



**FOR
LEASE**

4275 N Rancho Dr #145
Las Vegas, NV 89030

- Open Retail Floor Plan
- Exposure Fronting Rancho Dr
- Easy Access from Rancho Dr
- 23,000 Cars Per Day
- New Developments Surrounding this corridor

±1,500 SF RETAIL CENTER

Property Specs

LEASE RATE **\$1.70/SF/NNN**

TOTAL AVAILABLE **±1,307 SF**

YEAR BUILT **2004**

ZONING **C-2 (General Commercial)**

TYPE **Retail | Neighborhood Center**

- Glass Front Entry
- Open Retail Space/One Restroom and existing sinks
- Drop Down Ceiling, HVAC and Sprinklers
- Parking 3/1,000
- CAM Includes: Trash, Taxes, Insurance, Landscape, Exterior Lighting
- Monument Signage Panel Available



OR TEXT 23471 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

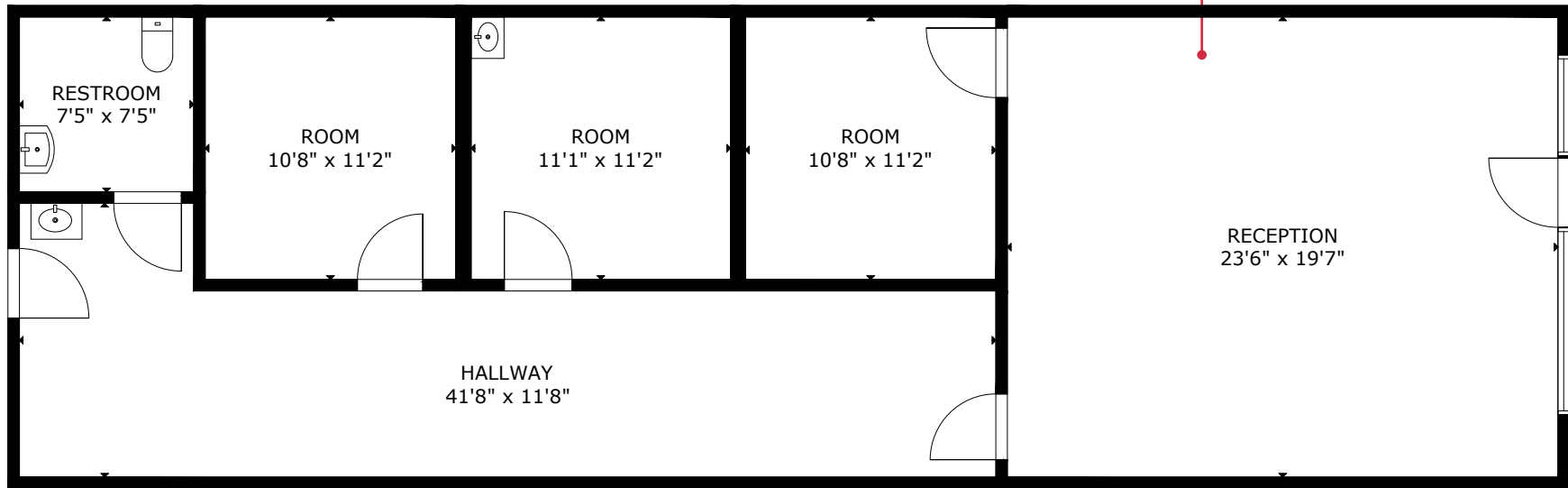
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SUMMARY

FLOOR PLAN



CLICK HERE
FOR A 3D TOUR



Total SF	Base Rent	CAM Rate	Lease Rate	Total Rent
±1,307	\$/Mo	\$0.38/SF	\$170/SF NNN	\$/Mo

PHOTOS



AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	17,063	154,640	447,577
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	6,683	58,156	163,280
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$97,894	\$102,781	\$106,645

Traffic Counts

STREET	AADT
Rancho Drive	29,500
Craig Road	22,800

Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

TERMS & CONDITIONS

Terms and Conditions

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Summary Documents

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NAI Excel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

6064 S Durango Dr
Las Vegas, Nevada 89113
702.383.3383 | naixel.com

Bryan Houser, SIOR

LIC.S.0038030

702.277.9207

bhouser@naixel.com

Grayson Boyce

LIC.S.0204745

702.701.4725

gboyce@naixel.com

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