

# 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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## ✓ SUMMARY

- ✓ Size: 1,231 to 2,467 SF (Retail)  
37,234 SF (Office)
- ✓ Lease Rate: Contact Broker
- ✓ NNNs: Contact Broker
- ✓ Availability: Immediate

## 🗨 FEATURES

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



Suite	Tenant	Size
A0A	Best Buy	46,720 SF
A0D	Nordstrom Rack	30,896 SF
A0F	DSW	25,902 SF
A0H	ROSS	28,337 SF
A0K	PetSmart	26,207 SF
A0M	Burlington	39,315 SF
A0P	Five Below	11,000 SF
A0R	Jo-Ann	46,140 SF
B0A	Office Depot	18,600 SF
B0D	Marshalls	21,007 SF
B0E1	Sally Beauty	5,400 SF
B0E2	Bath&Body Works	5,180 SF

Suite	Tenant	Size
B0F	Old Navy	19,000 SF
B0G	Available	1,500 SF
B0H	Ulta	16,000 SF
B0K	TJ Maxx	25,000 SF
B0L/M	Verizon Wireless	2,328 SF
B0N	Barber Shop	1,236 SF
B0P	Available	1,231 SF
B0R	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	El Jimador	6,099 SF
2nd Floor Office Space		37,234 SF

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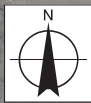
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Average Daily Traffic provided by Nevada Department of Transportation.  
Aerial Photography provided by Nearmap, DigitalGlobe, Google or FSA.

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**DUNBAR**  
commercial

**XTEAM**  
RETAIL ADVISORS



# 3 MILE DEMOGRAPHICS

2024  
Population



192,274

2024 Average  
Household Income



\$83,447

2024  
Households

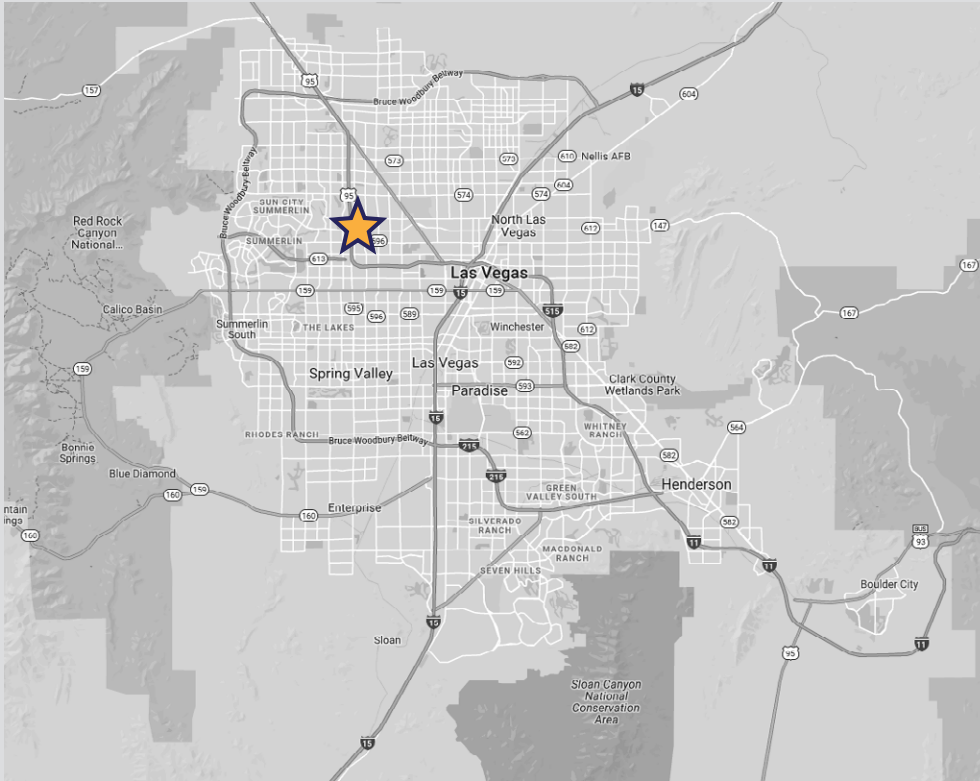


72,983

5-Year Projected  
Population Growth



2.2%



## DEMOGRAPHIC REPORT

	1 mile	3 miles	5 miles
<b>Census 2020 Summary</b>			
Population	30,529	191,191	436,524
Households	11,626	71,830	165,244
Average Household Size	2.62	2.65	2.63
<b>2024 Summary</b>			
Population	30,331	192,274	438,121
Households	11,785	72,983	167,902
Families	7,096	44,562	105,612
Average Household Size	2.57	2.62	2.60
Owner Occupied Housing Units	4,715	39,287	97,920
Renter Occupied Housing Units	7,070	33,696	69,982
Median Age	34.0	38.6	40.1
Median Household Income	\$58,287	\$63,351	\$69,566
Average Household Income	\$72,779	\$83,447	\$96,209
<b>2029 Summary</b>			
Population	30,940	196,630	447,664
Households	12,185	75,665	173,630
Families	7,298	45,995	108,891
Average Household Size	2.53	2.58	2.57
Owner Occupied Housing Units	5,088	41,778	103,611
Renter Occupied Housing Units	7,097	33,887	70,019
Median Age	35.5	39.6	41.2
Median Household Income	\$67,867	\$75,903	\$81,777
Average Household Income	\$85,560	\$97,960	\$112,348
<b>Trends: 2024-2029 Annual Rate</b>			
Population	0.40%	0.45%	0.43%
Households	0.67%	0.72%	0.67%
Families	0.56%	0.64%	0.61%
Owner Households	1.53%	1.24%	1.14%
Median Household Income	3.09%	3.68%	3.29%

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