

For Lease | Under New Ownership!

Tonopah Plaza



N. Rancho Dr. // 26,900 CPD

3105 - 3153 N. Rancho Dr.
Las Vegas, NV 89130

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Listing Snapshot



\$1.50 - \$3.00 PSF NNN
Lease Rate



± 1,140 - 1,200 SF
Available Square Footage

Property Highlights

New Ownership:

Tonopah Plaza is undergoing an active leasing initiative under new ownership, creating new opportunities to join one of Northwest Las Vegas’ established retail destinations. With ownership motivated to make deals and multiple leasing opportunities available, now is an ideal time to establish a presence alongside a growing mix of national and local retailers.

Available Spaces

- Suite 3131A: 2nd Gen Insurance Office ± 1,140 SF
- Suite 3131F: 2nd Gen Salon ± 1,200 SF
- Suite 3149C: 2nd Gen Turnkey Restaurant ± 1,200 SF
- Suite 3149D: End-Cap retail space with Rancho Dr. visibility ± 1,200 SF

Strong National Co-Tenancy

Tonopah Plaza is anchored by McDonald’s, Savers, and a national discount retailer (coming soon) and benefits from neighboring retailers including Walmart Neighborhood Market, Smith’s, Wendy’s, Taco Bell, Jack in the Box, EZPAWN, Rebel, and numerous additional national brands, creating a proven retail corridor with consistent customer traffic.

Signalized Regional Location

Located at the signalized corner of N. Rancho Drive (±26,900 CPD) and W. Cheyenne Avenue (±28,900 CPD), less than one mile from North Las Vegas Airport and convenient access to US-95, positioning the center to serve established residential communities, nearby industrial and employment centers, and the greater Northwest Las Vegas trade area.

Demographics

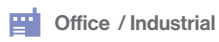
	1-mile	3-mile	5-mile
2026 Population	17,192	180,500	459,466
2026 Average Household Income	\$85,176	\$93,200	\$102,133
2026 Total Households	6,236	66,097	168,489



Aerial



Hospitals



Office / Industrial



Communities



Multifamily



Airports



Golf Courses



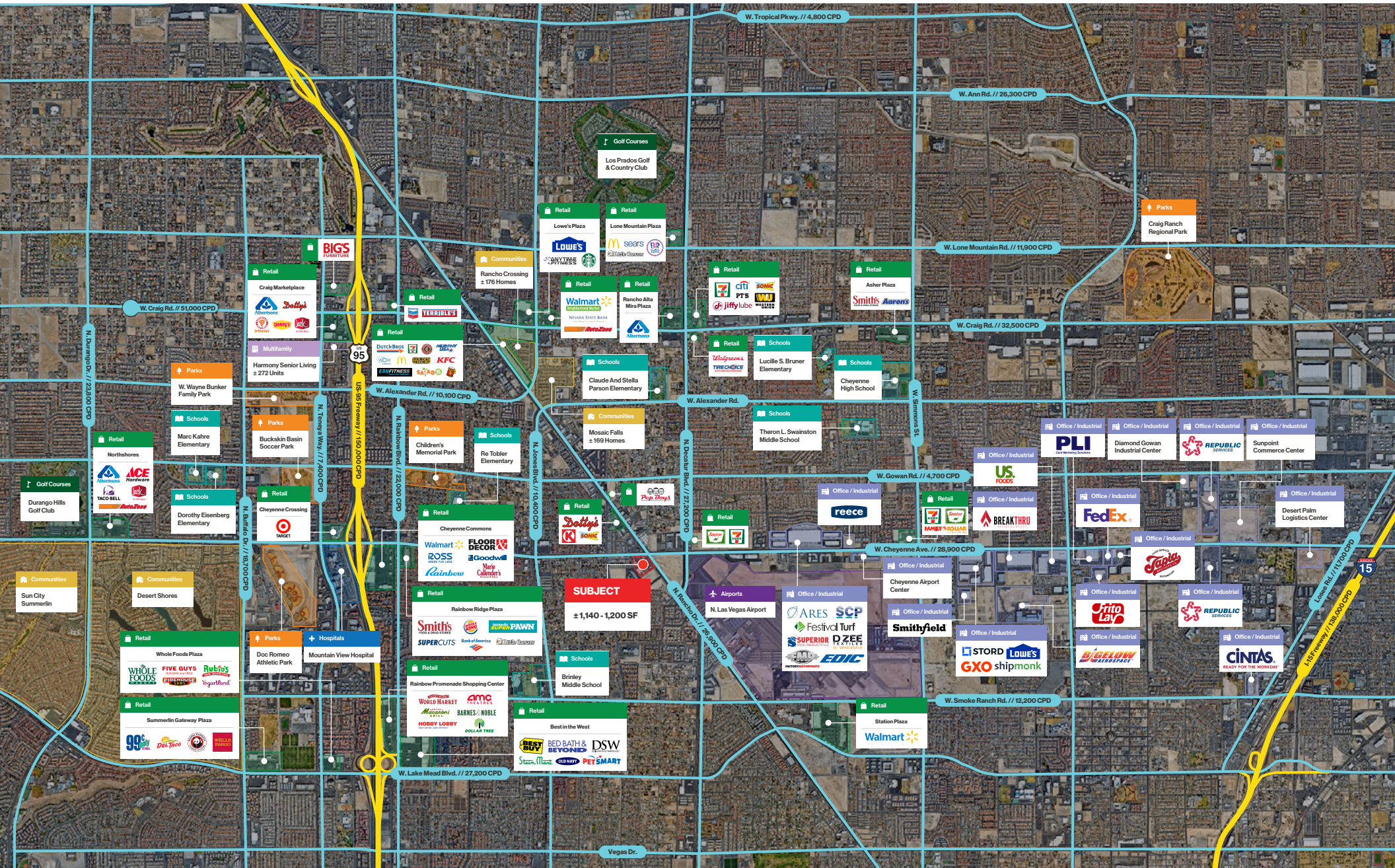
Parks



Schools



Retail

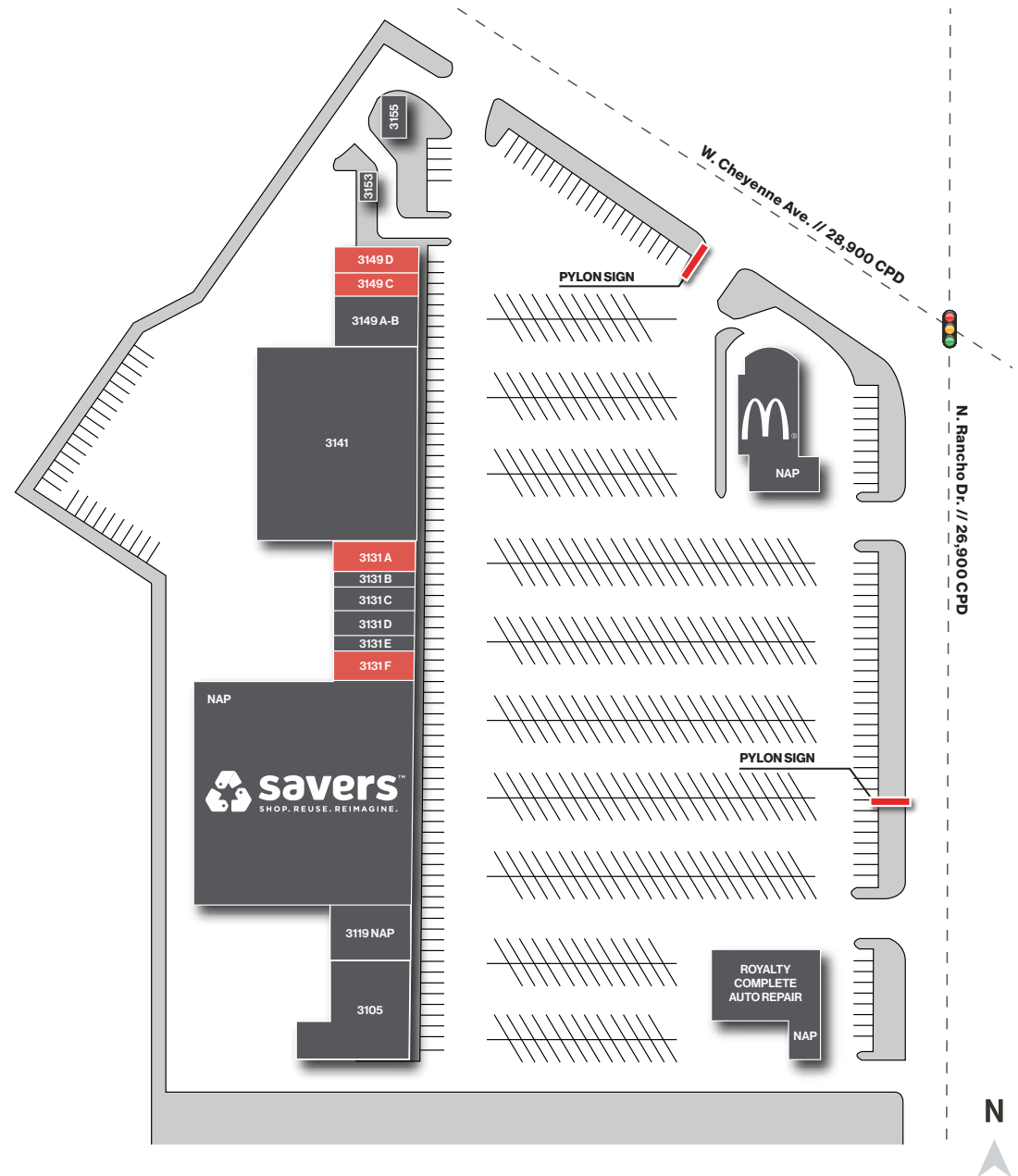




Site Plan

Available NAP

Suite	Tenant	SF
3105	NAP	± 5,735 SF
3131 A	AVAILABLE 2nd Gen Insurance Office	± 1,140 SF
3131 B	Liberty Tax Service	± 930 SF
3131 C	Guatemala City Restaurante y Panaderia	± 1,200 SF
3131 D	L&G ENT	± 1,080 SF
3131 E	Estilísimo Beauty Salon	± 840 SF
3131 F	AVAILABLE 2nd Gen Salon	± 1,200 SF
3141	National Discount Retailer (coming soon)	± 18,670 SF
3149 A - B	Laundromat	± 2,400 SF
3149 C	AVAILABLE 2nd Gen Restaurant	± 1,200 SF
3149 D	AVAILABLE	± 1,200 SF
3153	Smog Depot	± 112 SF
3155	Vegas Smoke Shop	± 700 SF



Property Photos



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