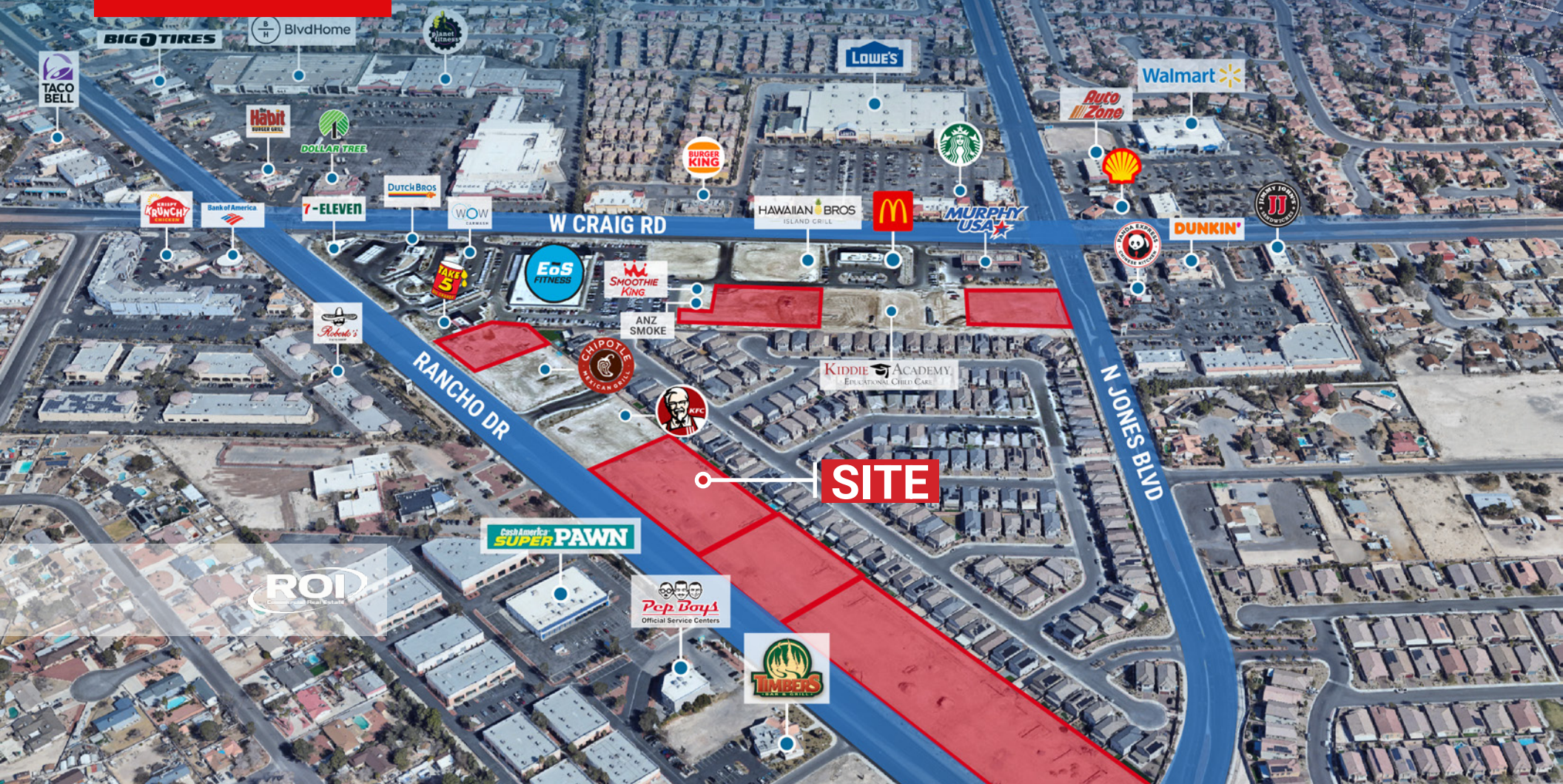


**GROUND LEASE
& BTS**

LAND & SHOP SPACE AVAILABLE

SEC Craig Rd & Rancho Dr
Las Vegas, NV 89130

UNDER NEW OWNERSHIP



Contact our team today!

Dan Adamson

EXEC. DIRECTOR & CORPORATE BROKER
702.550.4934 | dan@roicre.com
NV Lic# B.0026992.CORP

Chris Waldburger, CCIM

ASSOCIATE VICE PRESIDENT
702.483.3683 | chris@roicre.com
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roicre.com

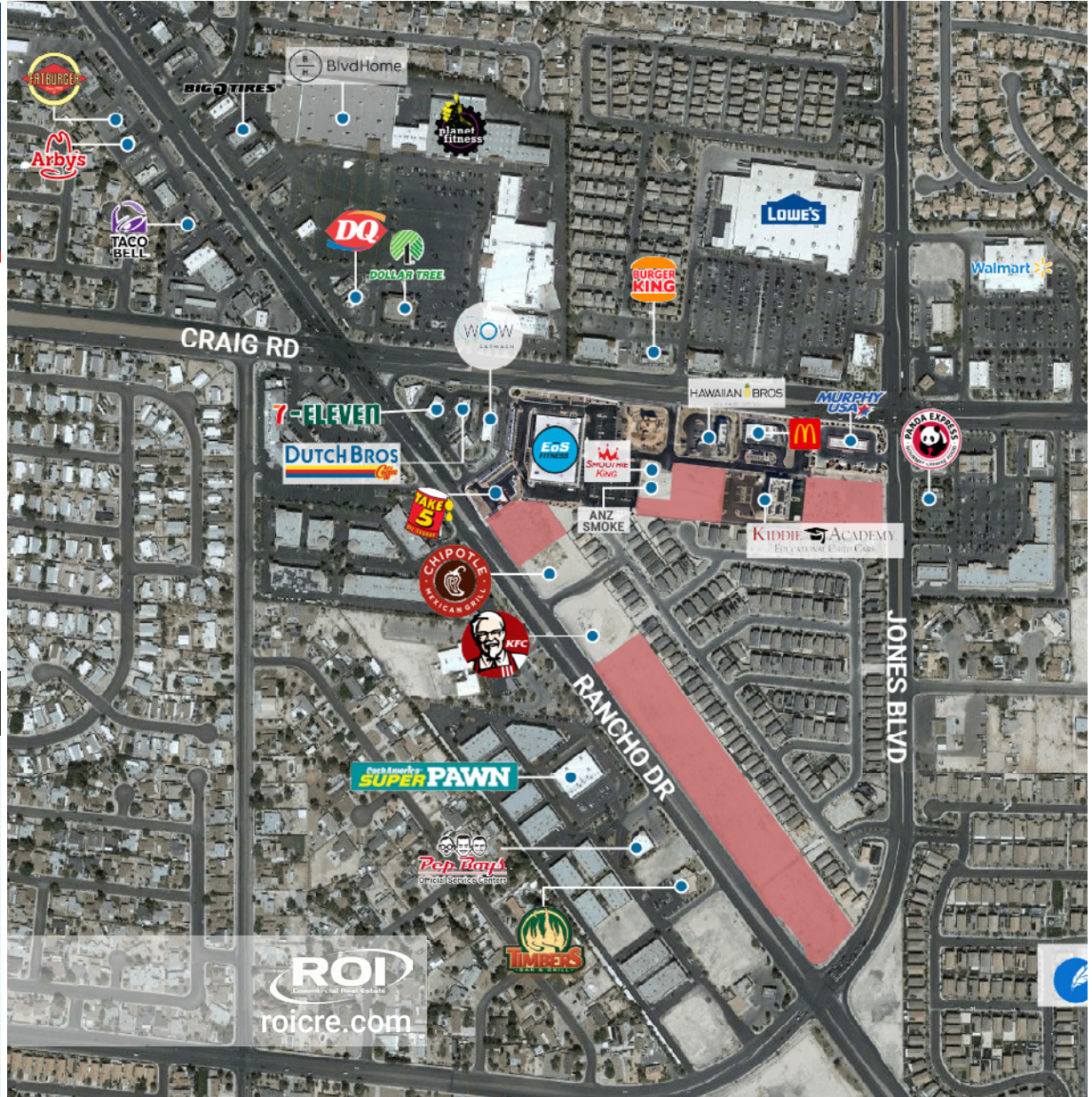
PROPERTY HIGHLIGHTS

SEC CRAIG RD & RANCHO DR
Las Vegas, NV 89130

±0.50 - 8 AC AVAILABLE
RETAIL DEVELOPMENT OPPORTUNITY
±1,000 - 8,630 SF
SHOP SPACE FOR LEASE

- ✓ Prime development land bordering Craig Rd, Jones Blvd, and Rancho Dr
- ✓ Road frontage on both arterials providing excellent ingress & egress
- ✓ Exceptional traffic exposure with high visibility location
- ✓ Improved parcels with off-sites completed

JOIN THESE TENANTS



SITE PLAN

SEC CRAIG RD & RANCHO DR
Las Vegas, NV 89130

RETAIL LAND AVAILABLE

±0.50 - 8 AC

SHOP SPACE FOR LEASE

±1,000 - 8,630 SF

OUTLOT 3B	0.84 AC 1,000 - 2,300 SF	OUTLOT 13	1.13 AC 5,100 SF
OUTLOT 5C	1.06 AC 1,000 - 8,630 SF	OUTLOT 14	0.90 AC
OUTLOT 7	1.77 AC 1,200 - 8,320 SF	OUTLOT 15	1.16 AC 7,390 SF
OUTLOT 9	1.02 AC 2,950 SF	OUTLOT 16	0.55 AC 2,380 SF
OUTLOT 10	0.88 AC 4,720 SF	OUTLOT 17	2.08 AC 12,500 SF
OUTLOT 12	0.94 AC 4,720 SF		

**GENERAL COMMERCIAL (C-2)
ZONING**

**# 138-02-715-016
138-02-715-017
138-02-715-018
138-02-715-021
138-02-816-001
138-02-816-002
APN**

AVAILABLE
NEGOTIATING
CONSTRUCTION ON-GOING



SITE PLAN

SEC CRAIG RD & RANCHO DR
Las Vegas, NV 89130

OUTLOT 3B

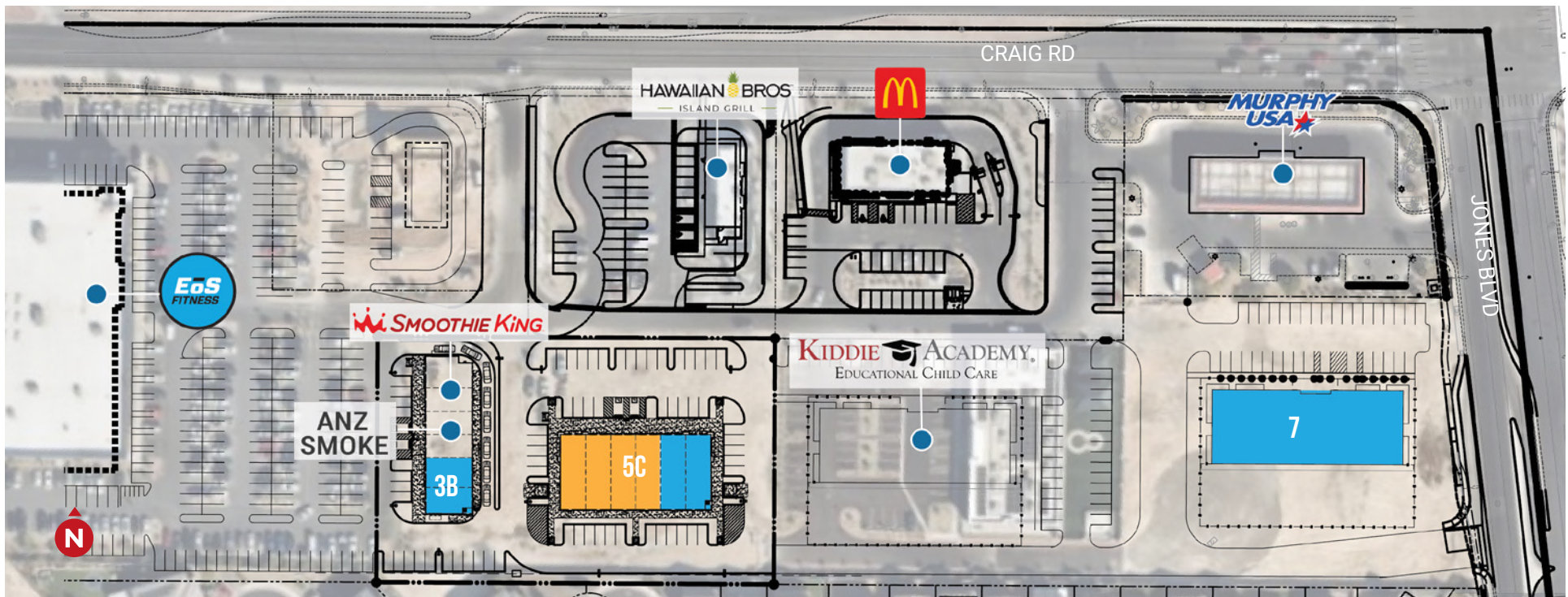
±1,000 - 2,300 SF

OUTLOT 5C

±1,000 - 8,630 SF

OUTLOT 7

±1,200 - 8,320 SF



AVAILABLE

NEGOTIATING

AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
16,298	154,230	439,150



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$106,967	\$109,985	\$113,382



TRAFFIC COUNTS

Craig Rd	Rancho Dr
29,300 VPD	22,600 VPD

Source:
SitesUSA 2026
TRINA, NV DOT, 2025

SEC CRAIG RD & RANCHO DR
Las Vegas, NV 89130



SITE PHOTOS

SEC CRAIG RD & RANCHO DR
Las Vegas, NV 89130





GROUND LEASE & BTS Land & Shop Space Available

±0.50 - 8 AC (Pad) | ±1,200 - 8,320 SF

SEC Craig & Rancho Dr
Las Vegas, NV 89130



ROI Commercial Real Estate

9121 W Russell Rd
STE 111
Las Vegas, NV 89148

Contact our team today!

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