

For Lease | Under New Ownership!

# Tonopah Plaza



3105 - 3153 N. Rancho Dr.  
Las Vegas, NV 89130

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Listing Snapshot



**\$1.50-\$2.00 PSF NNN**  
Lease Rate



**± 1,140 - 5,735 SF**  
Available Square Footage

Property Highlights

**Available Spaces**

- Suite 3105: End-Cap Space ± 5,735 SF
- Suite 3131A: 2nd Gen Insurance Office ± 1,140 SF
- Suite 3131F: 2nd Gen Salon ± 1,200 SF

**Strong National Co-Tenancy**

Anchored by McDonald’s, Savers, and National Discount Retailer (coming soon), creating a strong retail destination that drives consistent customer traffic.

**Signalized Hard Corner Location**

Positioned at the signalized intersection of N. Rancho Drive & W. Cheyenne Avenue, providing outstanding visibility, multiple access points, and excellent exposure.

**High-Traffic Retail Corridor**

Located along N. Rancho Drive (± 26,900 CPD) and just off W. Cheyenne Avenue (± 28,900 CPD)

**Near North Las Vegas Airport**

Located approximately one mile from North Las Vegas Airport with convenient access to US-95, serving nearby businesses, employees, and surrounding residential communities.

**Established Northwest Las Vegas Trade Area**

Surrounded by dense residential neighborhoods, established retail centers, schools, and growing commercial development, supporting strong daytime and neighborhood consumer demand.

Demographics

|                               | 1-mile   | 3-mile   | 5-mile    |
|-------------------------------|----------|----------|-----------|
| 2026 Population               | 17,192   | 180,500  | 459,466   |
| 2026 Average Household Income | \$85,176 | \$93,200 | \$102,133 |
| 2026 Total Households         | 6,236    | 66,097   | 168,489   |





## Aerial



## Hospitals



Office / Industrial



## Communities



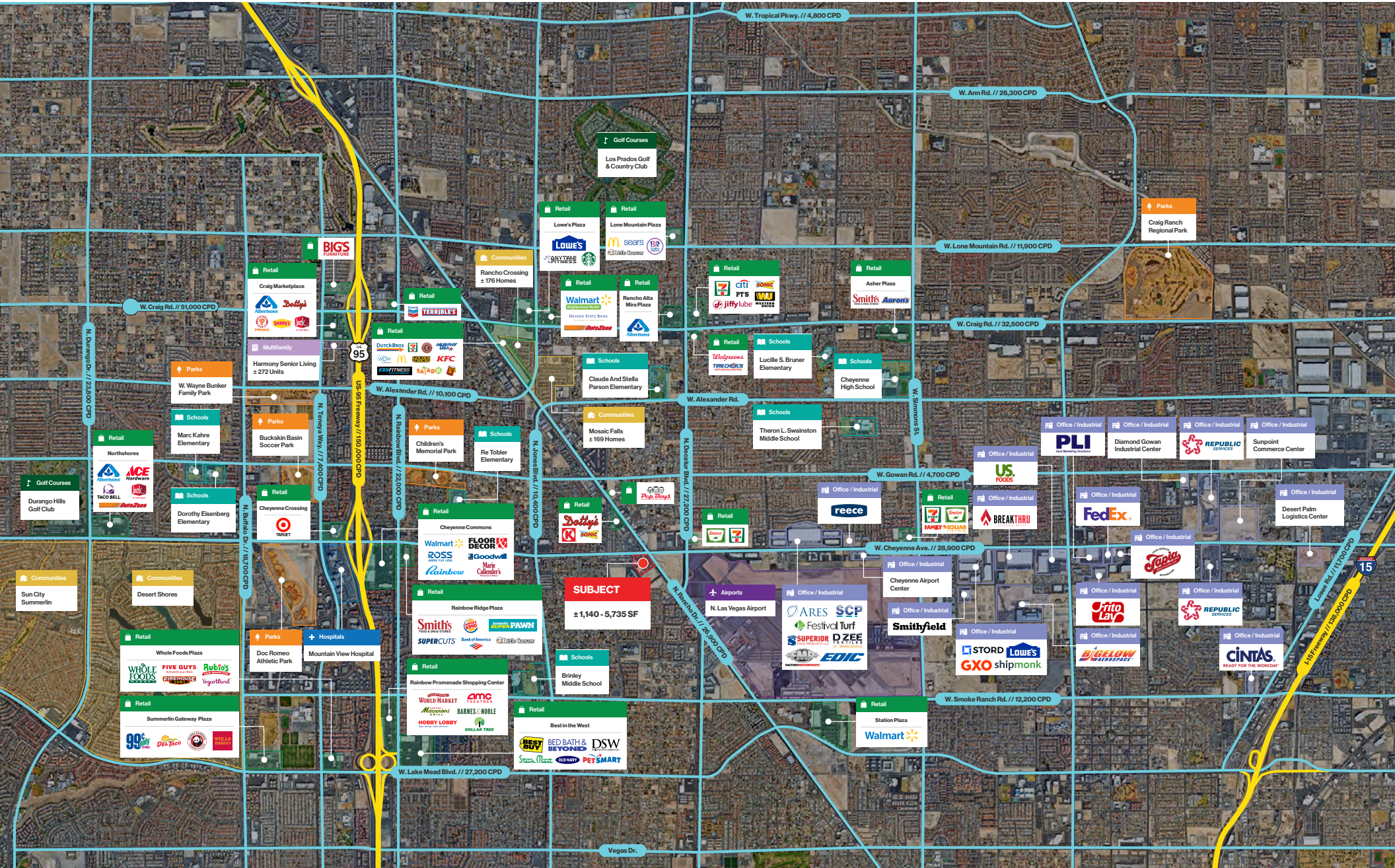
**Multifamily**



## Airports



## Golf Courses

 Parks Schools Retail



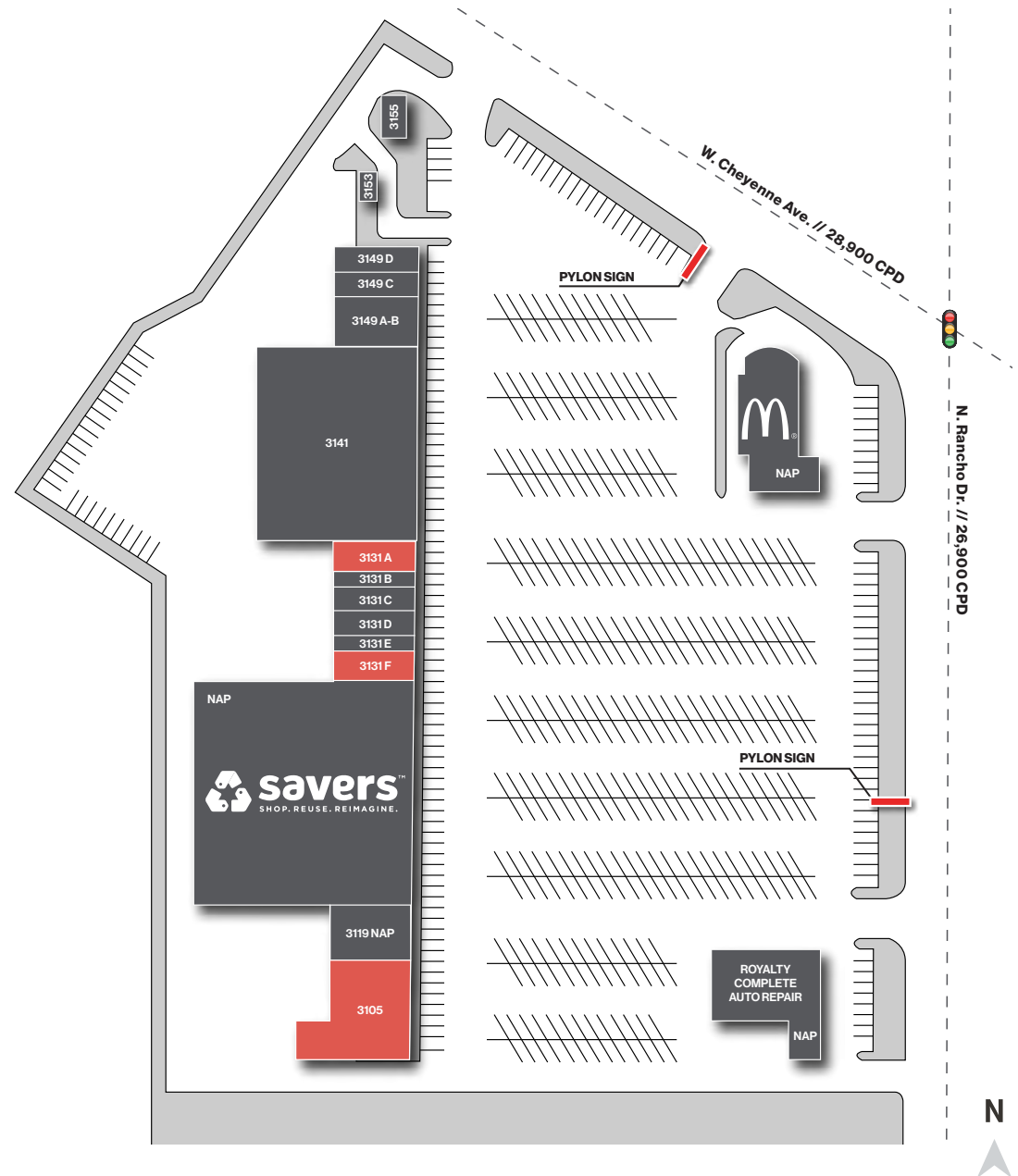




# Site Plan

Available NAP

| Suite      | Tenant                                   | SF          |
|------------|------------------------------------------|-------------|
| 3105       | AVAILABLE                                | ± 5,735 SF  |
| 3131 A     | AVAILABLE<br>2nd Gen Insurance Office    | ± 1,140 SF  |
| 3131 B     | Liberty Tax Service                      | ± 930 SF    |
| 3131 C     | Guatemala City Restaurante y Panaderia   | ± 1,200 SF  |
| 3131 D     | L&GENT                                   | ± 1,080 SF  |
| 3131 E     | Estilísimo Beauty Salon                  | ± 840 SF    |
| 3131 F     | AVAILABLE<br>2nd Gen Salon               | ± 1,200 SF  |
| 3141       | National Discount Retailer (coming soon) | ± 18,670 SF |
| 3149 A - B | Laundromat                               | ± 2,400 SF  |
| 3149 C     | Veganos Kitchen                          | ± 1,200 SF  |
| 3149 D     | QC Financial Services                    | ± 1,200 SF  |
| 3153       | Smog Depot                               | ± 112 SF    |
| 3155       | Vegas Smoke Shop                         | ± 700 SF    |



Property Photos



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For inquiries please  
reach out to our team.

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