



711-721 N. Rancho Dr.
Las Vegas, NV 89106

NAIVegas

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

8945 W. Russel Road Suite 110
Las Vegas, NV 89148

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Offered By:

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Property Details

DEMOGRAPHICS

| POPULATION | 1-mile | 3-mile | 5-mile |
|-----------------|--------|---------|---------|
| 2018 Population | 16,115 | 155,248 | 476,657 |

| HOUSEHOLDS | 1-mile | 3-mile | 5-mile |
|-----------------|--------|--------|---------|
| 2018 Households | 4,952 | 53,667 | 165,657 |

| INCOME | 1-mile | 3-mile | 5-mile |
|------------------------|----------|----------|----------|
| 2018 Average HH Income | \$57,244 | \$50,914 | \$62,256 |

LEASING DETAILS

Inline Space:
\$1.00-\$1.10 PSF NNN
CAM CHARGES \$0.29

Space Available:
1,216 - 3,646 SF

> FOR MORE INFORMATION
<http://helloarti.com/view/29310>



Property Highlights

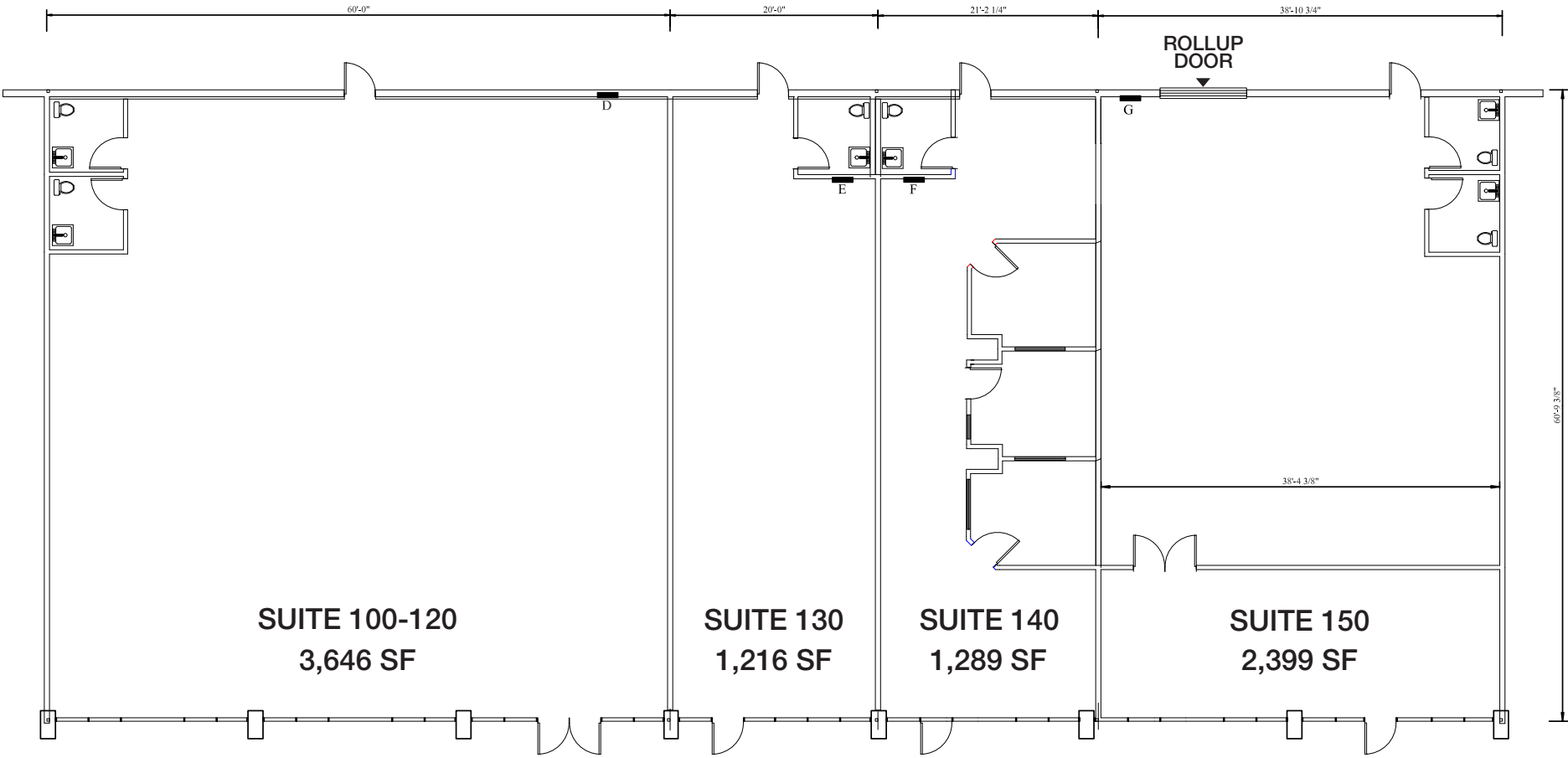
- Suite 150 has rear roll-up door
- Minutes from US 95
- Good demographics
- Signalized intersection
- Plenty of parking
- Strong Co-Tenants
- Well established area with high density residential

TRAFFIC COUNTS

| STREET | CPD |
|--------------------------------|--------|
| N. Rancho Dr. / W Bonanza Rd. | 52,925 |
| N. Rancho Dr. / Ernest May Ln. | 43,863 |
| N. Rancho Dr. / Belrose St. | 47,088 |



Site Plan



SUITE 100-120
3,646 SF

SUITE 130
1,216 SF

SUITE 140
1,289 SF

SUITE 150
2,399 SF

711 RANCHO
8,550 SF

Aerial Map









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