



FOR SUBLEASE

±16,989 SF
Former Drug Store

4810 W Ann Rd
Las Vegas, NV 89130

LEASING
CONTACTS

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EXECUTIVE VICE PRESIDENT

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Photos do not guarantee the current condition of the property.

PROPERTY HIGHLIGHTS

Former Drug Store

4810 W Ann Rd
Las Vegas, NV 89130

±16,989 SF Freestanding Building

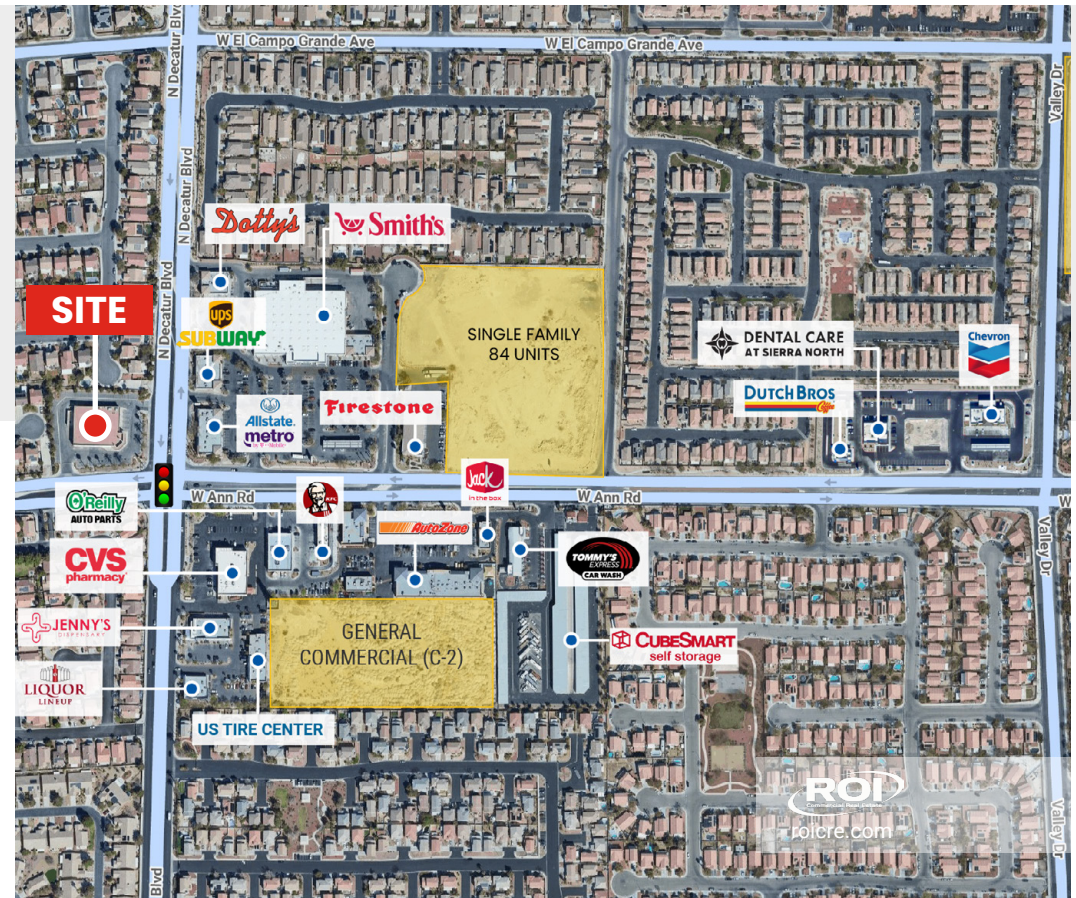
A freestanding, former drug store available for sublease on the hard corner of W Ann Rd & Decatur Blvd. The property benefits from excellent visibility and is surrounded by national and international brands servicing the area.

PROPERTY HIGHLIGHTS

- ✓ Freestanding building located at a highly visible hard corner and signalized intersection of Ann Rd & Decatur Blvd
- ✓ Double section lined intersection
- ✓ Situated across from high volume Smith's anchored shopping center with 1.9M annual visits (Placer.AI)
- ✓ Just one mile south of CC-215 Beltway

125-25-801-019
APN

📍 Limited Commercial (C-1)
ZONING



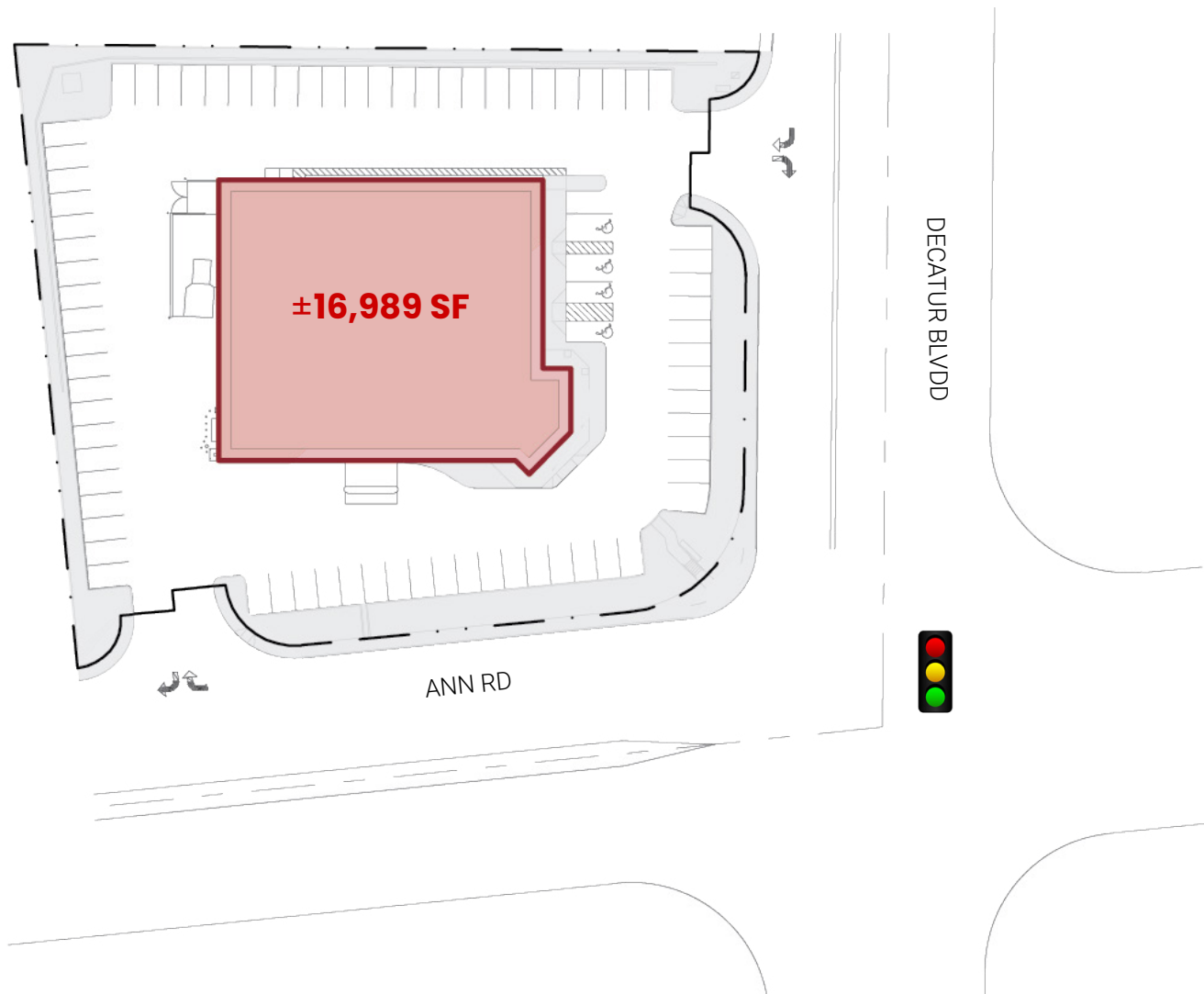
JOIN NEARBY RETAILERS



SITE PLAN

Former Drug Store

4810 W Ann Rd
Las Vegas, NV 89130



TRADE AREA AERIAL

Former Drug Store

4810 W Ann Rd
Las Vegas, NV 89130



AREA DEMOGRAPHICS

Former Drug Store

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POPULATION



1 MILE	3 MILES	5 MILES
21,121	163,282	388,129

AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILES	5 MILES
\$114,356	\$117,335	\$111,990

TRAFFIC COUNTS



ANN RD	DECATUR BLVD
28,500 VPD	28,500 VPD



Sources:
SitesUSA 2025
TRINA, NV DOT 2024



FOR SUBLEASE

Freestanding Building

Former Drug Store

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Las Vegas, NV 89130



roicre.com

9121 W Russell Rd
STE 111
Las Vegas, NV 89148



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Contact our team today!

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