

FOR LEASE

PLAZA DE COLORES RETAIL SPACES

1980 South Rainbow Boulevard Las Vegas, NV 89146



PROPERTY DESCRIPTION

Two spaces available, 2,600 (approx) square feet with a street facing entrance and 5,295 (approx) square feet of high-visibility space. Built out for retail, restaurant users are also welcome. Join Panda Express, Powerhouse Gym, Mr. Pickleball and other tenants in a center with growing visitation.

PROPERTY HIGHLIGHTS

- High traffic (49,500 cars per day)
- Spaces are prominent within center and visible from street
- New tenants are driving traffic to the center (validated by Placer.AI data)

OFFERING SUMMARY

Lease Rate:	\$1.85 SF/month (NNN)
Number of Units:	2
Available SF:	2,644 - 5,295 SF
Lot Size:	3.56 Acres
Building Size:	43,600 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	261	1,247	5,127
Total Population	596	2,890	13,207
Average HH Income	\$113,190	\$112,034	\$104,680

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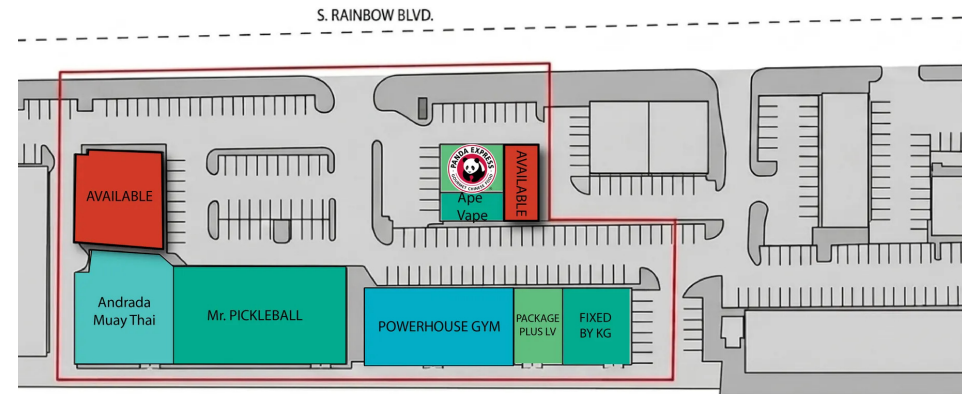


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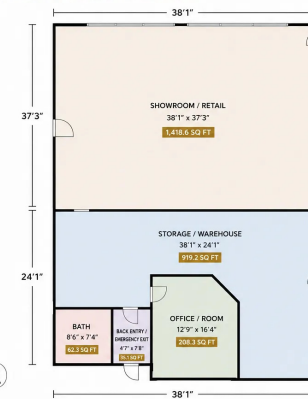
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1980 S. RAINBOW BLVD.

LAS VEGAS, NV 89146

FLOOR PLAN & SQUARE FOOTAGE OVERVIEW



TOTAL BUILDING AREA
2,644 SQ FT
(APPROX.)

SPACE BREAKDOWN

SHOWROOM / RETAIL	1,418.6 SQ FT
STORAGE / WAREHOUSE	919.2 SQ FT
OFFICE / ROOM	208.3 SQ FT
BATH	62.3 SQ FT
BACK ENTRY / EMERGENCY EXIT	35.1 SQ FT
TOTAL	2,644 SQ FT

PROPERTY HIGHLIGHTS

- High-visibility location on S. Rainbow Blvd.
- Showroom / Retail area with great frontage and natural light
- Warehouse / Storage space with rear access
- Private office, bathroom, and back entry (emergency exit)
- Flexible layout for retail, showroom, light industrial, or specialty use
- Ideal for owner-user or investor

All measurements are approximate. Buyer to verify.

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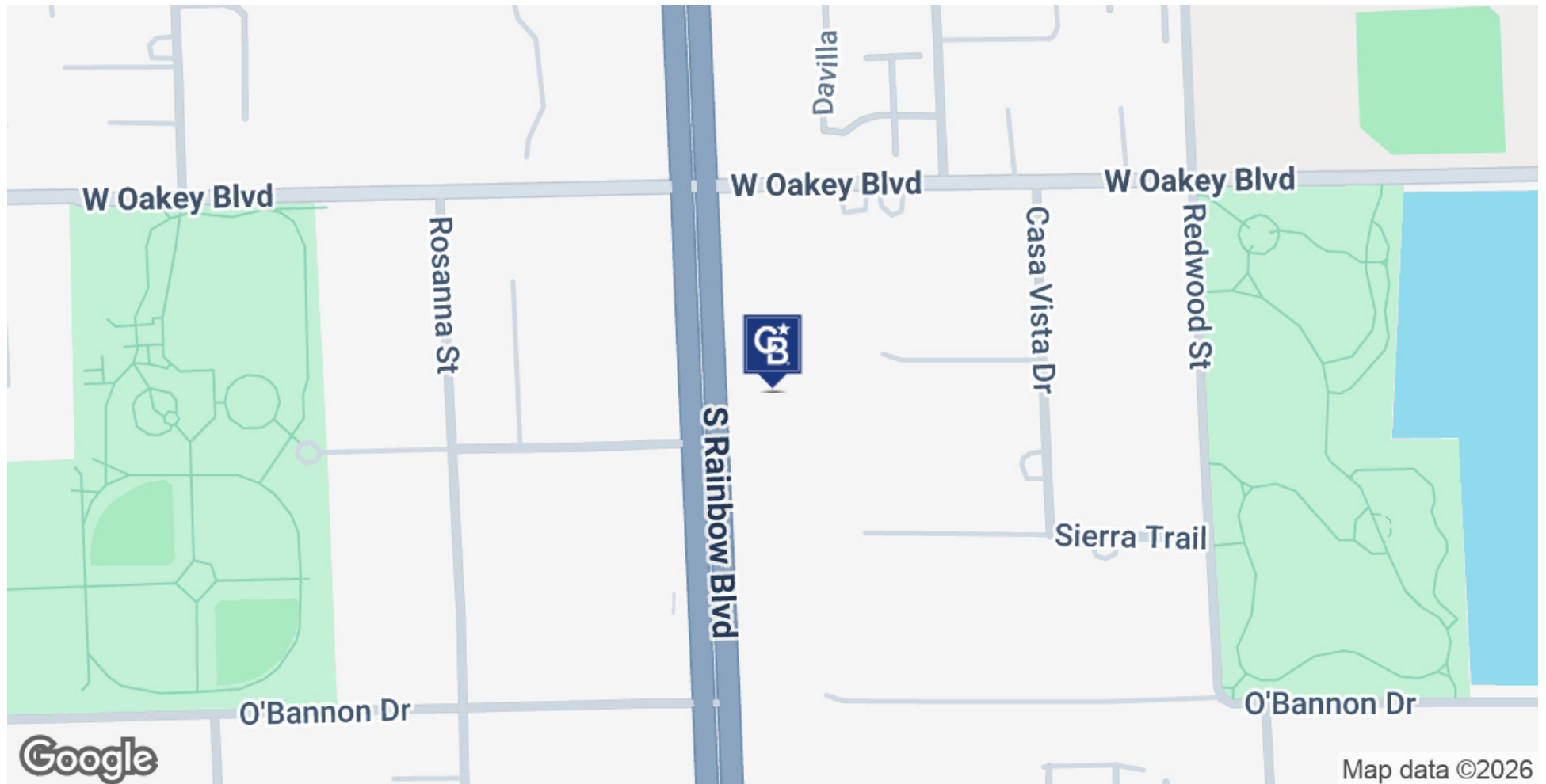
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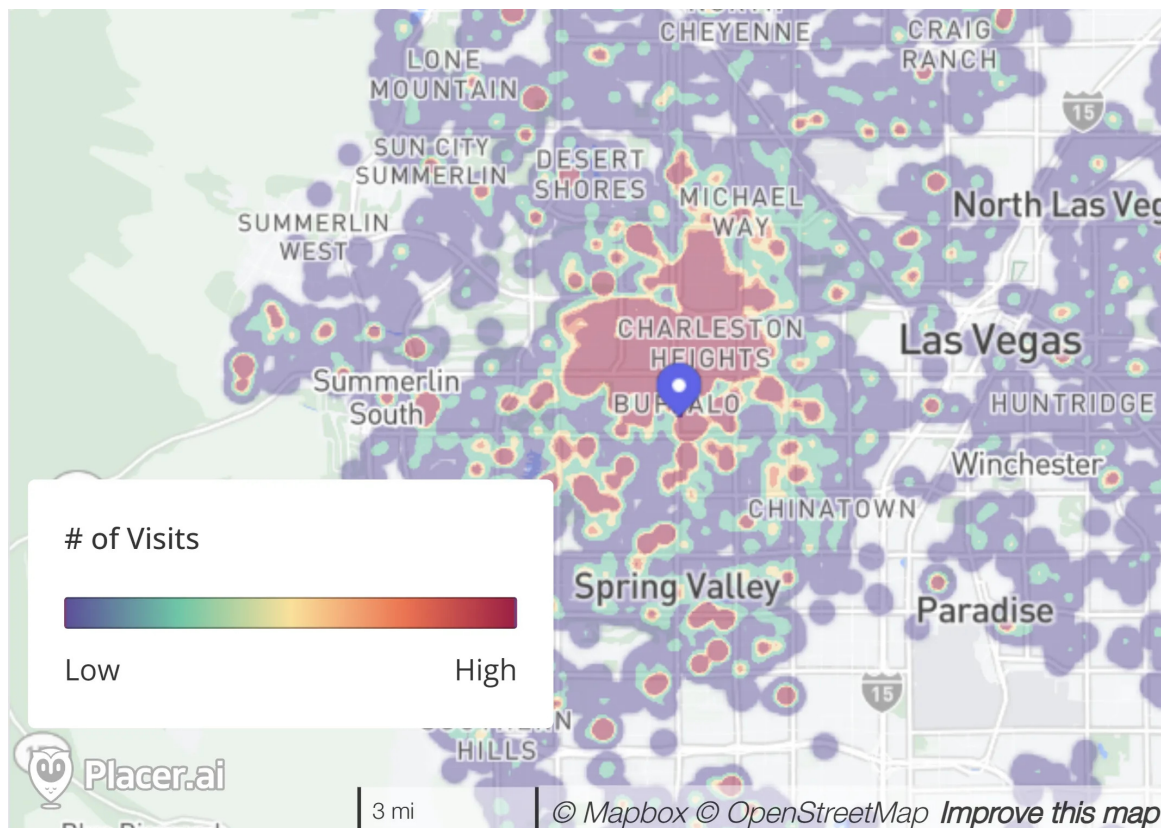
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TRADE AREA

PLAZA DE COLORES RETAIL SPACES

1980 South Rainbow Boulevard Las Vegas, NV 89146



Plaza de Colores / 1980 S. Rainbow Blvd #102, Las Vegas, NV 89146 | Based on Home Location, by Visits | Min. Visits: 1 | Aug 1st 2025 to Jul 31st 2026 | Home locations are obfuscated for privacy and randomly placed within a

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TREND REFLECTS IMPROVING TRAFFIC TO CENTER

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Visits Trend

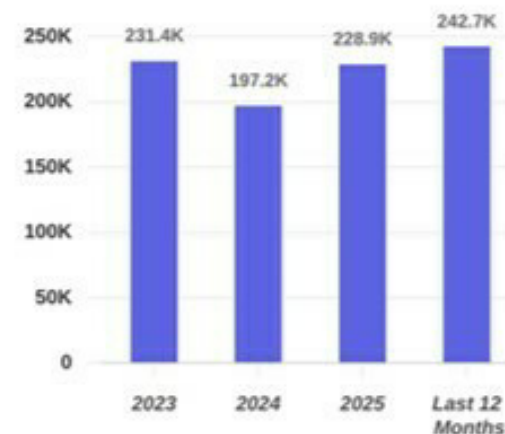
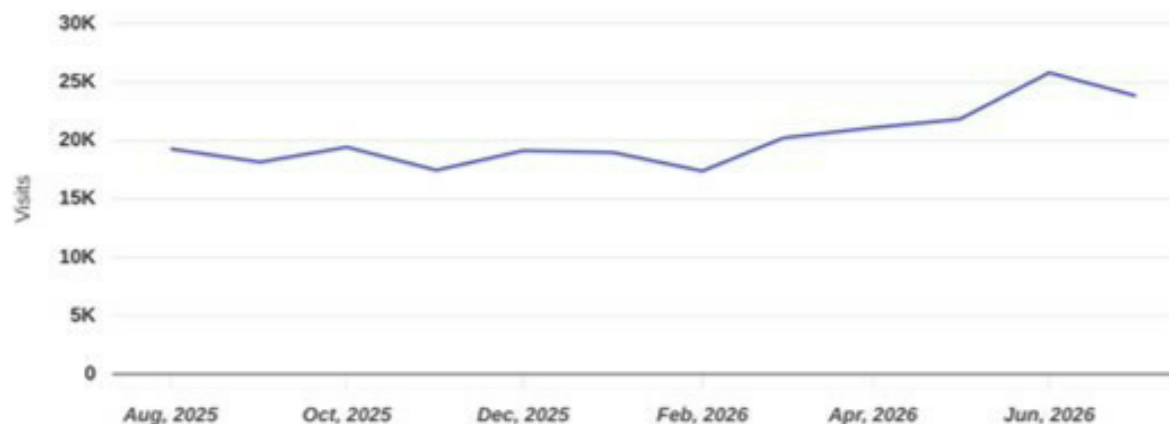
Aug 1, 2025 - Jul 31, 2026

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Visits Trend

Plaza de Colores

S. Rainbow Blvd, Las Vegas, NV



Monthly | Visits | Aug 1st, 2025 - Jul 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)

Placer.ai

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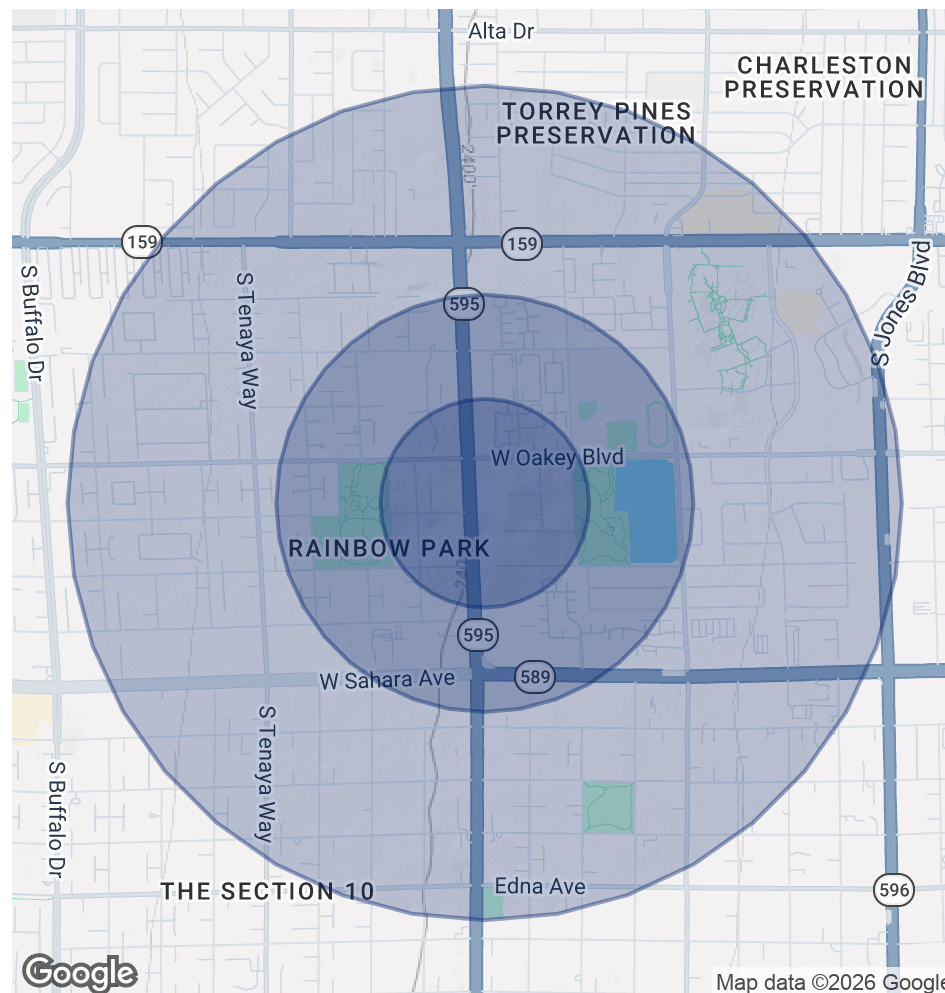
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	596	2,890	13,207
Average Age	35.9	38.2	41.3
Average Age (Male)	34.3	36.9	41.1
Average Age (Female)	40	40.9	42

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	261	1,247	5,127
# of Persons per HH	2.3	2.3	2.6
Average HH Income	\$113,190	\$112,034	\$104,680
Average House Value	\$434,319	\$500,919	\$524,340

2023 American Community Survey (ACS)



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