



LOGIC

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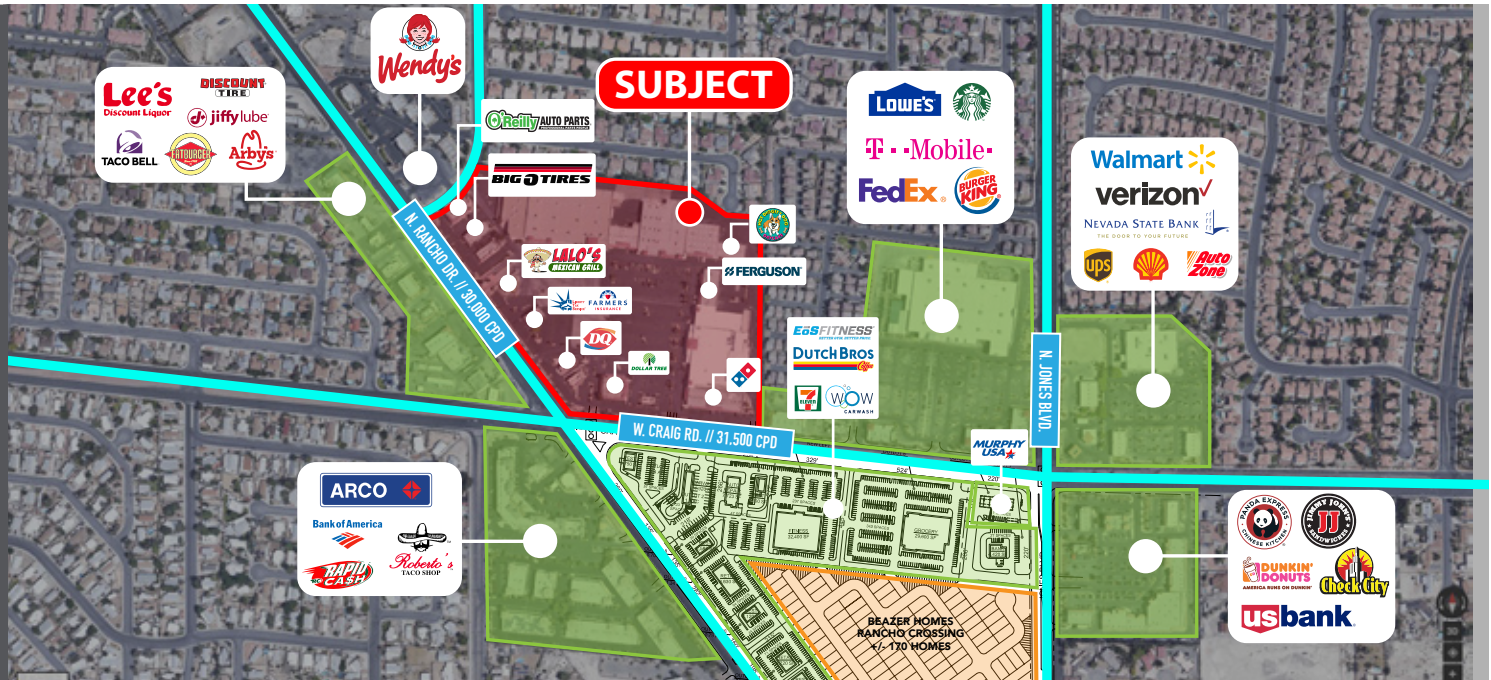
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RANCHO SIERRA SHOPPING CENTER

LEASING DETAILS

Space Available:
+/- 1,200 - 10,800 SF
In-line Space:
\$1.25 - \$1.75 PSF NNN
PAD Space:
Contact Broker

Space Available:
+/- 73,059 - 101,491 SF
Big Box:
\$0.29 PSF NNN*



PROPERTY HIGHLIGHTS

- Former Kmart & Smith's Grocery Big Box spaces available:
 - Former Kmart (+/- 101,491 SF)
 - Former Smith's (+/- 73,059 SF)
- +/- 1,200 SF former Port of Subs available
- +/- 3,772 SF former free standing Burger King with drive-thru available
- Strong traffic counts totaling +/- 61,500 CPD at the intersection:
 - W. Craig Rd.: +/- 31,500 CPD
 - N. Rancho Dr.: +/- 30,000 CPD
- Less than 1-mile from US-95 Freeway
- High growth area with +/- 13,000 homes planned or under construction
- Join Planet Fitness, Dollar Tree, Big O Tires, O'Reilly Auto Parts, and many more!

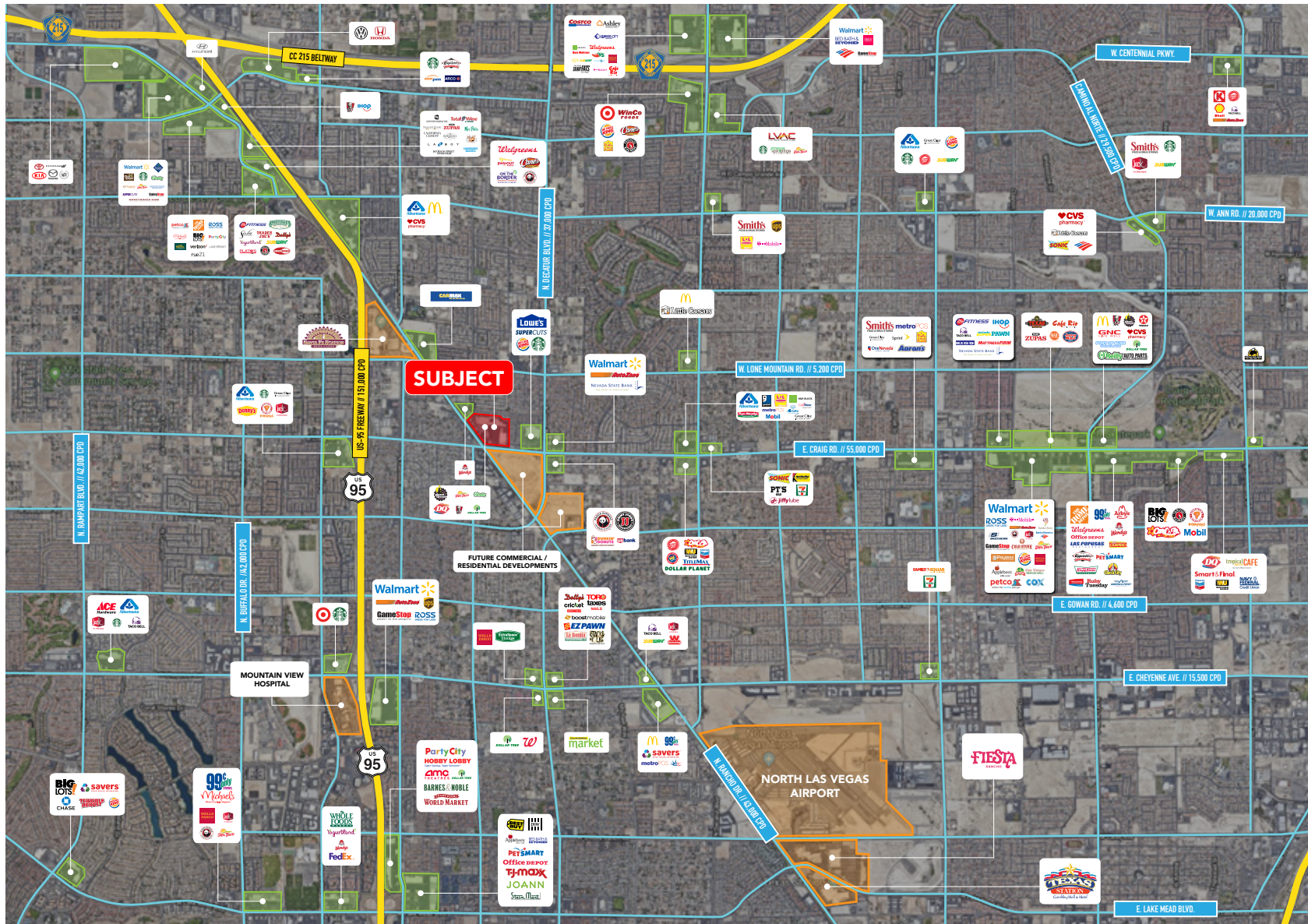
DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2020 Population	18,089	152,920	427,103
HOUSEHOLDS	1-mile	3-mile	5-mile
2020 Households	6,901	55,576	150,183
INCOME	1-mile	3-mile	5-mile
2020 Average HH Income	\$76,112	\$83,400	\$82,932

* Intro rate for qualified tenants on long term deals with 6 months of free rent

Updated: 03.11.21





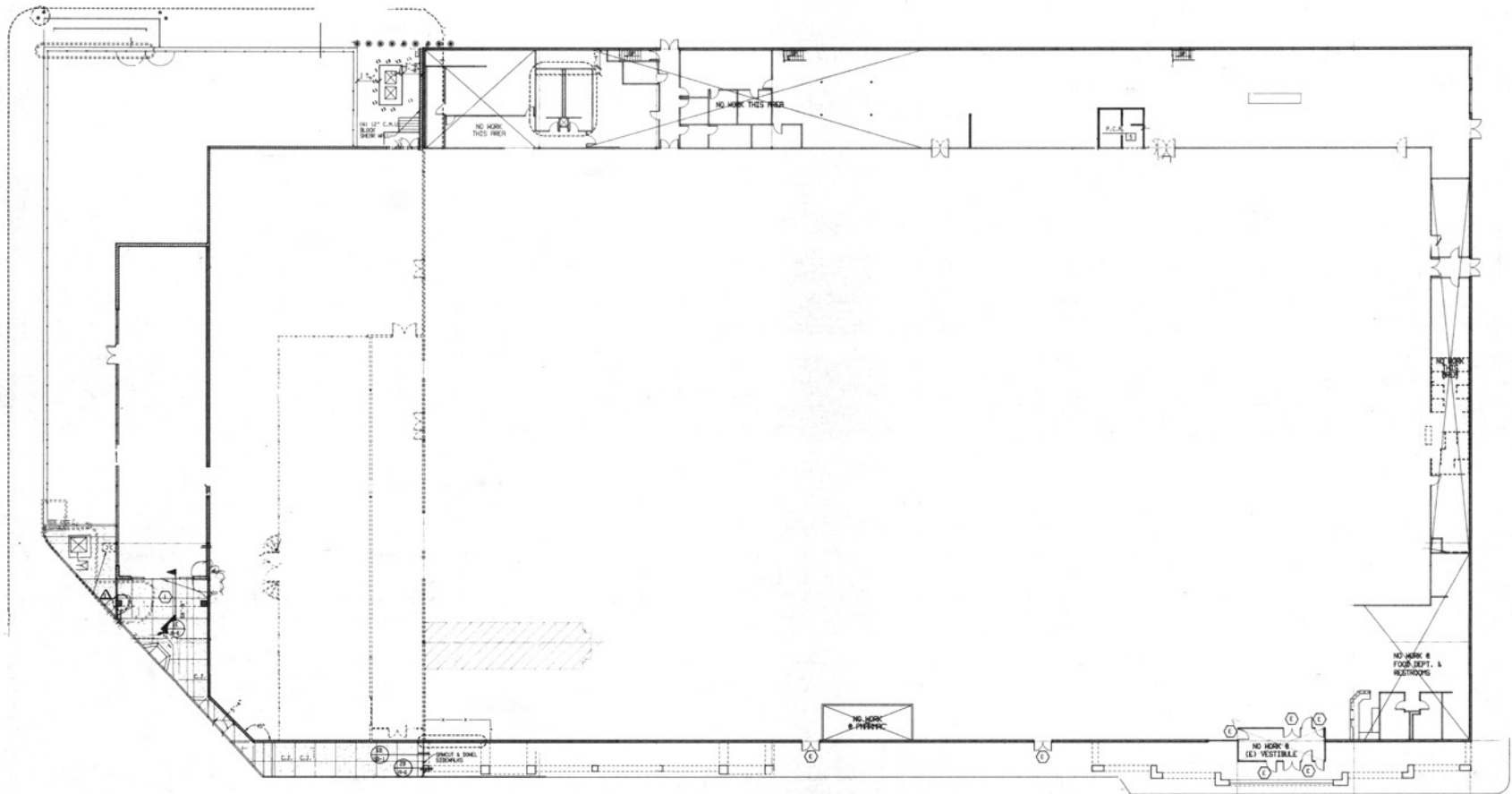
4408 - 4460 N. Rancho Dr.
Las Vegas, NV 89130

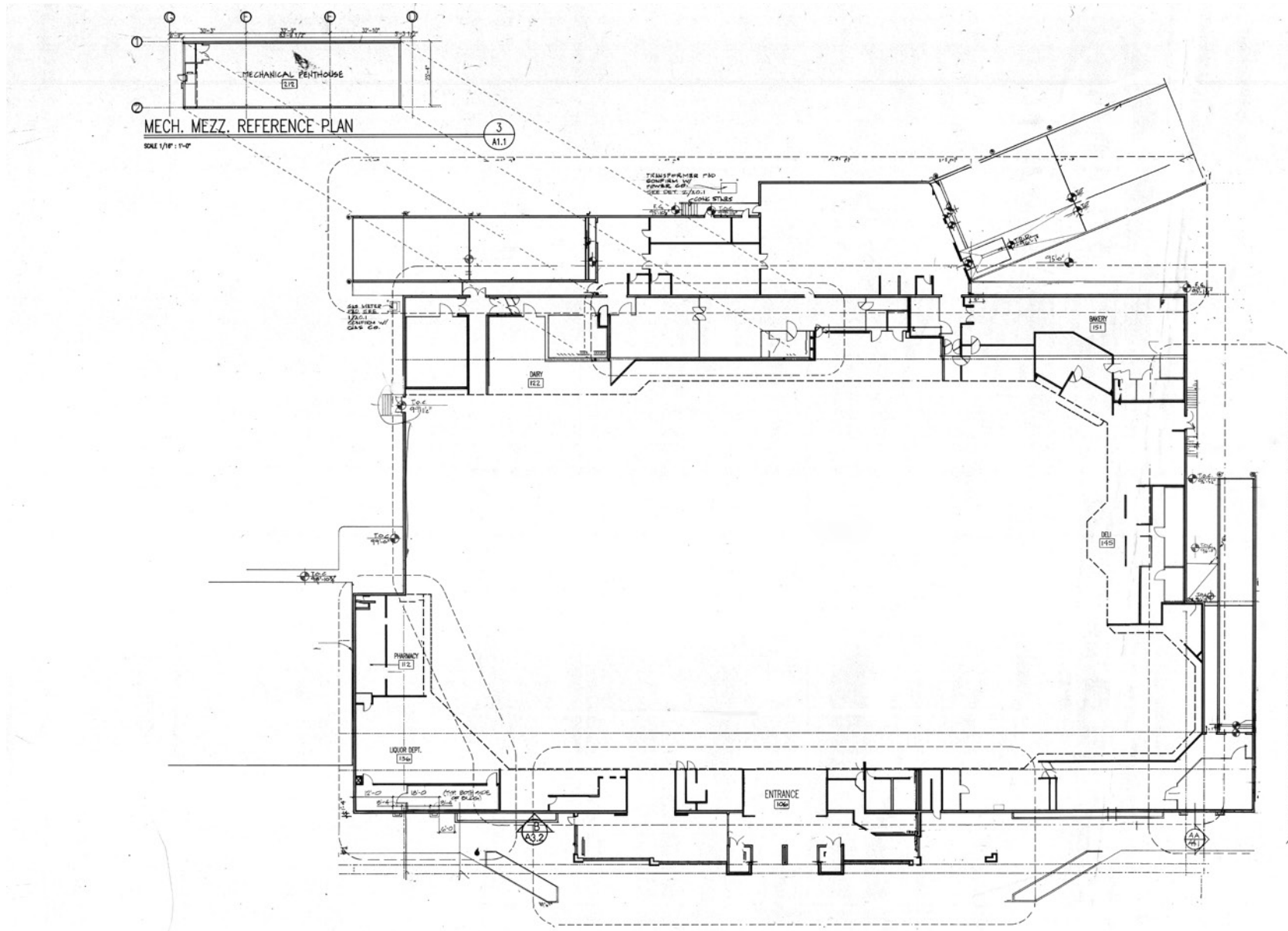
SITE PLAN

RANCHO SIERRA

4500 - D	AVAILABLE (FORMER KMART)	101,491
4496 - E1	AVAILABLE	2,800
4494 - E2	AVAILABLE	2,250
4490 - E3/4	AVAILABLE	5,750
4488 - F2	Planet Fitness	18,000
4486 - F1	Go For It Gymnastics	27,200
4482 - G	Baseball Academy	18,200
4468 - R1	Culinary Union	1,200
4460 - R2	Hot Diggity Dog Daycare	6,000
4444 - 4454	Ferguson Plumbing	10,032
4442	AVAILABLE	1,404
4440 - I	AVAILABLE (FORMER SMITH'S)	73,059
4402	Dotty's	3,000
4408 - J-7/8	Sushi Bar Sage	2,325
4410 - J6	Boost Mobile	1,125
4412 - J5	AVAILABLE	1,200
4414 - J4	Las Vegas Smoke Shop	1,200
4416 - J3	Golden China Restaurant	1,800
4418 - J2	Dominos Pizza	1,350
4422 - J-1A	Essential Nails	3,000
4420 - J-1B	AVAILABLE	3,000
4430 - K	Dollar Tree	10,070
4434 - L	The Habit Burger	1,872
4438 - M	Dairy Queen	1,538
4458 - S1	Liberty Tax Services	1,400
4458 - S2	Farmers Insurance	1,400
4470 - N	Lalo's Mexican Grill	2,068
4510 - C	AVAILABLE	3,772
4520 - B	Big O Tires	5,136
4530 - A	O'Reilly Auto Parts	5,604







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PROPERTY PHOTOS

