

FOR LEASE

1820 S. Rainbow Blvd Suite #102-103
Las Vegas, NV 89146



OFFERING SUMMARY

Available SF:	1,765 SF
Lease Rate:	\$1.35 SF/M (NNN)
Parking Ratio:	5:1000
Building Size:	6,500 SF
Zoning:	Limited Commercial (C-1)

PROPERTY OVERVIEW

Omniterra Solutions is proud to present a single-story retail property located within Plaza De Colores retail Center. The space is a vanilla shell with one bathroom and open floor plan. Situated on a high-traffic section line, behind Mr. D's Bar and Grill.

PROPERTY HIGHLIGHTS

- Open Space Floor Plan
- Possible Tenant Improvement Allowance
- +/- 51,500 Daily Traffic Count



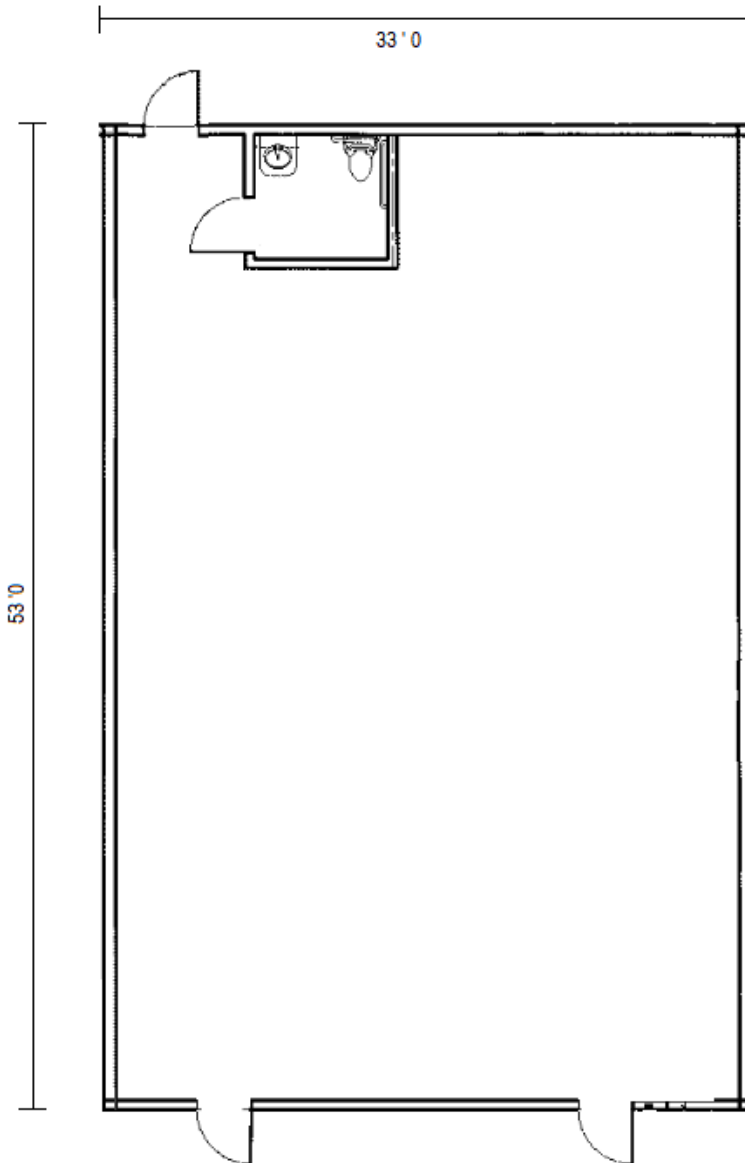
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Tel: 702.220.7587 | Fax: 702.643.6292

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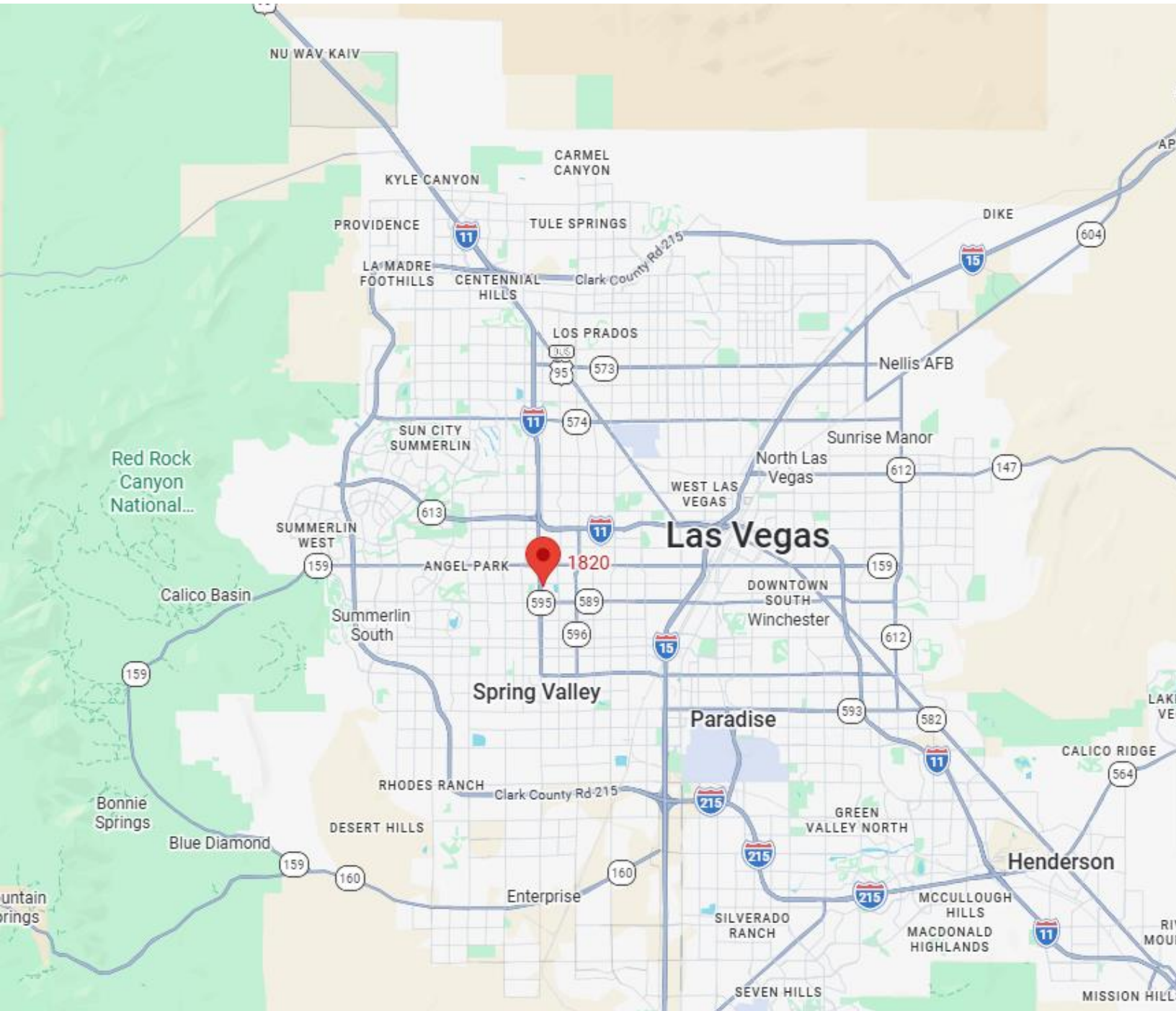
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DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2020 Population	13,603	190,685	462,223
2024 Population	13,582	195,361	478,748
2029 Population Projection	14,519	209,775	515,025
Annual Growth 2020-2024	0%	0.6%	0.9%
Annual Growth 2024-2029	1.4%	1.5%	1.5%
Median Age	39.5	39.3	39.9
Bachelor's Degree or Higher	19%	17%	21%
U.S. Armed Forces	7	68	422

Income	1 mile	3 miles	5 miles
Avg Household Income	\$79,675	\$68,236	\$77,064
Median Household Income	\$51,564	\$50,125	\$54,342
< \$25,000	1,096	17,370	42,603
\$25,000 - 50,000	1,374	19,819	46,863
\$50,000 - 75,000	960	14,048	34,732
\$75,000 - 100,000	491	9,093	23,038
\$100,000 - 125,000	314	5,524	13,897
\$125,000 - 150,000	151	2,905	8,792
\$150,000 - 200,000	273	2,686	9,257
\$200,000+	434	3,078	12,664

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