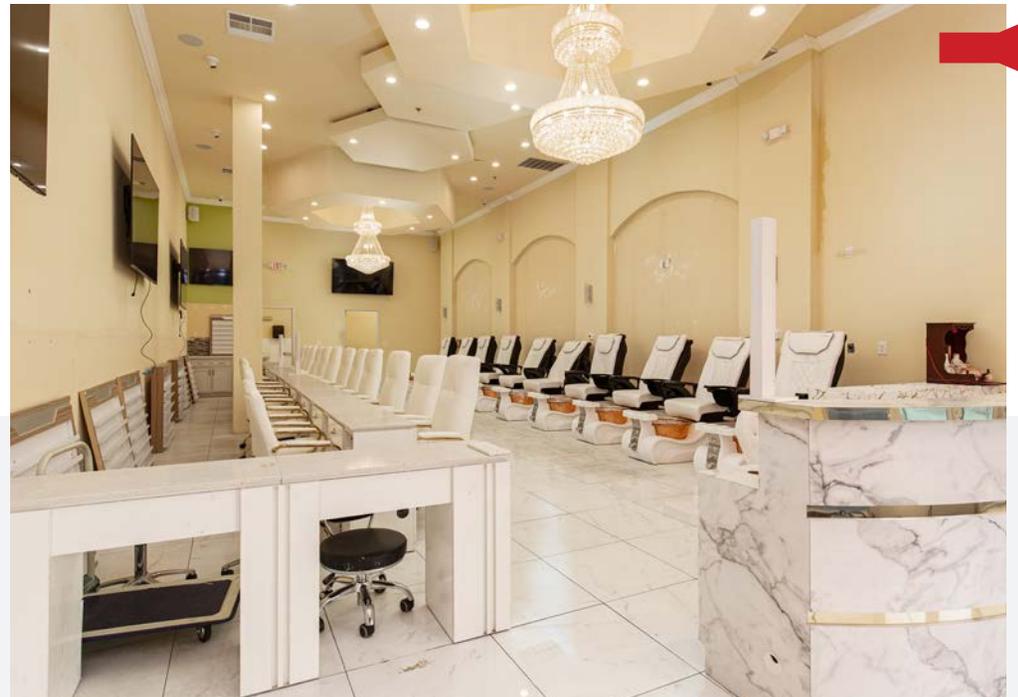
LEASE RATE	\$3.00 PSF/NNN
CAM RATE	\$1.00 PSF
MONTHLY RENT	Suite 140 \$7,280.00
TOTAL AVAILABLE	±1,820 SF
TOTAL AC	±1.62 Ac
YEAR BUILT	2016
ZONING	C-1

- Former luxury nail and pedicure salon.
- Beautifully decorated with high end tile, and crystal chandeliers.
- All Furniture, fixtures and equipment to remain in the suite to include pedicure chairs, nail stations, chairs, cabinetry, washer, dryer, refrigerator, private treatment room tables, and a reception desk.
- Two private rooms and a break room (which can be used as another treatment room)
- Can be converted to a full salon with hair.
- Landlord open to other uses as well, be it medical or food.
- Surrounded by office buildings and high density residential.
- Suite 140 can be combined with the Farmers Insurance space next door for a total of 3,170 sf.
- Join Panera Bread, Chic-Fil-A, and Papa John's Pizza



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SUMMARY



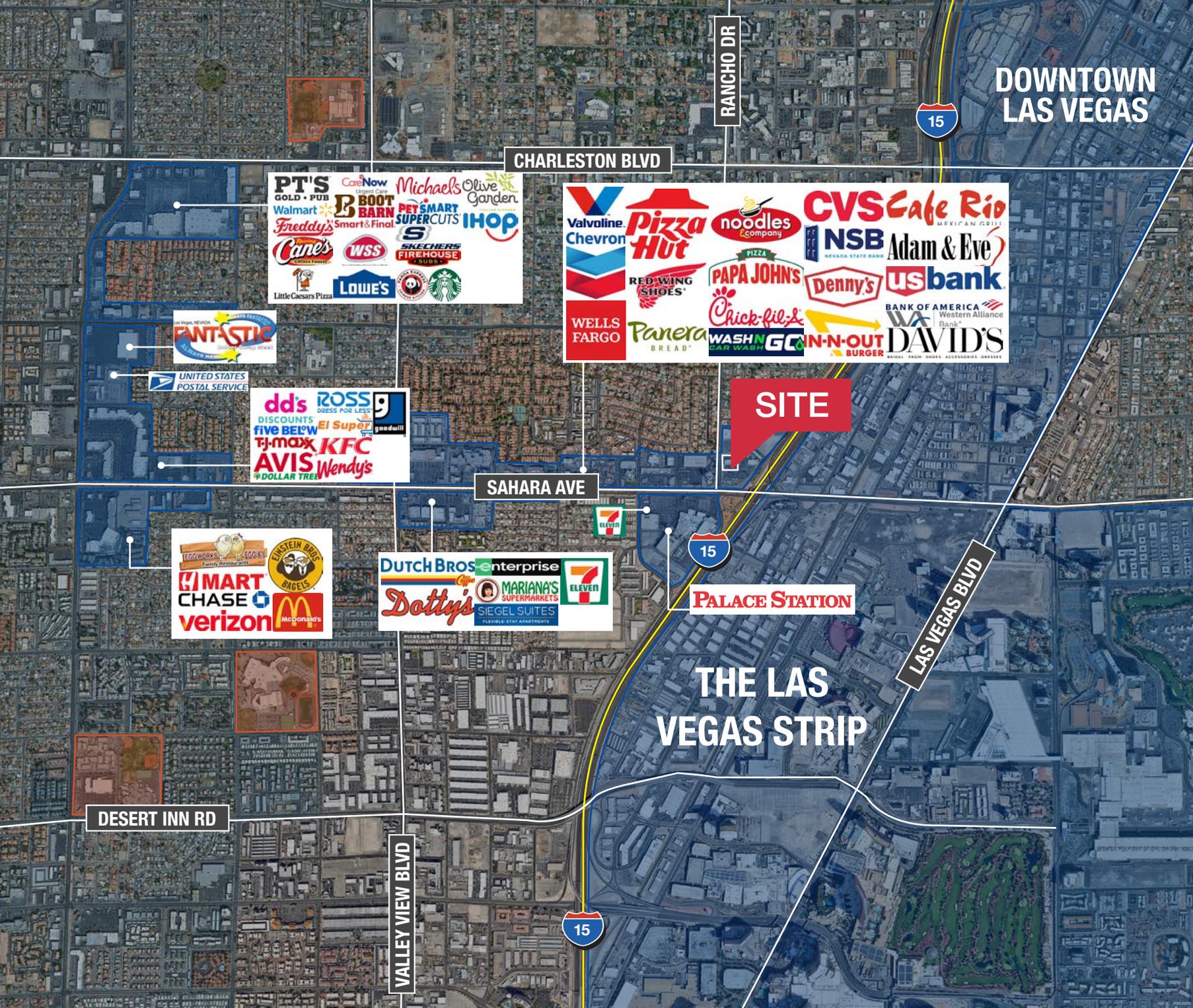
PHOTOS



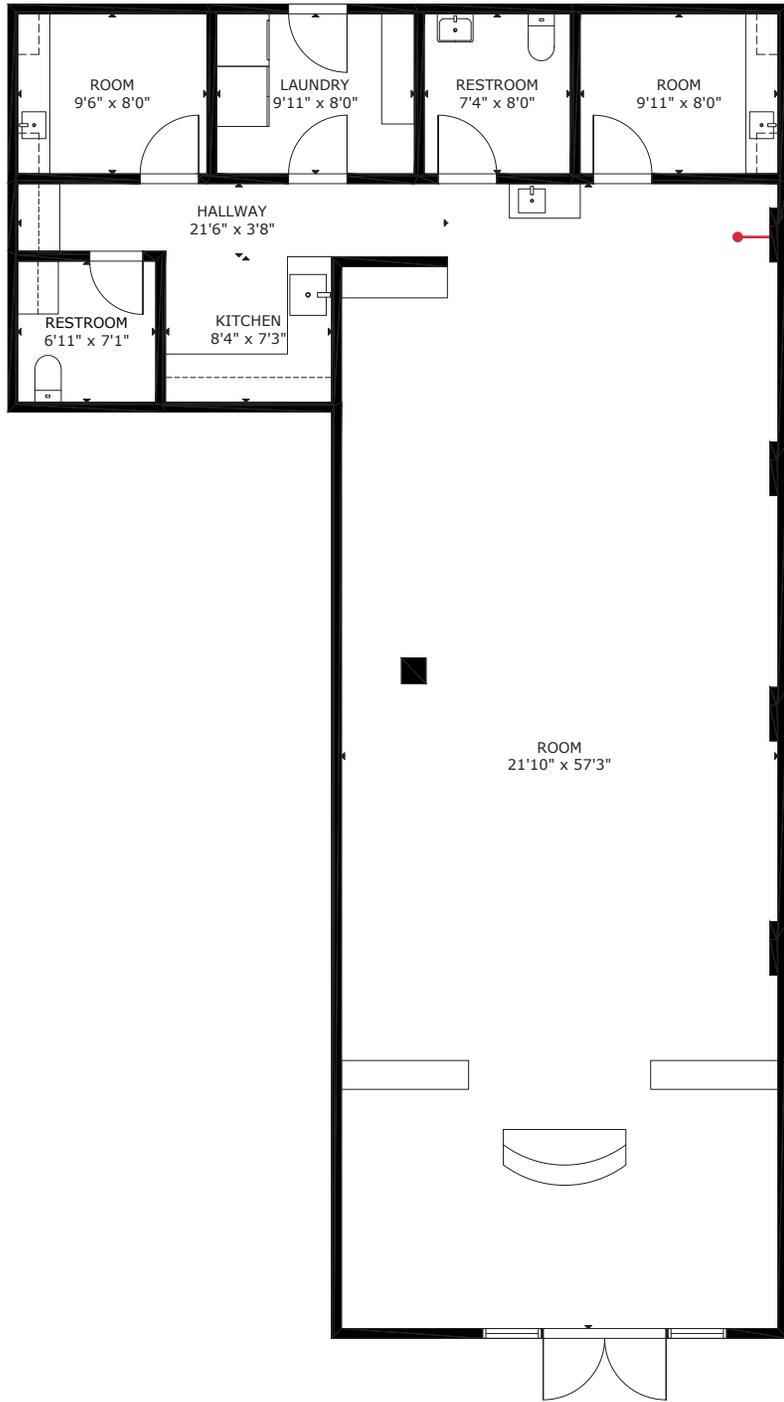
PHOTOS



AREA MAP



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



CLICK HERE
FOR A 3D TOUR

FLOOR PLAN



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	10,820	167,359	472,935
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	5,456	74,316	188,344
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$99,442	\$74,728	\$75,215

Traffic Counts

STREET	AADT
South Rancho Drive	71,788
Sahara Avenue	51,763

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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