



For Lease

Rainbow Sunset Pavilion

6315-6485 South Rainbow Boulevard, Las Vegas, NV 89118

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**AVISON
YOUNG**

Property Highlights

6315-6485 South Rainbow Blvd., Las Vegas, NV 89118

- ±1,782 sf - 6,321 sf Suites Available
- **6375, Suite 100** is a 2nd generation restaurant space that Includes 30 ft hood with Ansul system, grease interceptor, walk-in refrigerator, walk-in freezer, additional fixtures and décor and 2 restrooms
- **6485, Suite 103** is a former Quest Diagnostics lab
- Ideal uses are for medical, office or retail
- Zoning: C-2 (General Commercial)
- Over 75,000 SF of retail and 450,000 SF of office
- Just off the I-215 Freeway Rainbow exit
- Co-tenants include Starbucks, The Cracked Egg, Yama Sushi and Archi's Thai Bistro
- This fast-growing area offers easy accessibility to Harry Reid International Airport and The Strip
- Rainbow frontage
- Office tenants include Hakkasan Corporate with approximately 200 employees and Boyd Gaming with approximately 800 employees
- Asking Rate: \$2.15 - 3.50 PSF NNN
- \$0.96 PSF Estimated CAM's

Demographics (2024 Estimates with 2029 Projections)

| | | | |
|--|----------------------------|-----------------------------|-----------------------------|
|  Total Population | 1-mile 4,006 | 3-miles 136,213 | 5-miles 355,241 |
|  Median HH Income | 1-mile \$76,234 | 3-miles \$70,942 | 5-miles \$72,768 |
|  Median Home Value | 1-mile \$350,890 | 3-miles \$331,436 | 5-miles \$339,788 |
|  Total Households | 1-mile 1,550 | 3-miles 52,406 | 5-miles 138,645 |
|  Average Size Household | 1-mile 2.6 | 3-miles 2.6 | 5-miles 2.6 |

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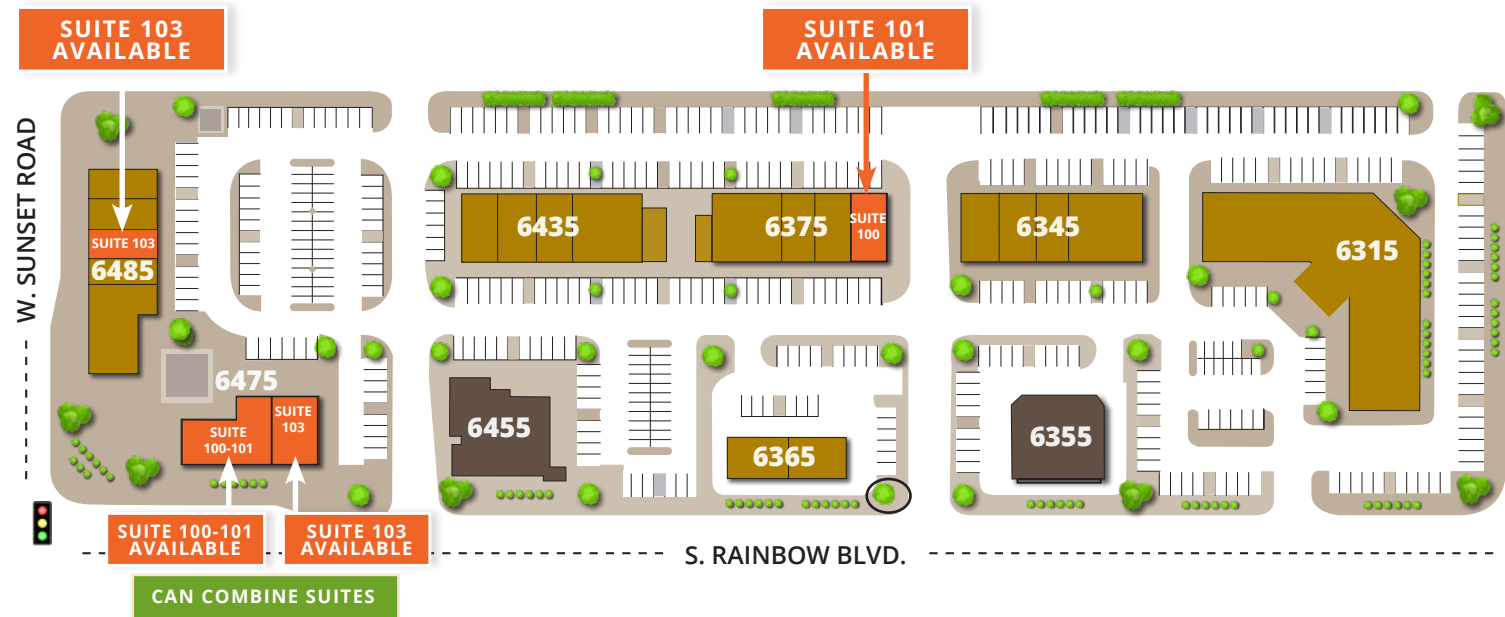
Suite 6375, 100

±2,321 sf

Floor Plan

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| TENANT ROSTER | |
|---------------|---|
| Building | Tenant |
| 6315 | Lunar Salon Athlete Advantage Medical Syndicate MMA |
| 6345 | Archie's Thai Bistro Seasons Floral Farmer's Insurance Wise Wellness |
| 6355 | Town & Country Bank |
| 6365 | Starbucks MG Patisserie & Cafe |
| 6375 | AVAILABLE Suite 100 Mother Falafel Yama Sushi |
| 6435 | The Cracked Egg Hana Ramen TOGO'S Roberto's |
| 6475 | AVAILABLE Suite 100-101 AVAILABLE Suite 103 |
| 6485 | Expert Flooring Edward Jones AVAILABLE Suite 103 Fingerprinting Xpress Crab Corner |



| Suite | Total Square Footage | Lease Rate | CAM's | Total Monthly Rent |
|---------------------------|----------------------|------------------|--------------|--------------------|
| 6375, Suite 100 | ±2,321 sf | \$3.50 psf M NNN | \$0.96 psf M | \$10,351.66 |
| 6475, Suite 100-101 | ±4,539 sf | \$2.50 psf M NNN | \$0.96 psf M | \$15,704.94 |
| 6475, Suite 103 | ±1,782 sf | \$2.50 psf M NNN | \$0.96 psf M | \$6,165.72 |
| 6475, Suite 100-101 & 103 | ±6,321 sf | \$2.15 psf M NNN | \$0.96 psf M | \$19,658.31 |
| 6485, Suite 103 | ±2,032 sf | \$2.65 psf M NNN | \$0.96 psf M | \$7,335.52 |

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