



W Craig Rd 29,300 VPD

N Rancho Dr 22,600 VPD

1.33 ACRES RETAIL LAND
FOR SALE

SEC CRAIG RD & RANCHO DR
4260 N RANCHO DR, LAS VEGAS, NV 89130

CBRE

PROPERTY OVERVIEW

Property Summary

Available Space	1.33 Acres
Condition	Offsites complete and utilities stubbed, buyer to do its own due diligence
Co-Tenants	EOS, 7/11, McDonalds and more
Price	\$1.6M
Zoning	C-2

Opportunity Benefits

- Prime development site at the intersection of two major commuter roads with traffic counts exceeding 52,000 cars per day
- Unobstructed frontage with multiple points of ingress and egress, including turn-in access
- Immediate proximity to the I-95 freeway
- Improved parcel with off-site work completed
- Dense surrounding residential base supported by strong demographics



JOIN THIS VIBRANT MIX OF TENANTS

DUTCH BROS
Coffee

MURPHY
USA

SAVAD AND GO

Angie's
LOBSTER

TAKE
5

HAWAIIAN BROS
— LAND GRILL —

CHIPOTLE
MEXICAN GRILL

SMOOTHIE
KING

M

7
ELEVEN

WOW
CARWASH

EōS FITNESS

KIDDIE  **ACADEMY**
EDUCATIONAL CHILD CARE

SITE PLAN

4260 N RANCHO DR



AERIAL



AREA DEMOGRAPHICS

Population (2025)

1 Mile	17,378
3 Miles	159,866
5 Miles	448,993

Avg HH Income (2025)

1 Mile	\$99,285
3 Miles	\$101,611
5 Miles	\$106,230

of Households (2025)

1 Mile	6,682
3 Miles	59,877
5 Miles	163,417



SITE PHOTOS



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FOR SALE**

4260 NORTH RANCHO DR

LAS VEGAS, NV 89130



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