

For Lease

Rancho Sierra Shopping Center



4408 - 4460 N. Rancho Dr.
Las Vegas, NV 89130

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Listing Snapshot



Contact Broker
Lease Rate



± 1,125 - 23,302 SF
Space Available



± 1,400 - 3,722 SF
Drive-Thru QSR Available

Property Highlights

- Leasing Opportunities**
 - ± 23,302 SF - Junior anchor box adjacent to Superior Grocers (coming soon)
 - ± 3,772 SF - Former freestanding Burger King with drive-thru
 - ± 1,400-2,800 SF freestanding building with drive-thru
- New Grocery Anchor**
 - Superior Grocers (± 50,000 SF) coming soon, bringing a new regional grocery destination and increased customer traffic.
- Established National Co-Tenancy**
 - Join Boulevard Home, Dollar Tree, Planet Fitness, The Habit Burger, Beans & Brews, Intermountain Healthcare, O'Reilly Auto Parts, Big O Tires, Ferguson, and more.
- Signalized Hard Corner**
 - Positioned at the intersection of W. Craig Road & N. Rancho Drive, providing exceptional visibility and convenient access.
- High-Traffic Retail Corridor**
 - Located along W. Craig Road (± 29,000 CPD) and N. Rancho Drive (± 24,300 CPD) with combined traffic counts exceeding ± 53,300 CPD.

Demographics

	1-mile	3-mile	5-mile
2026 Population	17,400	147,007	447,608
2026 Average Household Income	\$104,063	\$111,371	\$114,598
2026 Total Households	6,951	55,520	163,972







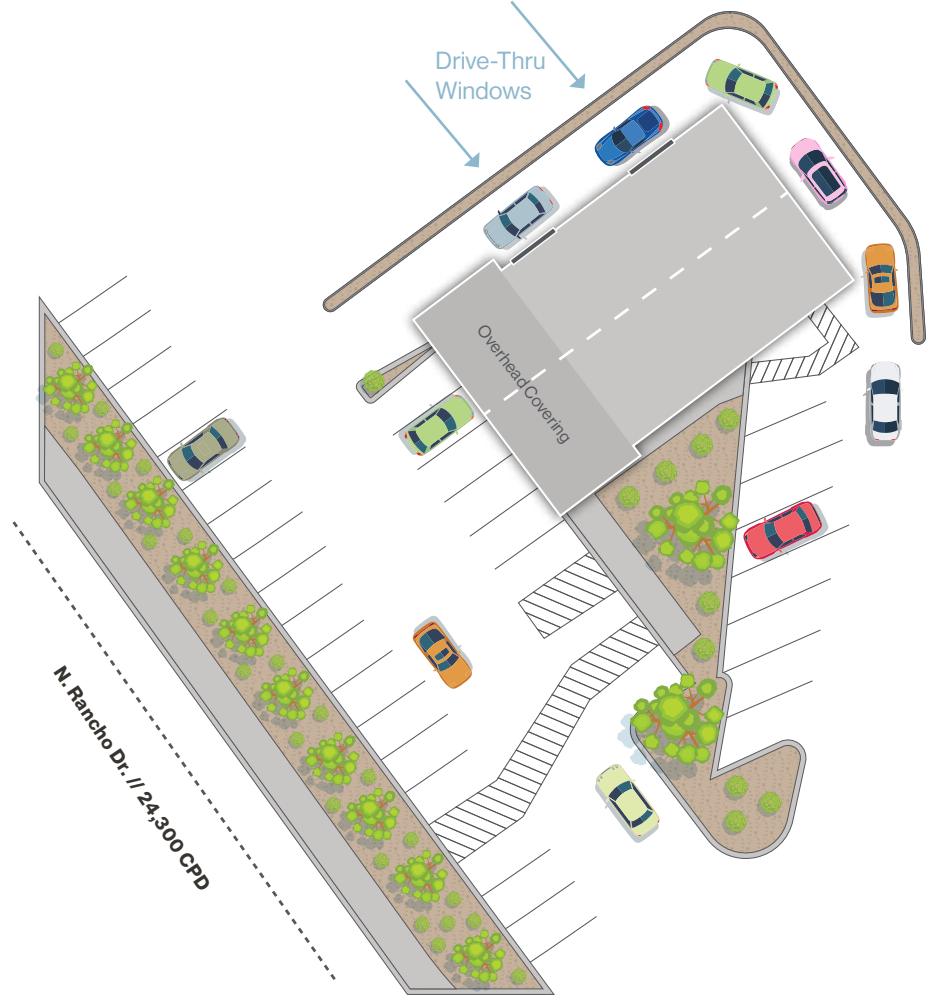
Site Plan

Available **NAP**

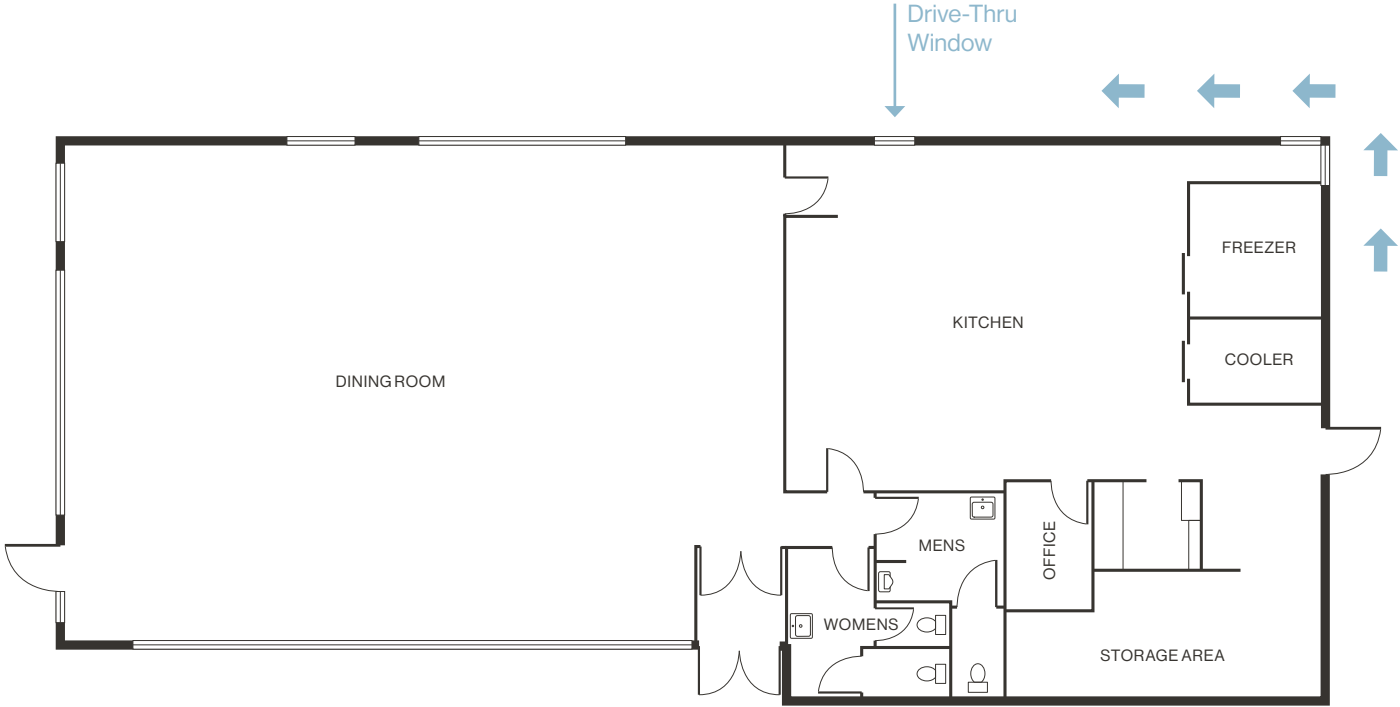
Suite	Tenant	SF
4500 - D	BlvdHome	± 101,491
4496 - E1	Tuff Shed	± 3,763
4490 - 4494	Intermountain Healthcare	± 6,997
4488 - F2	Planet Fitness	± 18,000
4486 - F1	Go For It Gymnastics	± 27,200
4482 - G	Powerhouse Batting Cages	± 18,200
4460 - 4468	Hot Diggity Dog Daycare	± 7,200
4444 - 4454	Ferguson Plumbing	± 10,032
4442	AVAILABLE	± 1,404
4440 - 1	Superior Grocers	± 50,000
4440 - 2	AVAILABLE	± 23,302
4402	Dotty's	± 3,000
4408 - J-7/8	Louie Louie The Restaurant Sushi Bar y Mas	± 2,325
4410 - J6	AVAILABLE	± 1,125
4412 - J5	Louie Louie Chicken Fried Chicken	± 1,200
4414 - J4	Las Vegas Smoke Shop	± 1,200
4416 - J3	Asia Bites	± 1,800
4418 - J2	Domino's Pizza	± 1,350
4422 - J-1A	Essential Nails	± 3,000
4420 - J-1B	Rancho Smiles Dentistry	± 3,000
4430 - K	Dollar Tree	± 10,070
4434 - L	The Habit Burger	± 1,872
4438 - M	Beans & Brews	± 1,538
4458	AVAILABLE	±1,400 - 2,800
4470 - N	Lalo's Mexican Grill	± 2,068
4510 - C	AVAILABLE	± 3,772
4520 - B	Big O Tires	± 5,136
4530 - A	O'Reilly Auto Parts	± 5,604



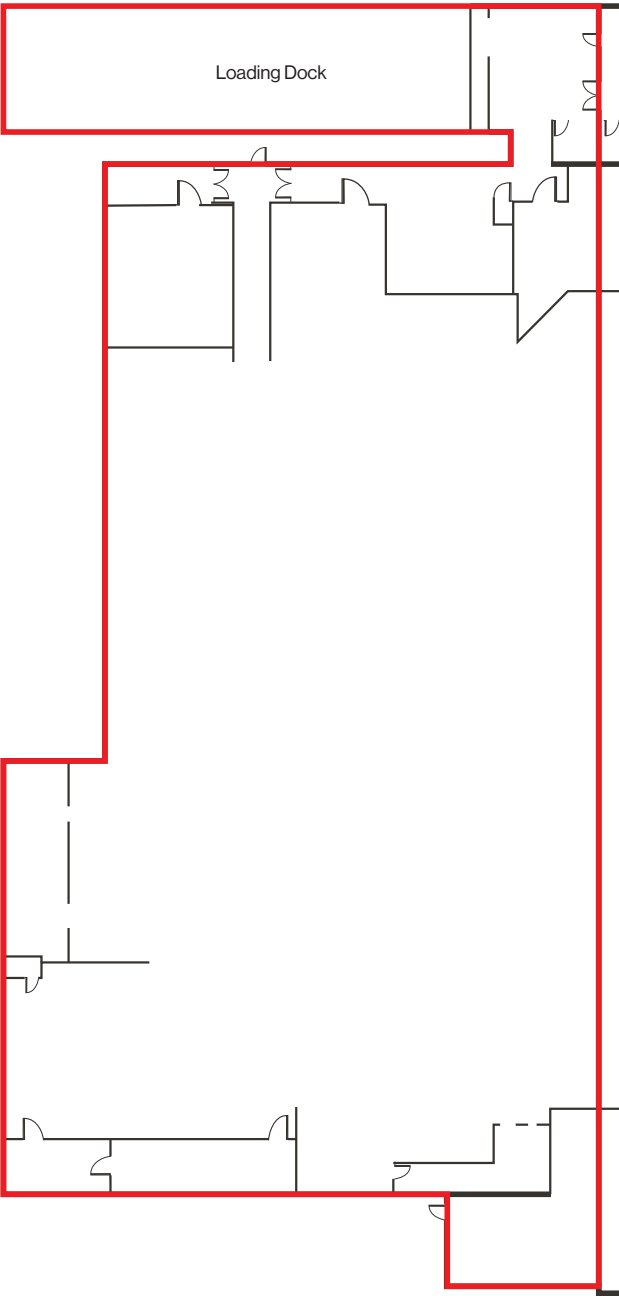
Site Plan
Suite 4458 | ± 1,400 - 2,800 SF



Floor Plan
Suite 4510-C | ± 3,772 SF



Floor Plan
Suite 4440-2 | ± 23,302 SF



Property Photos



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For inquiries please reach out to our team.

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