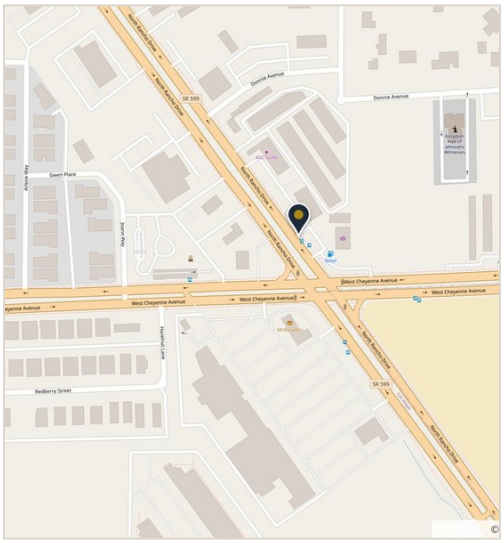
3210-3228 N Rancho Dr

Las Vegas, NV 89130

SIZE
1,000 SF

BASE RENT
$1.49/SF/mo



AVAILABILITY

SUITE	SF*	BASE /SF/MO	BASE /SF/YR	CAM /SF/MO
Suite #3216 (NNN)	1,000	$1.49	$17.88	$0.45

* Square footages are estimated and not guaranteed. Tenants should verify them and satisfy themselves as to their accuracy.

Diamond Creek Holdings, LLC

2764 Lake Sahara Dr. #115, Las Vegas, NV 89117

(951) 712-8389 · clemz@thecreekcompanies.com

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3210-3228 N Rancho Dr — continued

ABOUT THIS PROPERTY

Property type	**Retail**	Zoning	**C-2 (City of Las Vegas)**
APN	**138-12-810-043**	Lot size	**0.89 acres**
Year built	**1990**	Building size	**About 11,000 SF**
Walk Score	**60 · Transit 40 · Bike 46**		

Open your doors on North Rancho Drive in Las Vegas. 3210-3228 N Rancho Dr is a neighborhood shopping center built in 1990, with about 11,000 square feet in suites from 1,000 to 2,500 square feet. Smaller suites suit a shop, salon, or service business, and the larger ones give a growing business room to spread out. The center sits on 0.89 acres. Zoning is C-2 with the City of Las Vegas, which fits retail and service use, and leases are NNN.

Location

- 3210-3228 N Rancho Dr, Las Vegas, NV 89130
- On North Rancho Drive near Cheyenne Ave
- Bus lines 106 Rancho/Centennial Hills and 218 Cheyenne stop about 0.1 mile away

Walkability and transit

Walk Score 60, Transit Score 40, Bike Score 46. Some errands can be done on foot, and two bus lines stop close by, so customers and staff can arrive by car, bus, or on foot.

The area

- About 3,564 people in 981 households live in the surrounding census tract, with a median household income of $115,156 (Census ACS 2020-2024), so shoppers with spending power are close by.
- The City of Las Vegas is home to about 660,400 people in 247,741 households (Census ACS 2020-2024).
- The city permitted 2,329 new housing units in 2025 (Census Building Permits Survey), adding new customers every year.
- North Rancho Drive carries about 26,800 vehicles a day just north of Cheyenne Ave, and Cheyenne Ave about 29,700 just east of Rancho (NDOT, 2025 AADT), so your sign is seen by steady daily traffic.

Why it leases

Right-sized storefronts in a neighborhood center on North Rancho Drive, with C-2 zoning and bus service at the door. Best fit is a retailer, service business, or small office that wants a Rancho address and customers close by.

Call for a showing.

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