

FOR LEASE | RETAIL

# Grocery Anchored Pads & Shops Available!

NWC Ann Rd. & N. 5th St., North Las Vegas, NV 89031



Announcing Sedona Ranch, located on the NWC of Ann Road and N. 5th Street in North Las Vegas, NV. This ± 152,000 square foot shopping center will be part of the Sedona Ranch Planned Unit Development, which consists of approximately 710 single-family lots and 384 multi-family units spread across nearly 150 acres.

- Pads For Sale, Ground Lease or BTS
- Part of the new 150 acre Sedona development
- Located near Eldorado, Eldorado Village & Rancho Del Norte
- 2 miles south to the new 1,280 acre, The Villages at Tule Springs, master planned community. (broke ground 5/2017)
- Less than 2 miles South of the I-215 Freeway.
- Only 1 ½ miles North of Craig Road.

Developed By:



## Demographics

### Population

- 1 Mile: 22,518
- 2 Mile: 72,701
- 3 Mile: 129,567

### Average Household Income

- 1 Mile: \$68,745
- 2 Mile: \$70,379
- 3 Mile: \$72,053

### Land Size

± 18.50 Acres

### Parcel #

124-27-801-002

### Zoning

Planned Unit Development (PUD)

## Traffic Counts

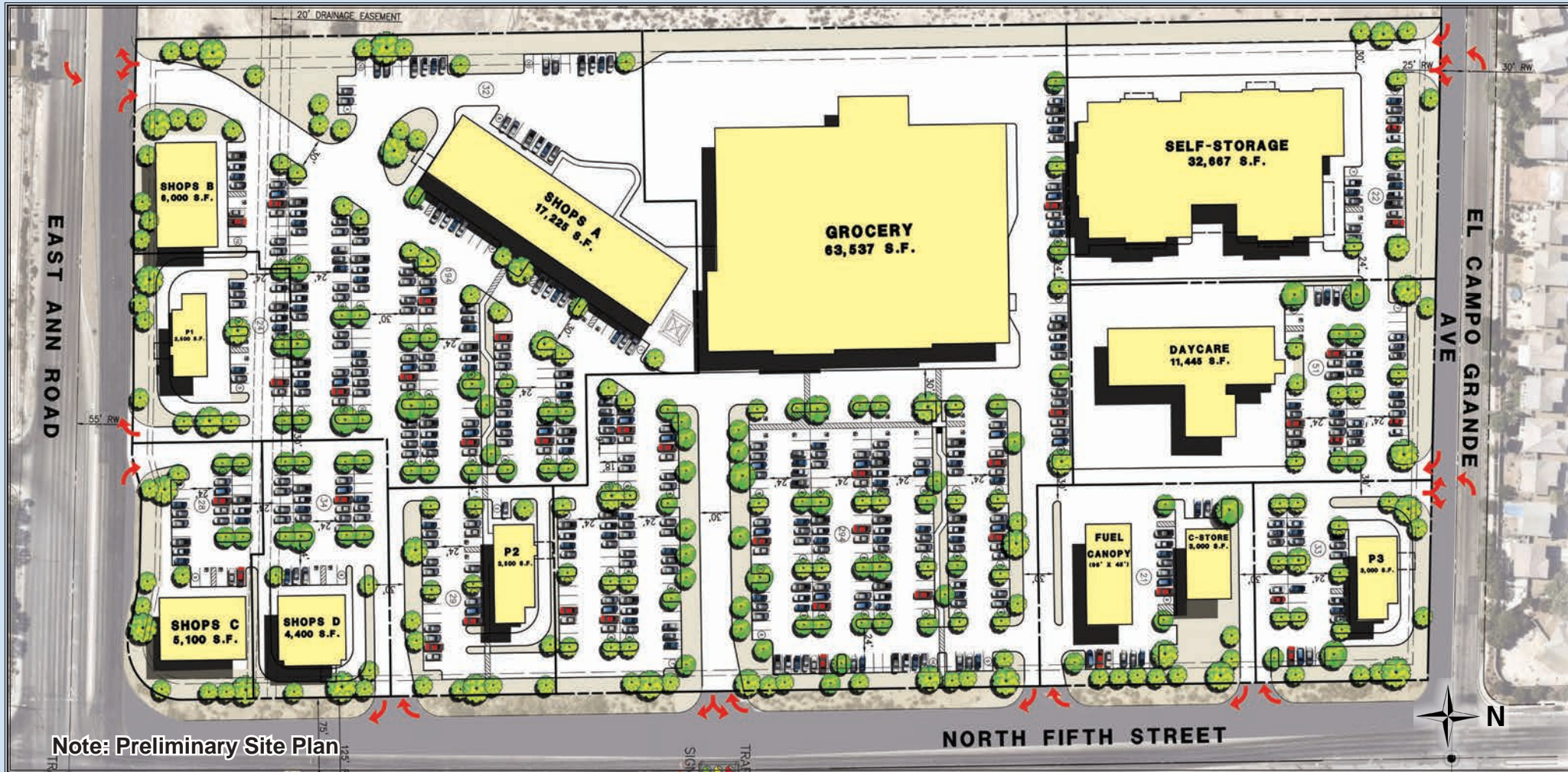
Ann Rd., West of Losee Rd.

**23,000 Cars per Day**

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Note: Preliminary Site Plan

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