

FOR LEASE

RANCHO TOWNE & COUNTRY

840 - 860 S Rancho Dr
Las Vegas, NV 89106



CARINA L ROPER

Vice President

702.353.2485 | carina@roicre.com | NV Lic #S.0033945

PROPERTY HIGHLIGHTS

Rancho Towne & Country is the preferred “daily needs” shopping center for the trade area.

±2,624 SF AVAILABLE

- ✓ Conveniently located and accessible to two major freeway systems by way of I-11 and I-15
- ✓ Heavy daytime population that draws from its surrounding Medical District, Neighboring Downtown Business District
- ✓ Area is surrounded by mature upscale residential

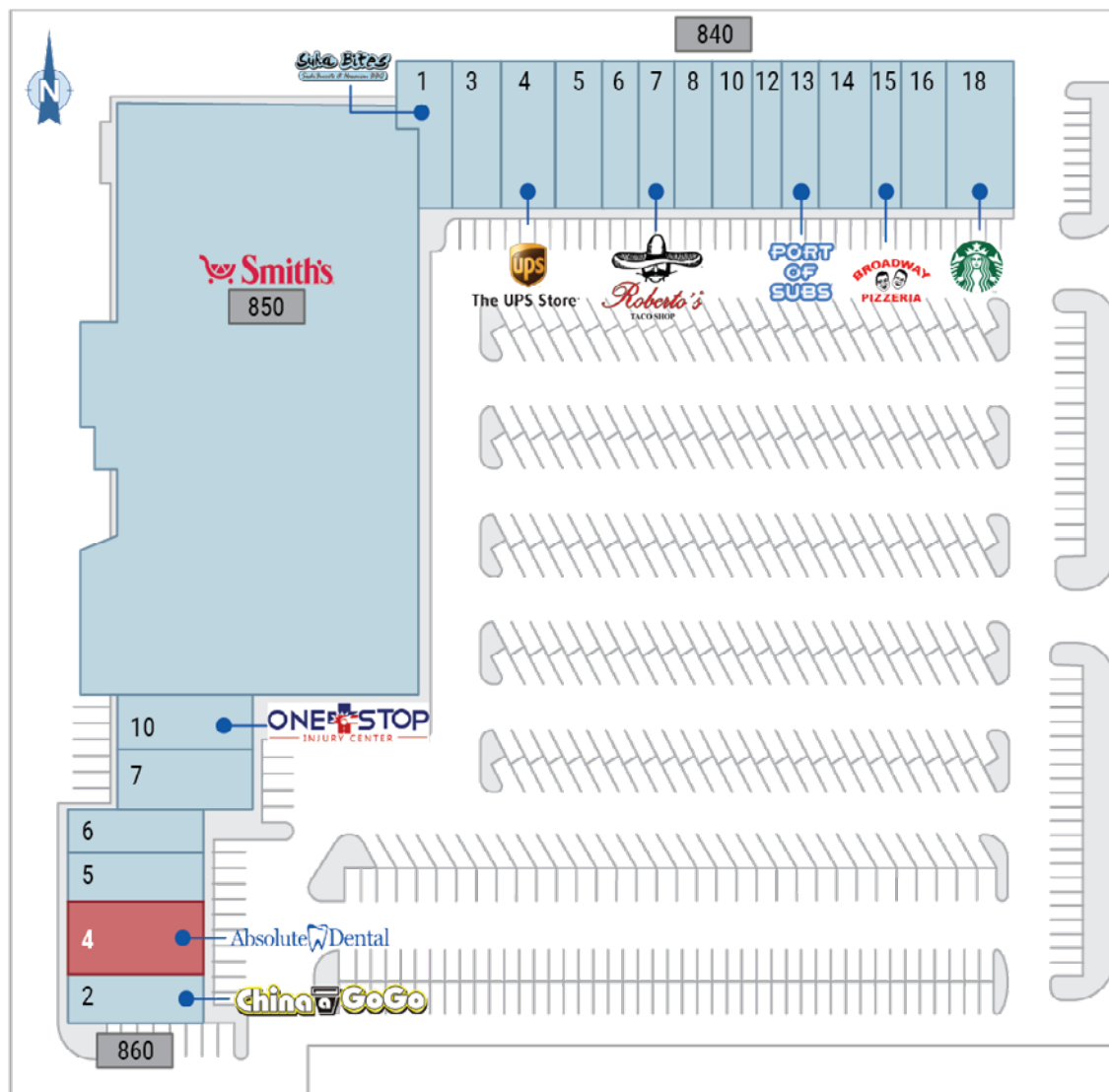


SHOPPING CENTER RETAILERS



SITE PLAN

Rancho Towne & Country
N-NWC Charleston Blvd & Rancho Dr
Las Vegas, NV 89106



840 S Rancho Dr

Suite	Tenant	Size (SF)
1	Suha Bites Sushi Burrito & Hawaiian BBQ	1,500
3	Magic Shoe and Luggage Repair	1,428
4	The UPS Store	1,300
5	Rich Custom Jewelry	960
6	Greens & Grill	1,000
7	Just Play	1,625
8	Roberto's Taco Shop	1,232
10	Cigarettes Plus	1,118
12	Tea Bar	1,074
13	Port of Subs	1,110
14	Stay Healthy!	1,990
15	Broadway Pizza	1,640
16	New York Bagel Bakery	2,000
18	Starbucks	3,000

850 S Rancho Dr

Suite	Tenant	Size (SF)
	Smith's Food & Drug	55,096

860 S Rancho Dr

Suite	Tenant	Size (SF)
2	China A Go Go	1,701
4	AVAILABLE - DO NOT DISTURB	2,624
5	Advance Services Inc.	1,324
6	The Blooming Bistro	1,324
7	Glossy Nails	1,665
10	One Stop Injury Center <i>COMING SOON</i>	2,624



CLICK HERE FOR
VIRTUAL TOUR

AREA DEMOGRAPHICS

Rancho Towne & Country
N-NWC Charleston Blvd & Rancho Dr
Las Vegas, NV 89106



POPULATION

1 Mile	3 Miles	5 Miles
10,025	178,518	519,148



AVERAGE HOUSEHOLD INCOME

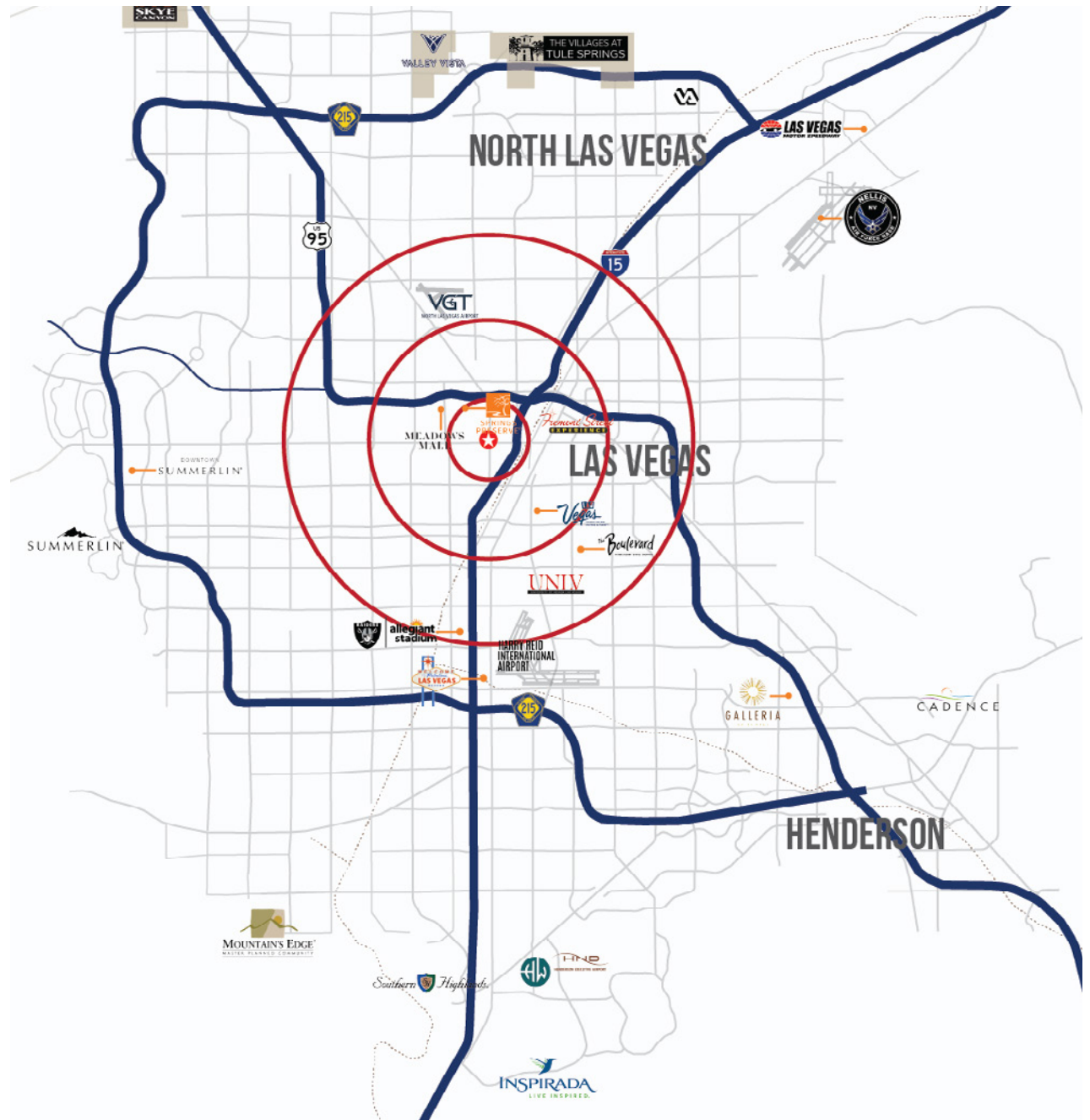
1 Mile	3 Miles	5 Miles
\$119,374	\$77,679	\$78,539



TRAFFIC COUNTS

Charleston Blvd	Rancho Dr
29,600 VPD	26,100 VPD

Source:
SitesUSA 2025
TRINA, NV DOT 2024





FOR LEASE

Rancho Towne & Country

840 - 860 S Rancho Dr
Las Vegas, NV 89106



ROI Commercial Real Estate

9121 W Russell Rd
STE 111
Las Vegas, NV 89148

Contact our team today!

CARINA L ROPER

Vice President

702.353.2485

carina@roicre.com

NV Lic #S.0033945

Follow us for updates



[roicre](https://www.facebook.com/roicre)



[roi.cre](https://www.instagram.com/roi.cre)



[roicre](https://www.linkedin.com/company/roicre)

DISCLAIMER

All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.

Demographics are provided by SitesUSA using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Georeferenced data herein are provided by Placer Labs, Inc. and is provided without representation or warranty.

Photos contained herein are property of their respective owners. Photos do not guarantee the current condition of the property.