Suite #3216

3210-3228 N Rancho Dr, Las Vegas, NV 89130

SUITE AT A GLANCE

SIZE*
1,000 SF

LEASE
NNN

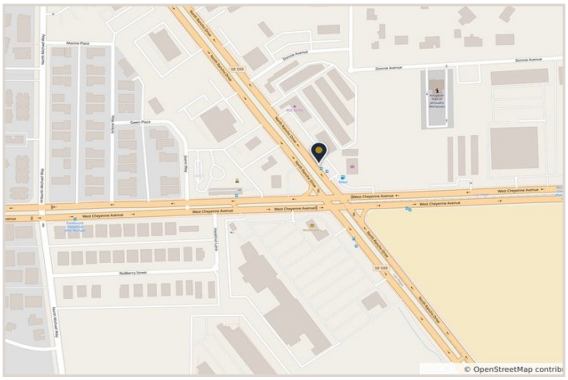
BASE RENT / MONTH
$1.49 /SF

BASE RENT / YEAR
$17.88 /SF

CAM
$0.45 /SF/mo

THE 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**



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ABOUT THIS SUITE

A 1,000 square foot storefront suite in a neighborhood shopping center built in 1990, on North Rancho Drive near Cheyenne Ave. The size suits a shop, salon, service business, or small office, and C-2 zoning fits retail and service use. NNN lease.

ABOUT THE PROPERTY

Retail space at 3210-3228 N Rancho Dr in Las Vegas, in a neighborhood shopping center built in 1990. The center holds about 11,000 square feet in suites from 1,000 to 2,500 square feet, so a shop, service business, or small office can find a right-sized storefront. It sits on 0.89 acres on North Rancho Drive near Cheyenne Ave, with your storefront facing Rancho. Zoning is C-2 with the City of Las Vegas, and leases are NNN. Walk Score 60, Transit Score 40, Bike Score 46, with the Rancho and Cheyenne bus lines right outside the door. Rancho Dr carries about 26,800 vehicles a day by the center (NDOT, 2025), and the surrounding census tract has a median household income of $115,156. Call for a showing.

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

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