

RANCHO PAVILION

ONLY 1 SPACE LEFT!



701-721, 751, 777 N. RANCHO DRIVE | Las Vegas, NV 89106

AVAILABLE FOR LEASE

Asking Rate: \$1.50/SF/Mo NNN + CAM Fees

Located on signalized NWC W. Bonanza Rd. and N. Rancho Dr.

PROPERTY HIGHLIGHTS

- Over 53,000 CPD at intersection.
- Minutes from US 95.
- Strong demographics.
- Convenient, ample and well-configured parking.
- Excellent lineup: Starbucks, Family Dollar, iPhone Doctor, Allstate Insurance and more!



FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

1333 N Buffalo Dr, Ste 120 Las Vegas, NV 89128 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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SITE PLAN

SUITE	TENANT	SF
701	STATE OF NEVADA	27,300
703	CITI TRENDS	20,991
711-100	THE JUST ONE PROJECT	8,461
711-140	ALLSTATE INSURANCE	1,289

SUITE	TENANT	SF
721	AVAILABLE	2,100
751-110	STARBUCKS	1,505
751-150	IPHONE DOTOR	1,362
777	FAMILY DOLLAR	8,000



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SUITE 721



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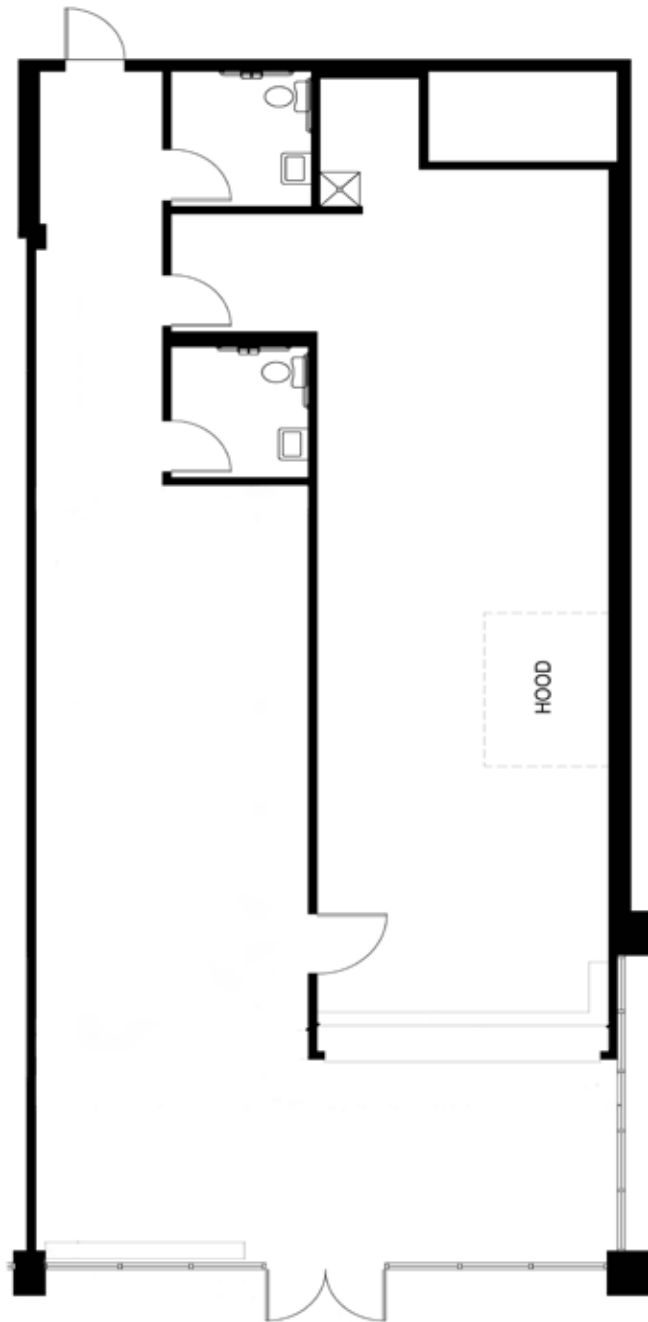
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FLOOR PLAN - SUITE 721 (2,100 SF)



Floor plan is not to exact scale. It is intended for general information purposes only.

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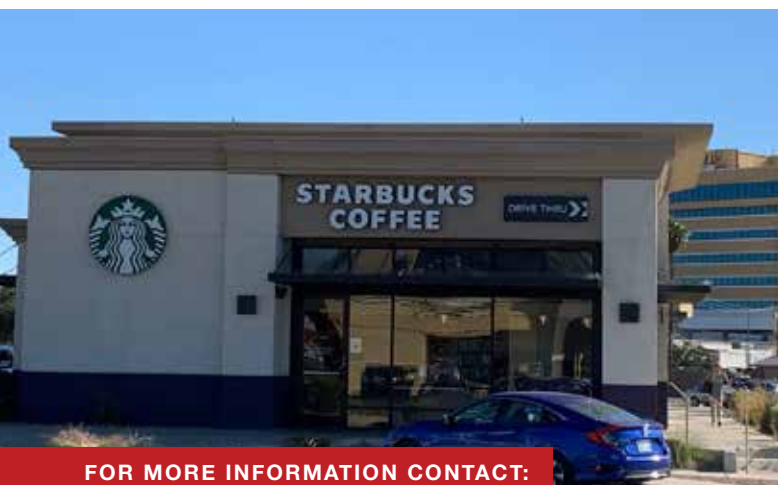
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PROPERTY PHOTOS



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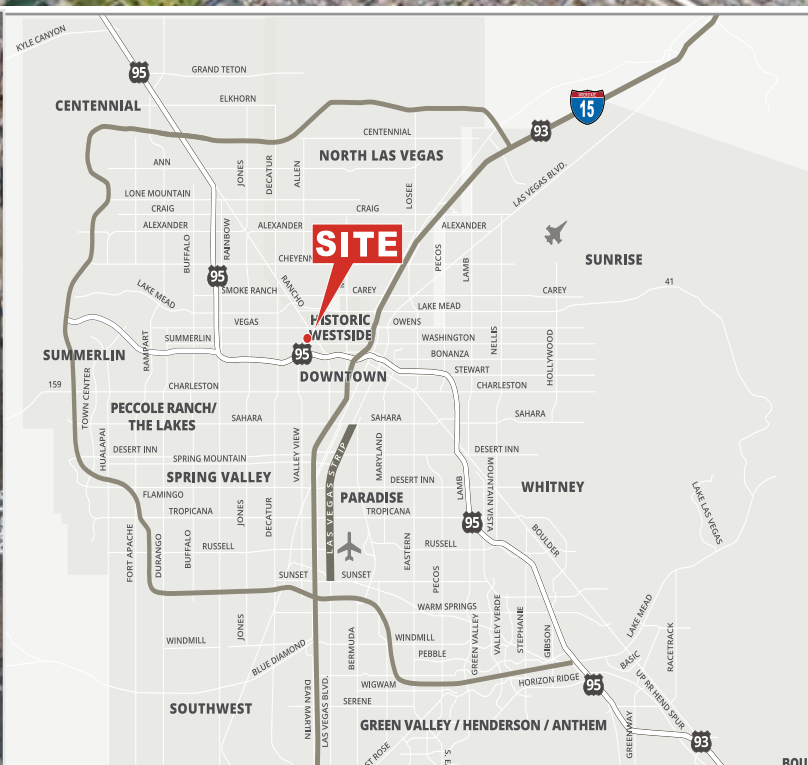
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AERIAL OVERVIEW



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