



RANCHO PLACE

901 S Rancho Dr
Las Vegas, NV 89106

1,000 - 3,700 SF AVAILABLE



9121 W Russell Rd
Suite 111
Las Vegas, NV 89148

LEASING CONTACT

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Rancho Place is a well-positioned, highly visible strip center anchored by Bank of America and Walgreens Specialty Pharmacy

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1,000 - 3,700 SF AVAILABLE

Space is divisible to 1,000 and 2,700 SF

- High visibility with unobstructed views to Rancho Dr
- Easy access with on and off ramps to both I-15 and US-95 Freeway systems
- Located within the Medical District and within walking distance to UMC and Valley Hospitals
- Strong daytime population with close proximity to Downtown Las Vegas Business District
- High household incomes within a 1 mile radius
- Zoning: T5 Corridor (T5-C)

SHOPPING CENTER RETAILERS



Community Bank of America.
A Walgreens PHARMACY



JACKSON HEWITT
TAX SERVICE

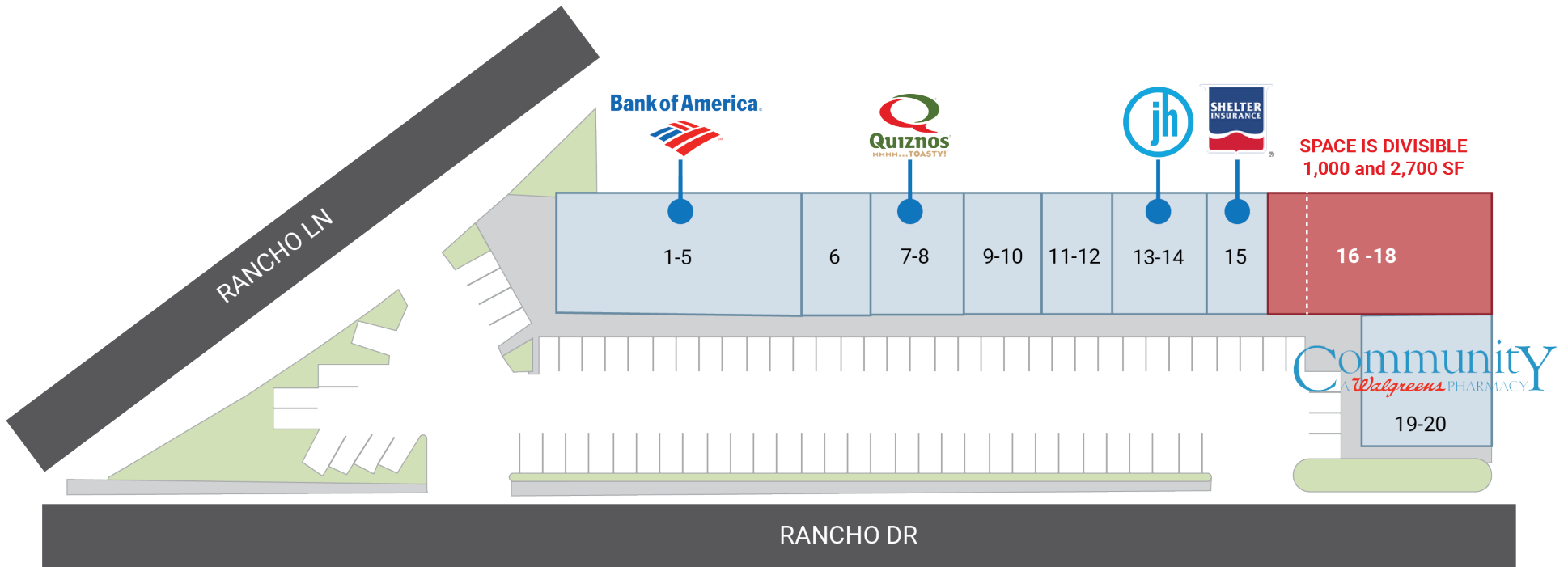


SITE PLAN



[CLICK HERE FOR VIRTUAL TOUR](#)

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Suite	Tenant	Size (SF)
1-5	Bank of America	5,100
6	Tru Love Boutique	1,500
7-8	Quiznos	1,900
9-10	Art Cleaners	1,472
11-12	New Tenants Coming Soon!	1,500
13-14	Jackson Hewitt	3,217
15	Shelter Insurance	1,311
16-18	AVAILABLE Space is divisible to 1,000 and 2,700 SF	3,700
19-20	Community Walgreens Pharmacy	3,000

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AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
9,889	186,592	533,705



AVERAGE HHI

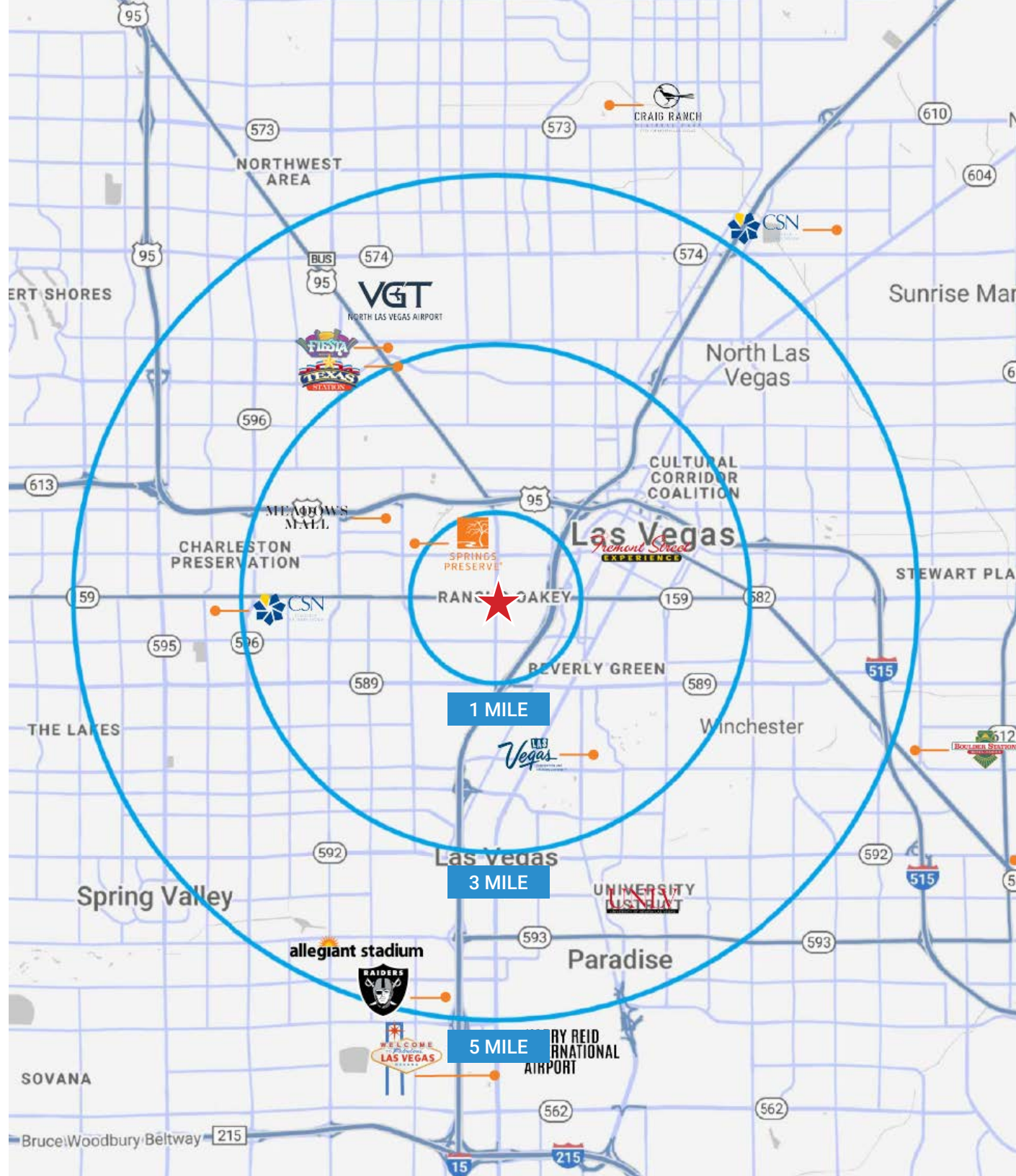
1 Miles	3 Miles	5 Miles
\$103,499	\$52,531	\$55,326



TRAFFIC COUNTS

Charleston Blvd - 25,400 VPD
 Rancho Dr - 19,000 VPD

Source:
 TRINA, NV DOT 2020
 SitesUSA 2021



TRADE AREA AERIAL

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FOR MORE INFORMATION

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