



FOR LEASE

RAINBOW RETAIL CENTER

1113-1139 S. Rainbow Boulevard, Las Vegas, NV 89146

ERIC ROGOSCH

Vice President

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NV #S.0052003



S RAINBOW BLVD | ±52,500 CPD

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2.00 - \$2.50 SF/mo (NNN)
ESTIMATED NNN:	\$0.65 SF/mo
AVAILABLE SF:	±1000 - 2400 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,046	66,698	189,184
TOTAL POPULATION	17,517	175,512	486,716
AVERAGE HH INCOME	\$69,563	\$66,898	\$70,340

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PROPERTY DESCRIPTION

Rainbow Retail Center is a ±14,250 SF retail shopping center located on the signalized intersection of S. Rainbow Boulevard and W. Charleston Boulevard, in a highly dense Retail Corridor in Las Vegas. The subject property provides excellent visibility on S. Rainbow Boulevard, with convenient ingress/egress on both sides of the property, a LED pylon sign, access to the RTC bus route, easily accessible from the U.S. 95 (I-11) and Summerlin Parkway.

PROPERTY HIGHLIGHTS

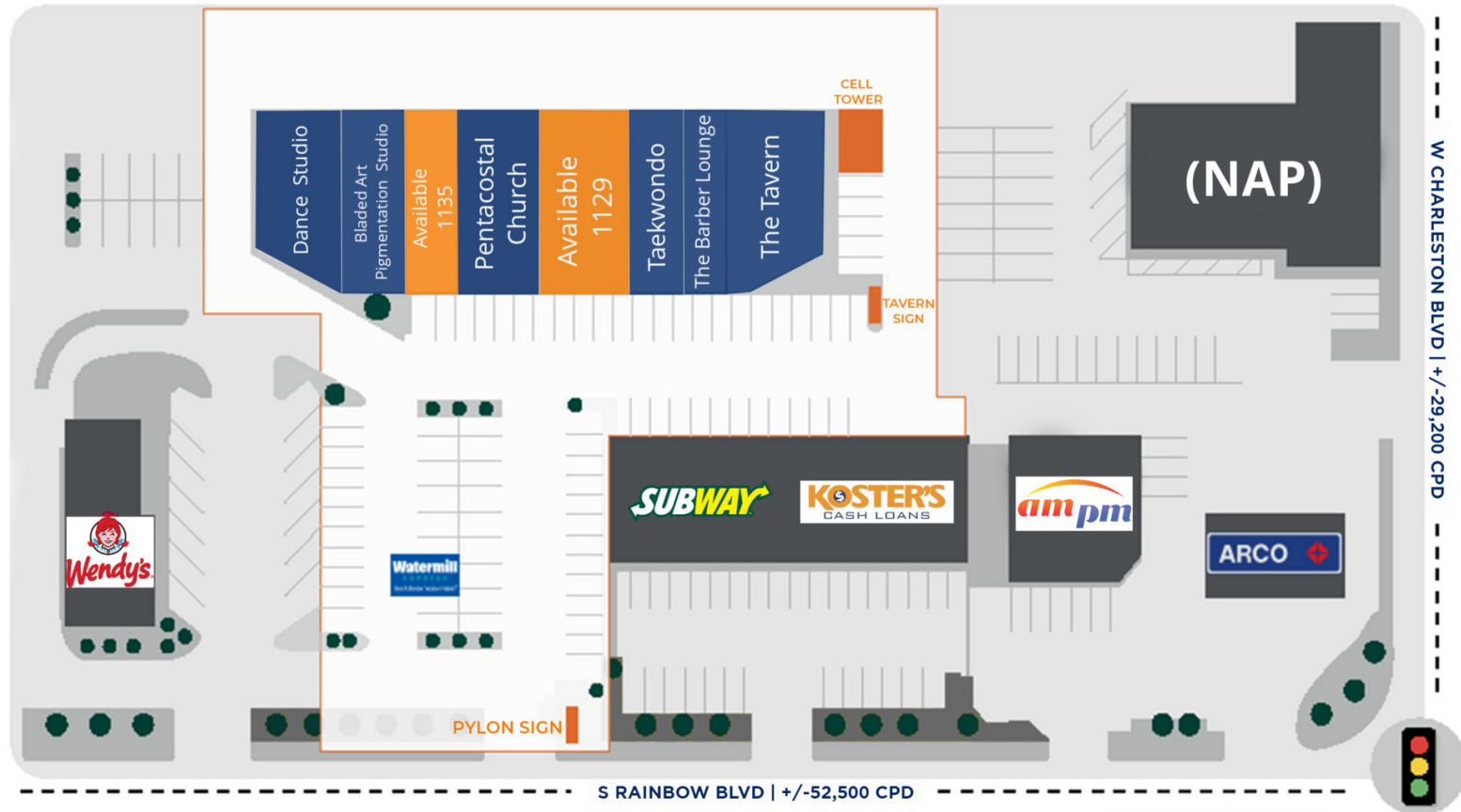
- Located in a busy retail trade area with many surrounding national retailers
- Rates starting at \$2.00 SF/mo (NNN)
- Building and pylon signage available on S. Rainbow Boulevard
- Close proximity to Summerlin and U.S. 95
- ±82,700 VPD at intersection (S. Rainbow Boulevard & W. Charleston Boulevard)

ADDITIONAL PHOTOS



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SITE PLAN



LEGEND

Available

Occupied

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SITE PLAN

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1113 S. Rainbow Blvd.	The Tavern	4,400 SF	NNN	-	-
1123 S. Rainbow Blvd.	The Barber Lounge	800 SF	NNN	-	-
1125 S. Rainbow Blvd.	Taekwondo	1,200 SF	NNN	-	-
1129 S. Rainbow Blvd.	Available	2,400 SF	\$0.65 (NNN)	\$2.00 SF/month	-
1131 S. Rainbow Blvd.	Pentacostal Church	1,800 SF	NNN	-	-
1135 S. Rainbow Blvd.	Available	1,000 SF	\$0.65 (NNN)	\$2.00 - 2.50 SF/month	Suite has extra plumbing. Great for hair salon, nail, etc.
1137 S. Rainbow Blvd.	Bladed Art Pigmentation Studio	950 SF	NNN	-	-
1139 S. Rainbow Blvd.	Dance Studio	1,650 SF	NNN	-	-

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TRADE AREA MAP



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