

# BEST IN THE WEST

NEC Lake Mead Blvd & Rainbow Blvd  
2192 N Rainbow Blvd | Las Vegas, NV



## RETAIL FOR LEASE

JOIN:



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LAST UPDATED: 1/12/2026

## ✓ SUMMARY

- ✓ Size: 1,231 to 6,099 SF (Retail)  
37,234 SF (Office)  
Anchor Space Available
- ✓ Lease Rate: Contact Broker
- ✓ NNNs: Contact Broker
- ✓ Availability: Immediate
- ✓ Pad Available - Former Restaurant

## 💬 FEATURES

- 💬 Join Best Buy, Ulta, Nordstrom Rack, DSW, Five Below, & ROSS
- 💬 Gateway to 22K Acre Summerlin MPC
- 💬 US 95 Freeway Traffic 184,000 ADT
- 💬 Excellent Ingress/Egress
- 💬 Freeway Visibility



Suite	Tenant	Size
AOA	Best Buy	46,720 SF
AOD	Nordstrom Rack	30,896 SF
AOF	DSW	25,902 SF
AOH	ROSS	28,337 SF
AOK	PetSmart	26,207 SF
AOM	Burlington	39,315 SF
AOP	Five Below	11,000 SF
AOR	AVAILABLE	46,140 SF
BOA	Office Depot	18,600 SF
BOD	Marshalls	21,007 SF
BOE1	Sally Beauty	5,400 SF
BOE2	Bath&Body Works	5,180 SF

Suite	Tenant	Size
BOF	Old Navy	19,000 SF
BOG	AVAILABLE	1,500 SF
BOK	Ulta	16,000 SF
BOL/M	TJ Maxx	25,000 SF
BON	Verizon Wireless	2,328 SF
BOP	Barber Shop	1,236 SF
BOR	Omaha Steaks	1,139 SF
COA	Jared	5,946 SF
COF	Men's Wearhouse	4,060 SF
DOA	DN Nails & Spa	4,340 SF
DOD	Mattress Firm	4,335 SF

Suite	Tenant	Size
ROA	Sprint	3,128 SF
ROB	Pier 88 Boiling Seafood & Bar	7,368 SF
ROC	Applebee's	5,227 SF
ROD	ARCO	2,850 SF
ROE	McDonald's	4,182 SF
ROF	AVAILABLE	6,099 SF
2nd Floor Office Space		37,234 SF

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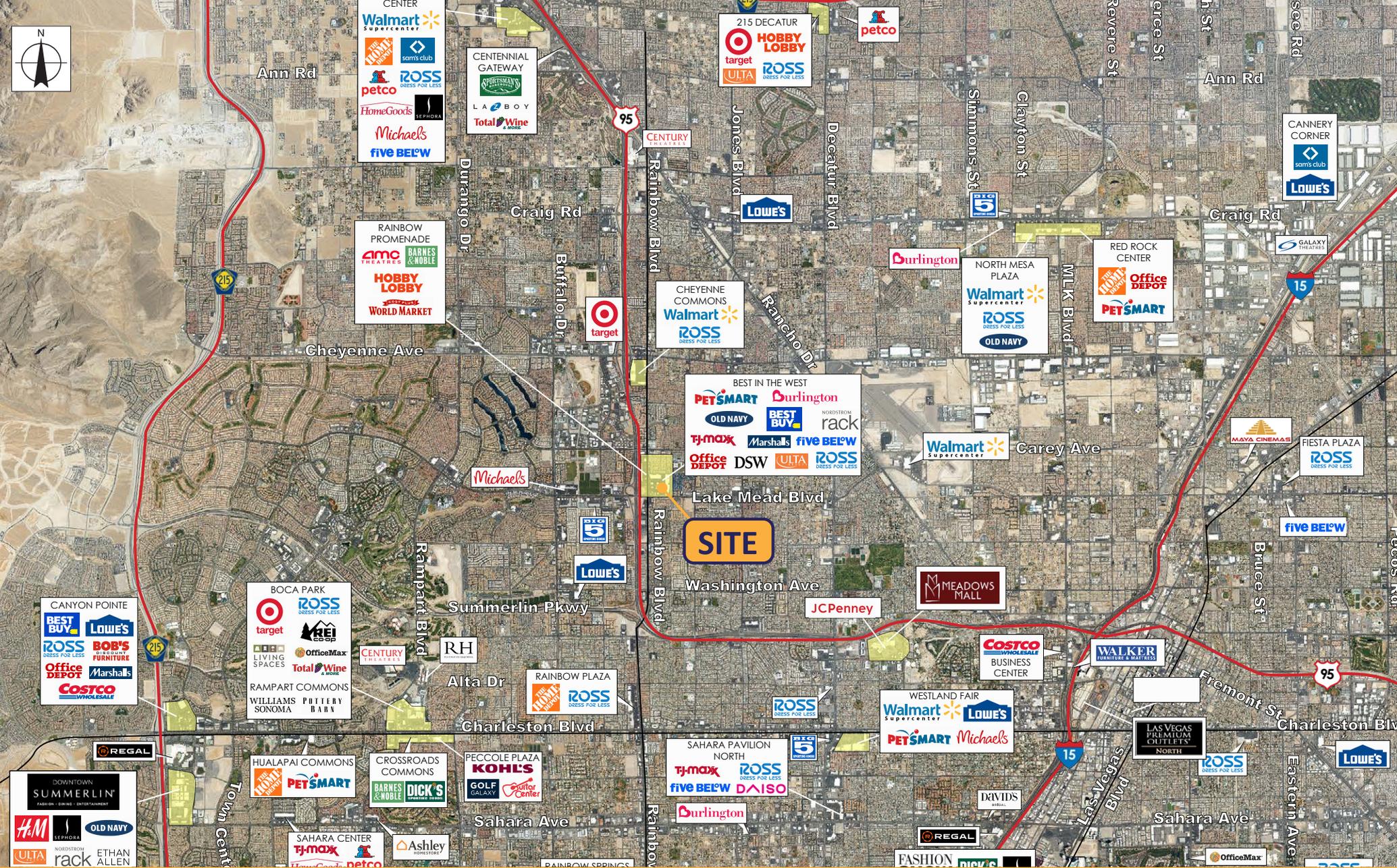
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Average Daily Traffic provided by Nevada Department of Transportation.  
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# 3 MILE DEMOGRAPHICS

2025  
Population



193,141

2025 Average  
Household Income



\$89,690

2025  
Households

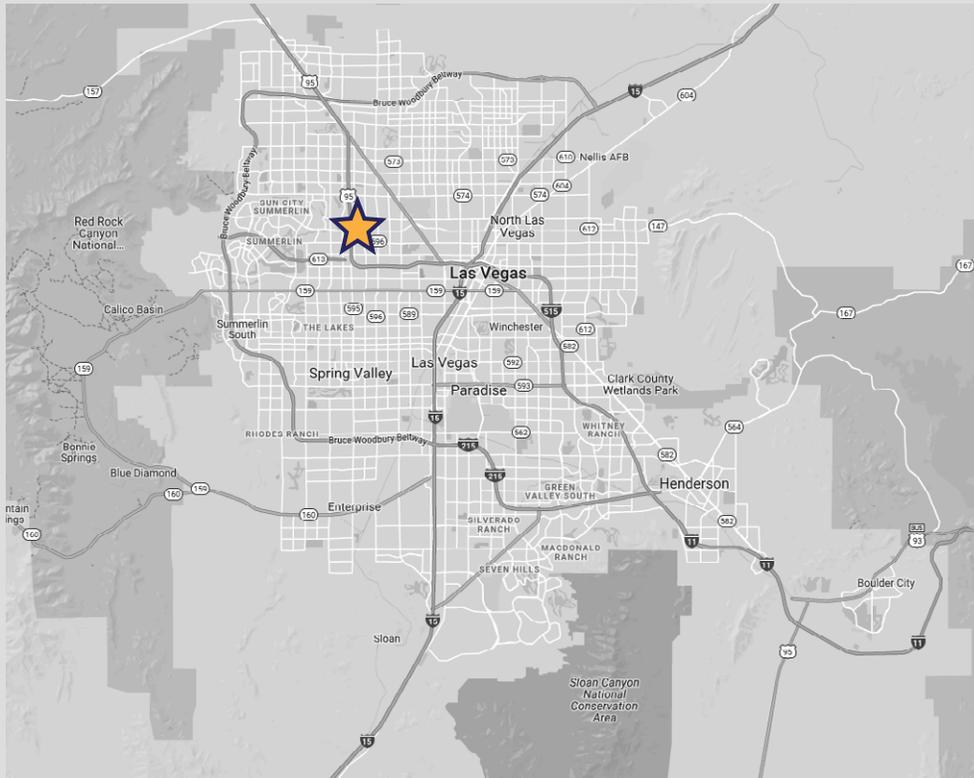


73,950

5-Year Projected  
Population Growth



2.05%



## DEMOGRAPHIC REPORT

Census 2020 Summary	1 mile	3 miles	5 miles
Population	30,568	191,093	434,804
Households	11,562	72,045	164,968
Average Household Size	2.64	2.64	2.62
<b>2025 Summary</b>			
Population	30,551	193,141	438,077
Households	11,889	73,950	169,200
Families	7,161	45,027	106,138
Average Household Size	2.56	2.60	2.58
Owner Occupied Housing Units	4,570	39,068	97,292
Renter Occupied Housing Units	7,319	34,882	71,908
Median Age	34.3	38.8	40.3
Median Household Income	\$61,722	\$68,545	\$74,767
Average Household Income	\$78,206	\$89,690	\$102,006
<b>2030 Summary</b>			
Population	31,127	197,140	446,384
Households	12,248	76,215	173,785
Families	7,355	46,228	108,697
Average Household Size	2.54	2.57	2.56

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