

# RANCHO PAVILION



701-721, 751, 777 N. RANCHO DRIVE | Las Vegas, NV 89106

## AVAILABLE FOR LEASE

Asking Rate: **\$1.50/SF/Mo NNN** (2025 estimated CAMs are \$0.52 PSF)  
Located on signalized NWC W. Bonanza Rd. and N. Rancho Dr.

## PROPERTY HIGHLIGHTS

- Over 53,000 CPD at intersection.
- Minutes from US 95.
- Strong demographics.
- Convenient, ample and well-configured parking.
- Excellent lineup: Starbucks, Family Dollar, iPhone Doctor, and more!



FOR MORE INFORMATION CONTACT:

**GERI JAMESON** | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2490 Paseo Verde Pkwy, Ste 115, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

**virtus**  
commercial

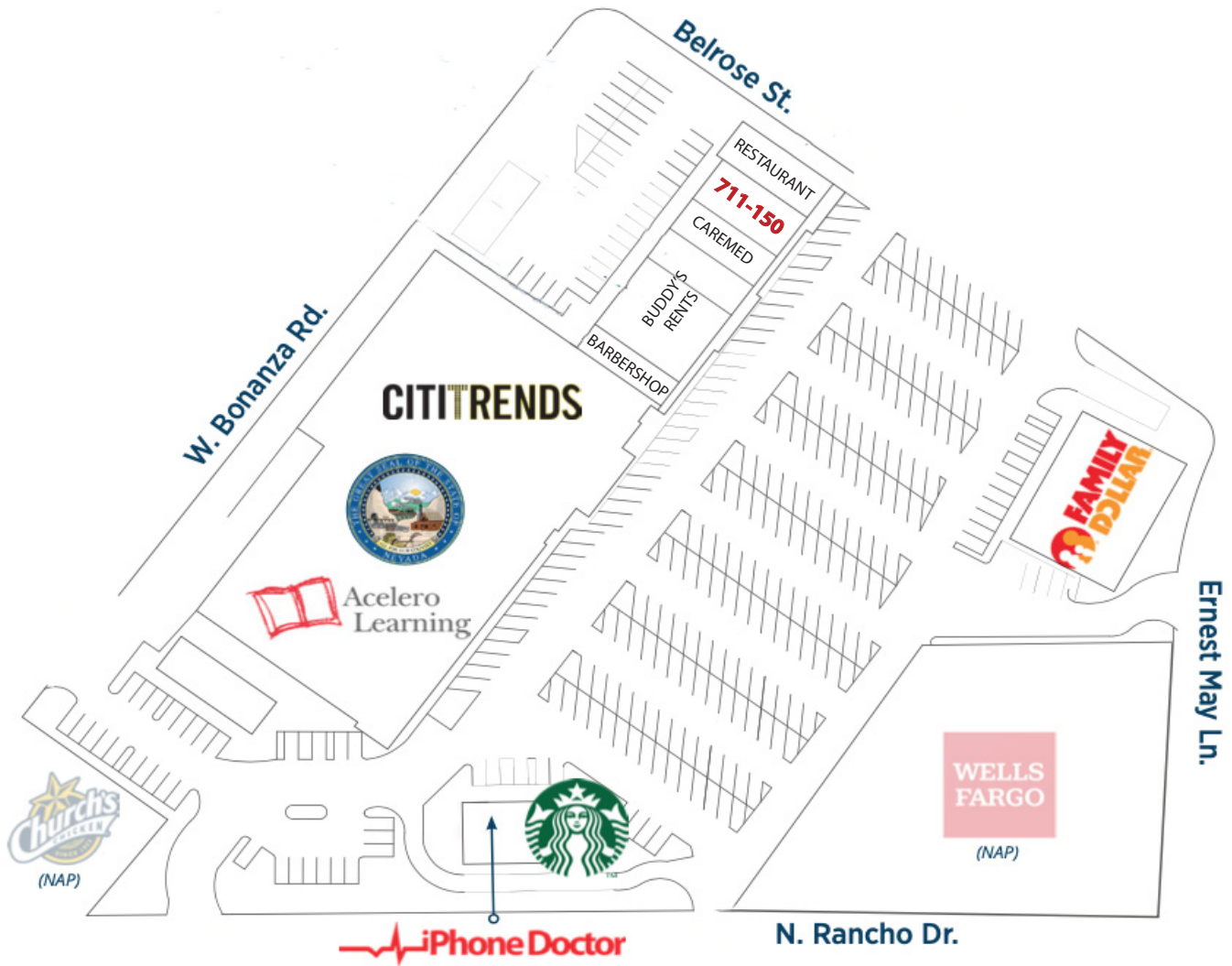
www.virtusco.com



**SITE PLAN**

SUITE	TENANT	SF
701	STATE OF NEVADA	27,300
703	CITI TRENDS	20,991
705	BARBERSHOP	1,200
711-100-120	BUDDY'S RENTS	3,646
711-130	BUDDY'S RENTS	1,216

SUITE	TENANT	SF
711-140	CAREMED	1,289
<b>711-150</b>	<b>AVAILABLE</b>	<b>2,399</b>
721	MEXICAN RESTAURANT	2,100
751-110	STARBUCKS	1,505
751-150	IPHONE DOCTOR	1,362
777	FAMILY DOLLAR	8,000



**FOR MORE INFORMATION CONTACT:**

**GERI JAMESON** | NV Lic # S.0190514

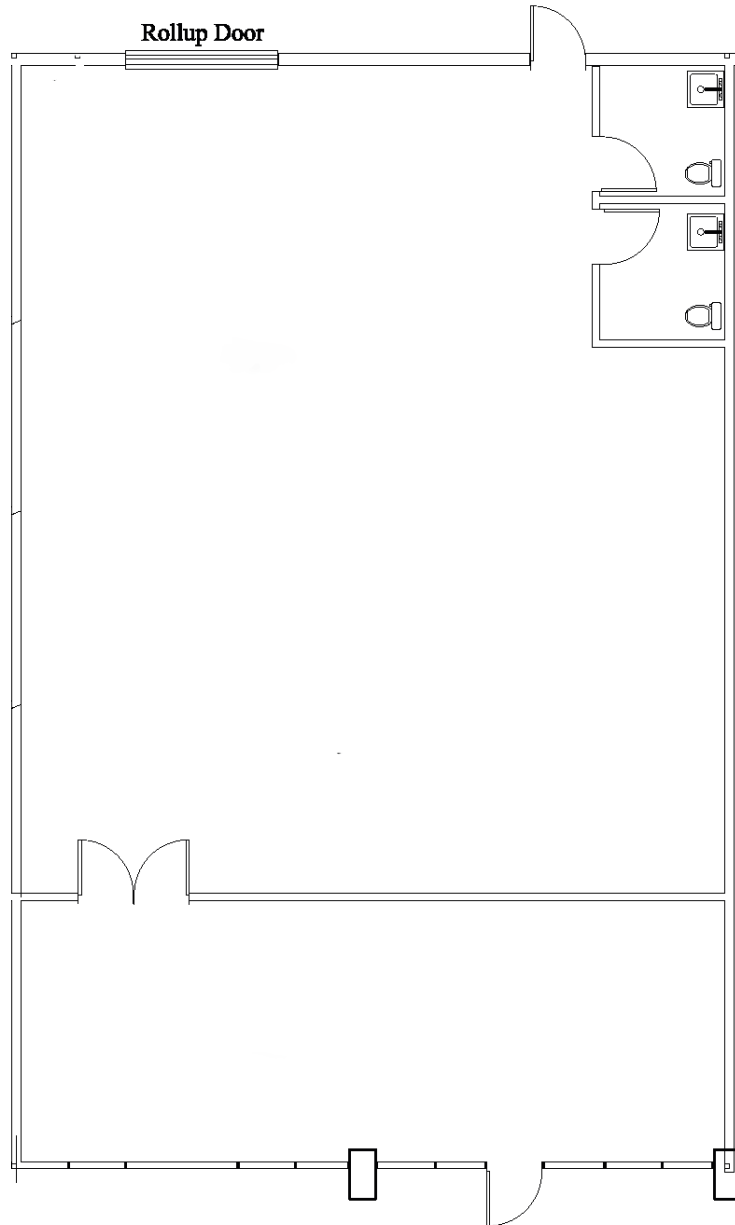
o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2490 Paseo Verde Pkwy, Ste 115, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



## FLOOR PLAN - SUITE 711-150 (2,399 SF)



Floor plan is not to exact scale. It is intended for general information purposes only.

### FOR MORE INFORMATION CONTACT:

**GERI JAMESON** | NV Lic # S.0190514

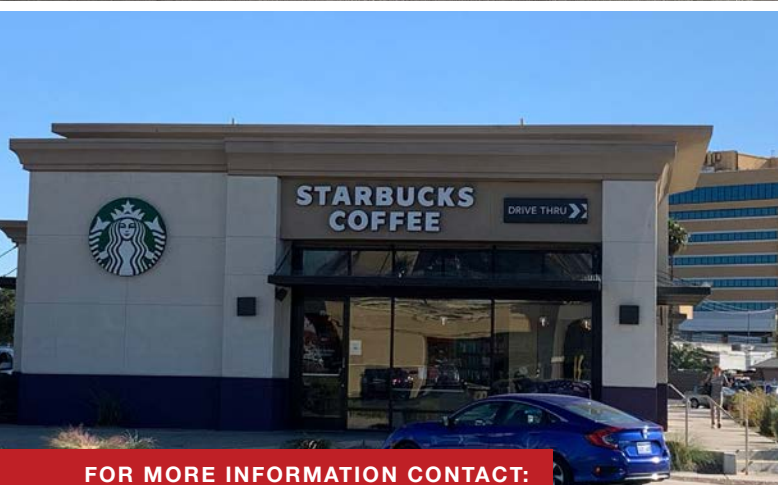
o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2490 Paseo Verde Pkwy, Ste 115, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



## PROPERTY PHOTOS



FOR MORE INFORMATION CONTACT:

**GERI JAMESON** | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2490 Paseo Verde Pkwy, Ste 115, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

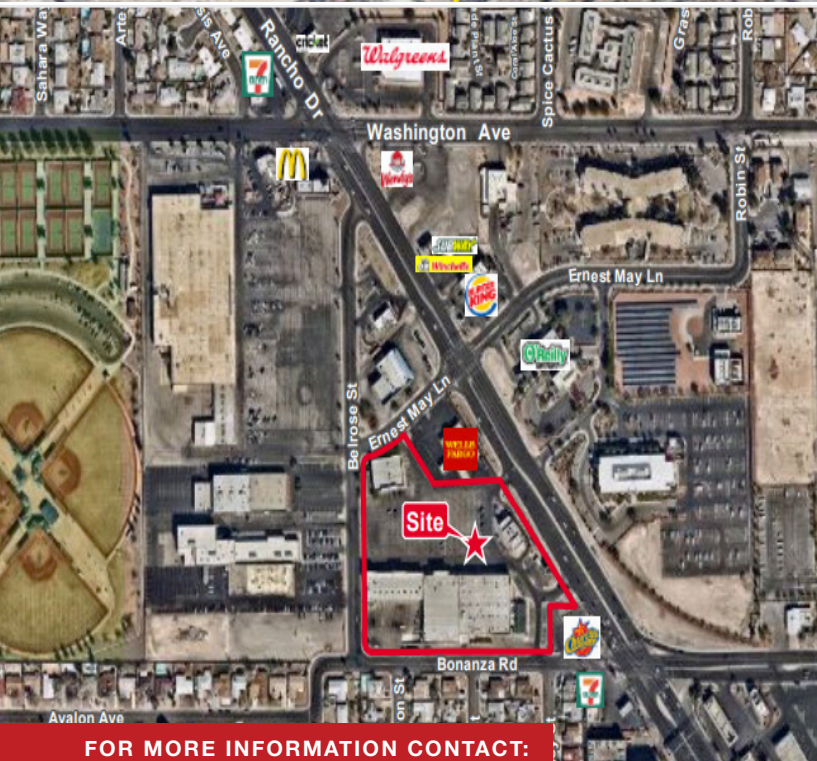
This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

**virtus**  
commercial

www.virtusco.com



## AERIAL OVERVIEW



FOR MORE INFORMATION CONTACT:

**GERI JAMESON** | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2490 Paseo Verde Pkwy, Ste 115, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

**virtus**  
commercial

www.virtusco.com