

PROPERTY HIGHLIGHTS

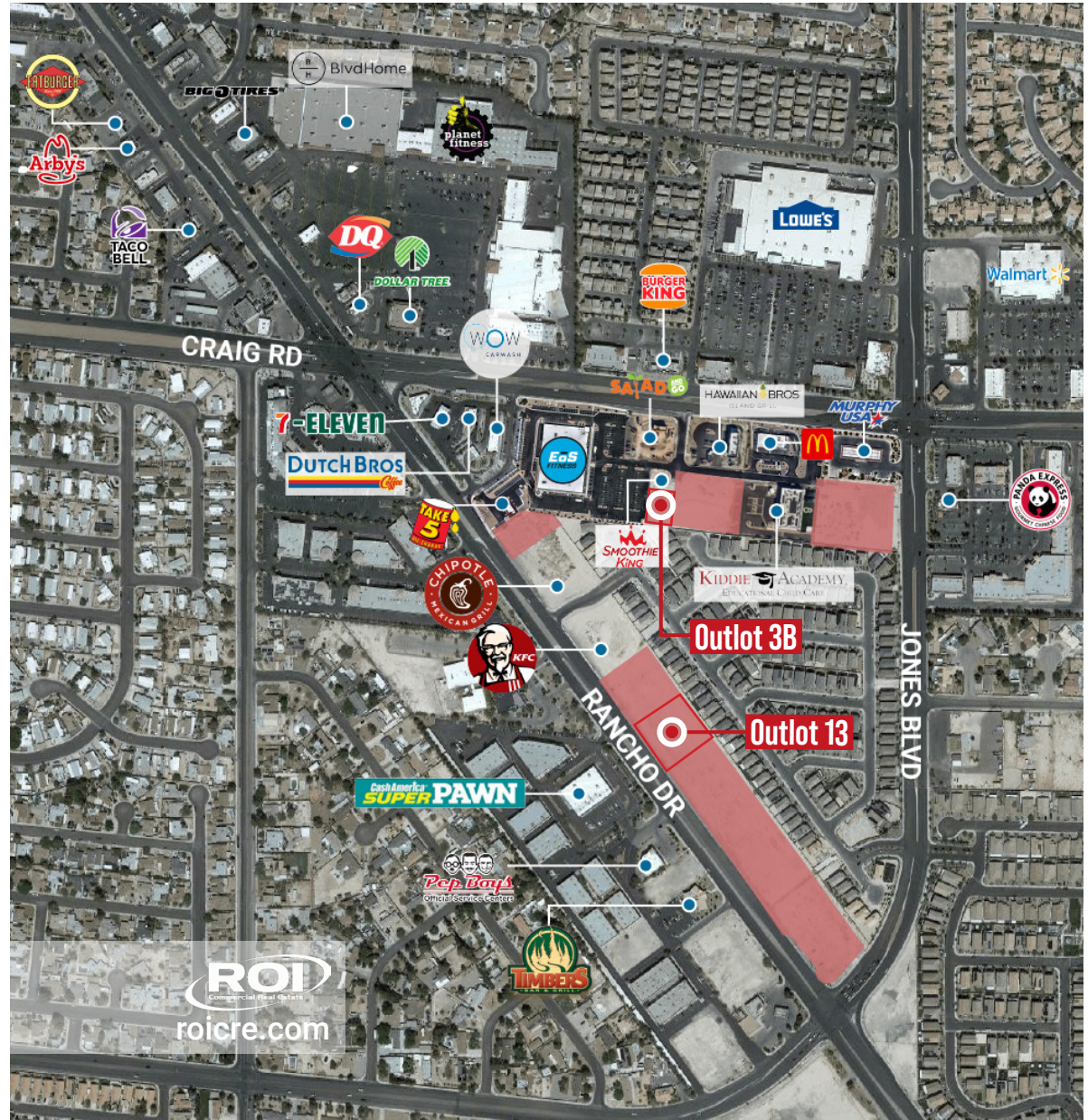
SEC CRAIG RD & RANCHO DR

Outlots 3B & 13
Las Vegas, NV 89130

±0.84 AC - 1.13 AC AVAILABLE
RETAIL DEVELOPMENT OPPORTUNITY

- 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
- 5,000 SF construction Ground Breaking in June 2026.
- Completion in Q4 of 2026
- Seeking Restaurants, Retail, and Medical Users

Join this vibrant mix of tenants



SITE PLAN

SEC CRAIG RD & RANCHO DR

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Restaurants, Retail & Medical Users

±1,200 SF - 5,100 SF

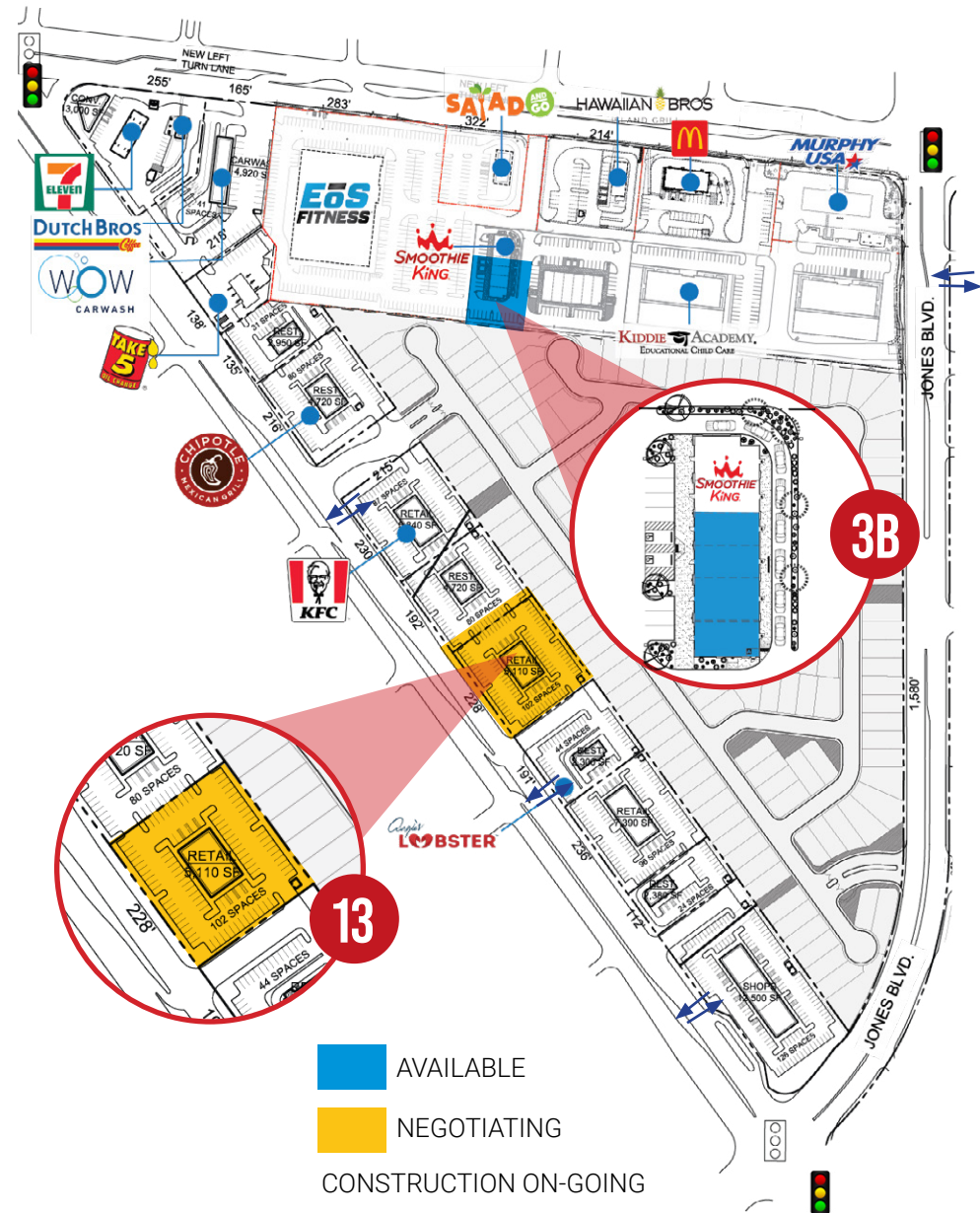
OUTLOT 3B	0.84 AC 1,200 - 3,600 SF
OUTLOT 13	1.13 AC 5,100 SF

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

 **138-02-715-016**
138-02-715-021
APN

 **VIEW DRONE VIDEO**

 **VIEW CURRENT CONSTRUCTION VIDEO**



AREA DEMOGRAPHICS

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POPULATION

1 Mile	3 Miles	5 Miles
16,663	155,775	441,738



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$101,192	\$103,536	\$107,604



TRAFFIC COUNTS

Craig Rd	Rancho Dr
29,200 VPD	23,800 VPD

Source:
SitesUSA 2025
TRINA, NV DOT, 2024



SITE PHOTOS

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