

RANCHO PINES BUSINESS PARK

4584 N. Rancho Drive, Las Vegas NV 89130



Freestanding, single story 5,136 SF professional building built in 2007

- Flexible floorplan: five private offices, open area for twelve additional work stations, a conference room, file room, restrooms, and an additional break room
- Well maintained and professionally managed office park
- Property in outstanding condition
- High traffic location of over 28,000 cars per day
- Zoned Limited Commercial District (C-1)
- 0.49 acre lot
- APN 138-02-214-012

Near the highly traveled intersection of N. Rancho Drive and W. Craig Road, just south of the Santa Fe Casino, the property is located behind the Rancho Pines Shopping Center. Property has convenient access via N. Rancho Drive from U.S. 95 and the 215 Beltway.

There are 407,556 residents within a 5-mile radius with an average household income of \$72,895. In the local area there is a high density of retail and dining, including Draft House, Fat Burger and Arby's

Marketed by: Philip Gusterson
LVRE.com
3100 W. Sahara #112, Las Vegas, NV 89102
Tel. 702-752-6872 Email. philip@lvre.com

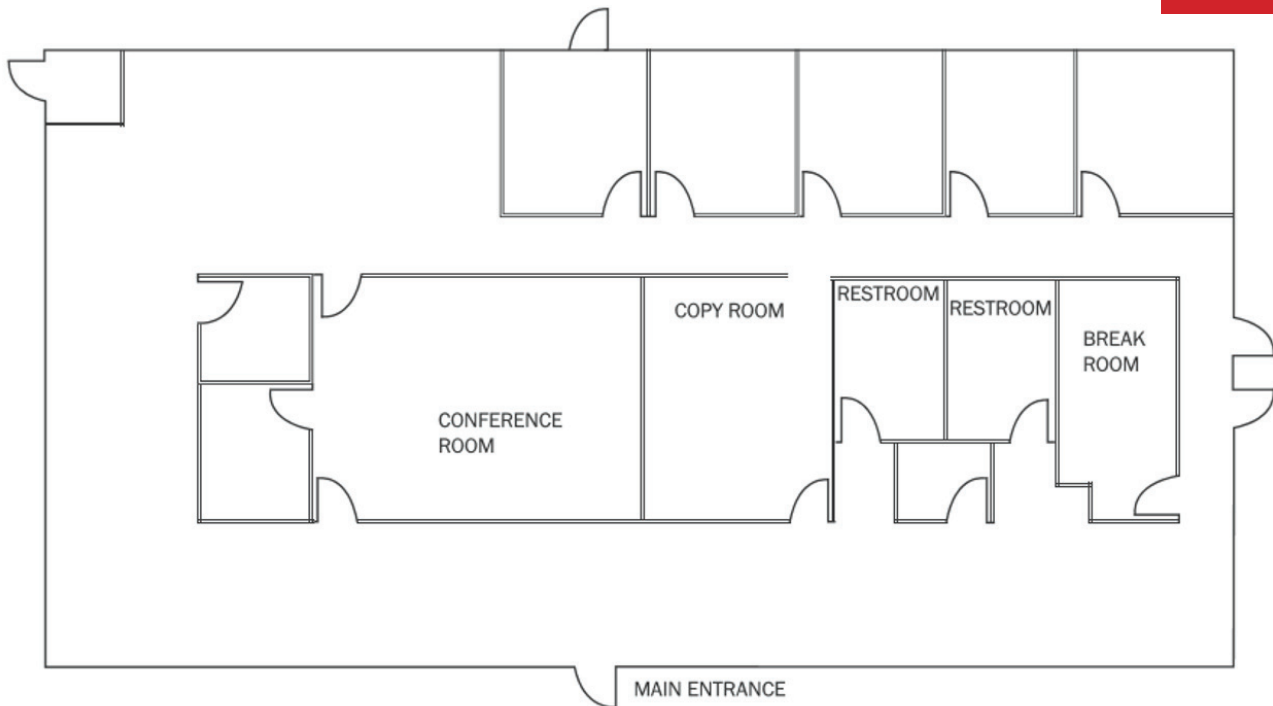
The information contained herein was obtained from sources believed to be reliable, however, LVRE.com and its agents make no guarantee, warranty, or representation as to its completeness or accuracy. Anyone utilizing this information does so at their own risk and agrees to hold LVRE.com and its agents harmless.



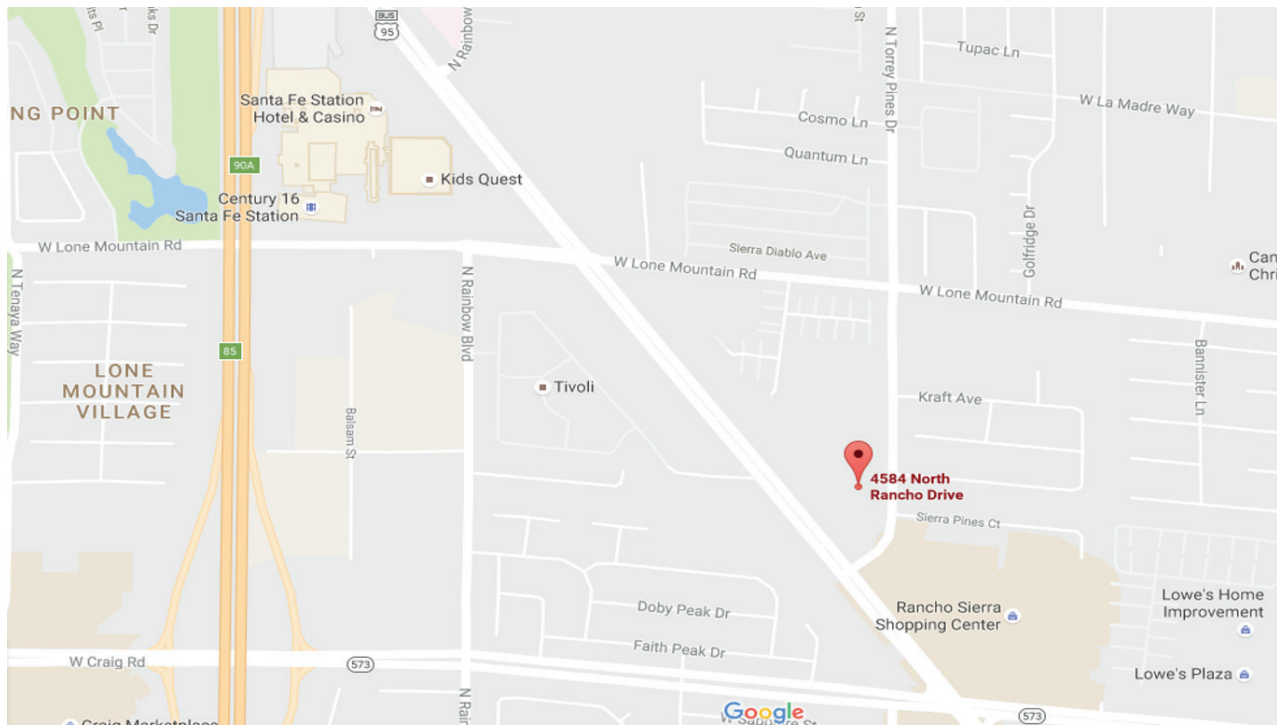
RANCHO PINES BUSINESS PARK

4584 N. Rancho Drive, Las Vegas NV 89130

Flooplan



Location



Marketed by: Philip Gusterson
LVRE.com
3100 W. Sahara #112, Las Vegas, NV 89102
Tel. 702-752-6872 Email. philip@lvre.com

The information contained herein was obtained from sources believed to be reliable, however, LVRE.com and its agents make no guarantee, warranty, or representation as to its completeness or accuracy. Anyone utilizing this information does so at their own risk and agrees to hold LVRE.com and its agents harmless.

