

# RANCHO TOWNE & COUNTRY

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

**1,324 - 2,624 SF AVAILABLE**

## LEASING CONTACT



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

901 S Rancho Dr  
Las Vegas, NV 89106

**1,324 - 2,624 SF AVAILABLE**

- Conveniently located and accessible to two major freeway systems by way of US 95 and I-15
- One (1) 1,324 sf space available for lease
- One (1) 2,624 sf office space available
- Heavy daytime population that draws from its surrounding Medical District, Neighboring Downtown Business District
- Area is surrounded by mature upscale residential

**SHOPPING CENTER  
RETAILERS**

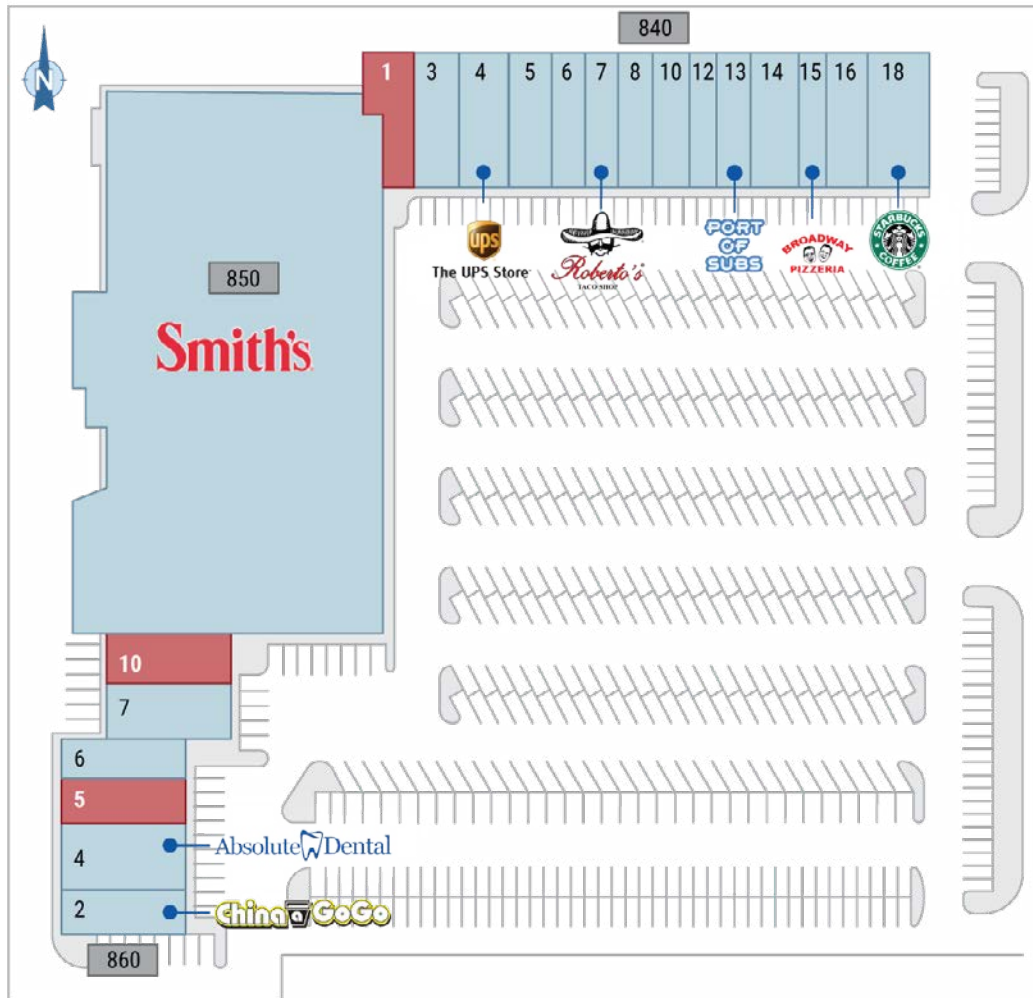


# SITE PLAN



CLICK HERE FOR  
**VIRTUAL TOUR**

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



RANCHO DR (19,000 VPD)

## 840 S Rancho Dr

| Suite    | Tenant                        | Size (SF)    |
|----------|-------------------------------|--------------|
| <b>1</b> | <b>AVAILABLE</b>              | <b>1,500</b> |
| 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

## 860 S Rancho Dr

| Suite     | Tenant              | Size (SF)    |
|-----------|---------------------|--------------|
| 2         | China A Go Go       | 1,701        |
| 4         | Absolute Dental     | 2,624        |
| <b>5</b>  | <b>AVAILABLE</b>    | <b>1,324</b> |
| 6         | The Blooming Bistro | 1,324        |
| 7         | Glossy Nails        | 1,665        |
| <b>10</b> | <b>AVAILABLE</b>    | <b>2,624</b> |



# AREA DEMOGRAPHICS

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



## POPULATION

| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 11,596 | 179,191 | 521,502 |



## AVERAGE HHI

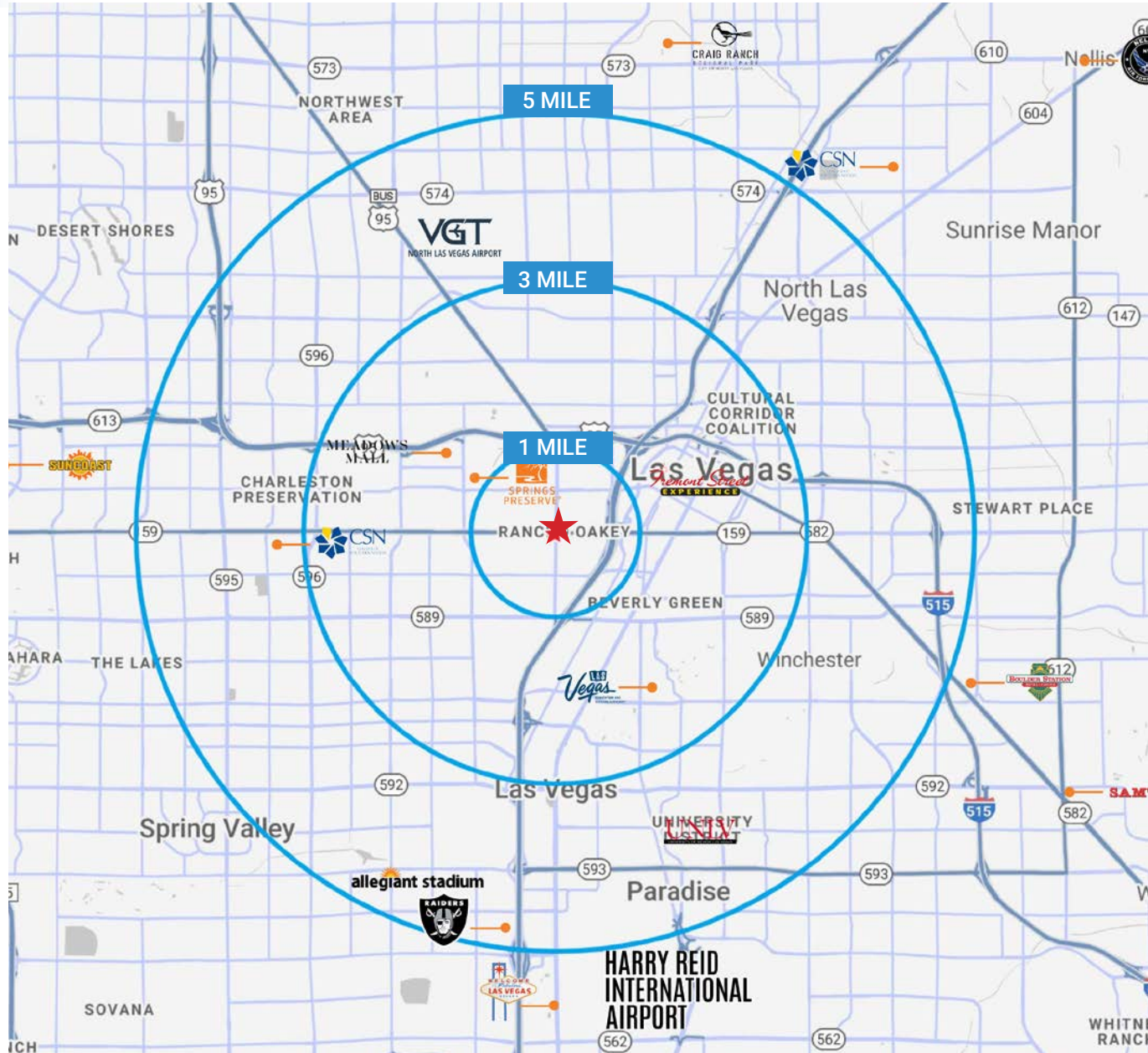
| 1 Miles   | 3 Miles  | 5 Miles  |
|-----------|----------|----------|
| \$101,652 | \$65,652 | \$68,550 |



## TRAFFIC COUNTS

Charleston Blvd - 28,300 VPD  
 Rancho Dr - 25,000 VPD

Source:  
 TRINA, NV DOT 2022  
 SitesUSA 2023



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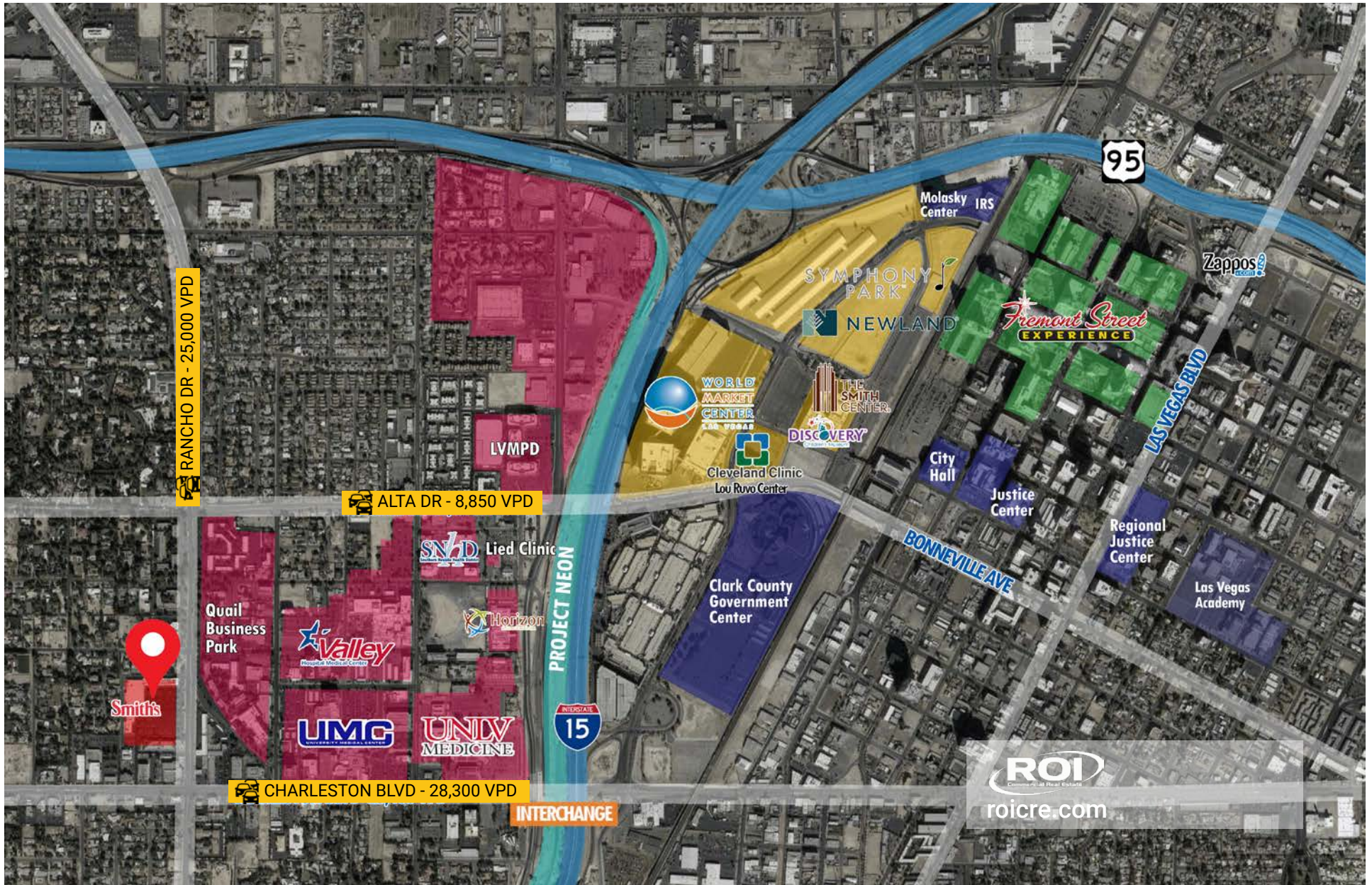
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# TRADE AREA AERIAL

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# FOR MORE INFORMATION

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