

# 5547 S. RAINBOW BLVD.

## DRIVE THRU

## FOR LEASE / FOR SALE

### PROPERTY FEATURES

|                     |                                                 |
|---------------------|-------------------------------------------------|
| Lease Rate / Price: | <b>CALL BROKER</b>                              |
| NNN/CAM:            | <b>\$0.95 SF/Mo (estimated)</b>                 |
| Lease Type:         | NNN                                             |
| Size:               | +/- 3,090 SF                                    |
| Lot Size:           | 0.61 Acres                                      |
| Year Built:         | 2002                                            |
| Zoning:             | CG - Commercial General                         |
| Amenities:          | Drive Thru, Pylon Sign                          |
| Use:                | Retail/ Office / Potential Restaurant / Medical |
| Parking:            | 19 Spots                                        |

### OVERVIEW

5547 S Rainbow Blvd is a single-tenant or owner-occupant commercial property built in 2002, comprising approximately 3,090 square feet on a 0.61-acre parcel. Formerly used as a bank with a drive-thru, the property is situated along the highly trafficked Rainbow Boulevard corridor in the Southwest Las Vegas (Spring Valley) submarket. Currently available for lease or for sale, this well-positioned asset offers a flexible bank build-out with a drive-thru lane, allowing for a straightforward conversion to retail or restaurant use. Its prime frontage along Rainbow Boulevard provides exceptional visibility and exposure, further enhanced by ample surface parking and prominent pylon signage.

### HIGHLIGHTS

- Access to Interstate cc 215 Highway
- Landlord Offering Tenant Improvement Allowance for Qualified Applicants.
- Located in the heart of The Southwest
- Across from Spring Valley Hospital Medical Center

Disclaimer: Our information is deemed reliable but not guaranteed. Tenant/Buyer to verify all information.

#### JAMES S. HAN, CCIM

Managing Director | Commercial Sales & Leasing

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#### DEREK BELANUS

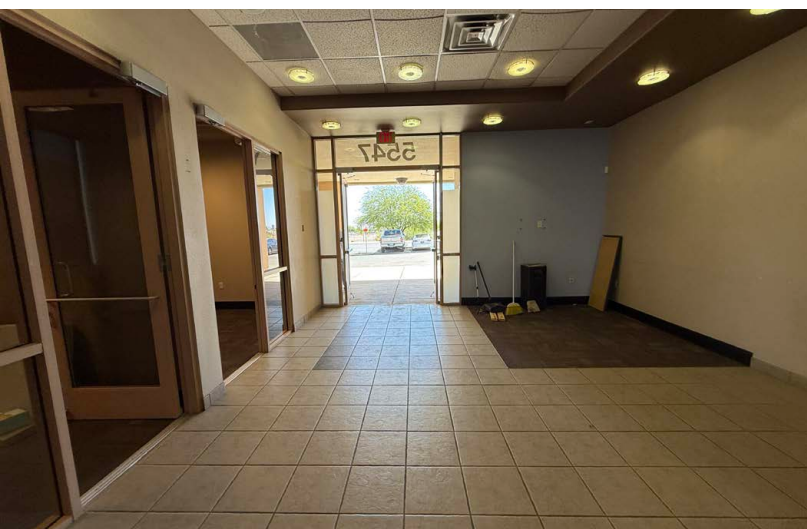
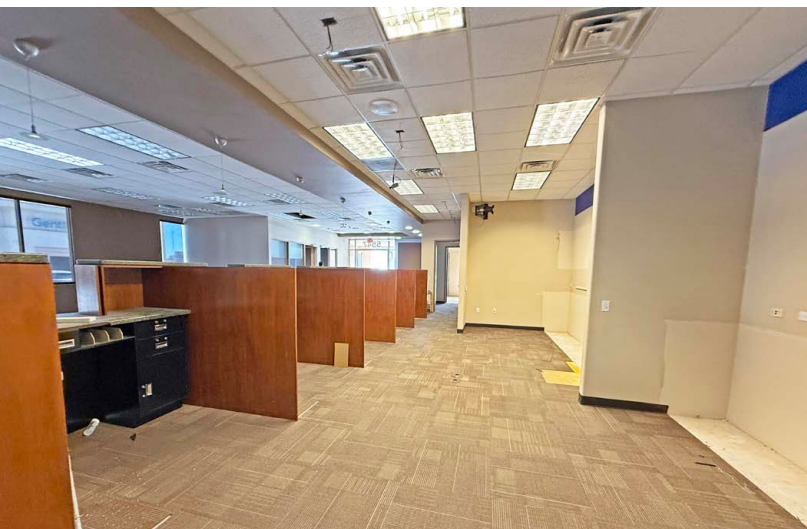
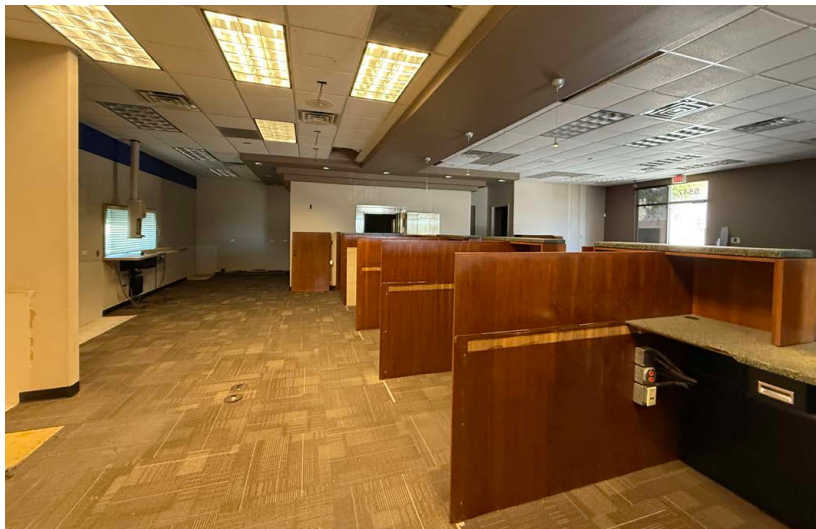
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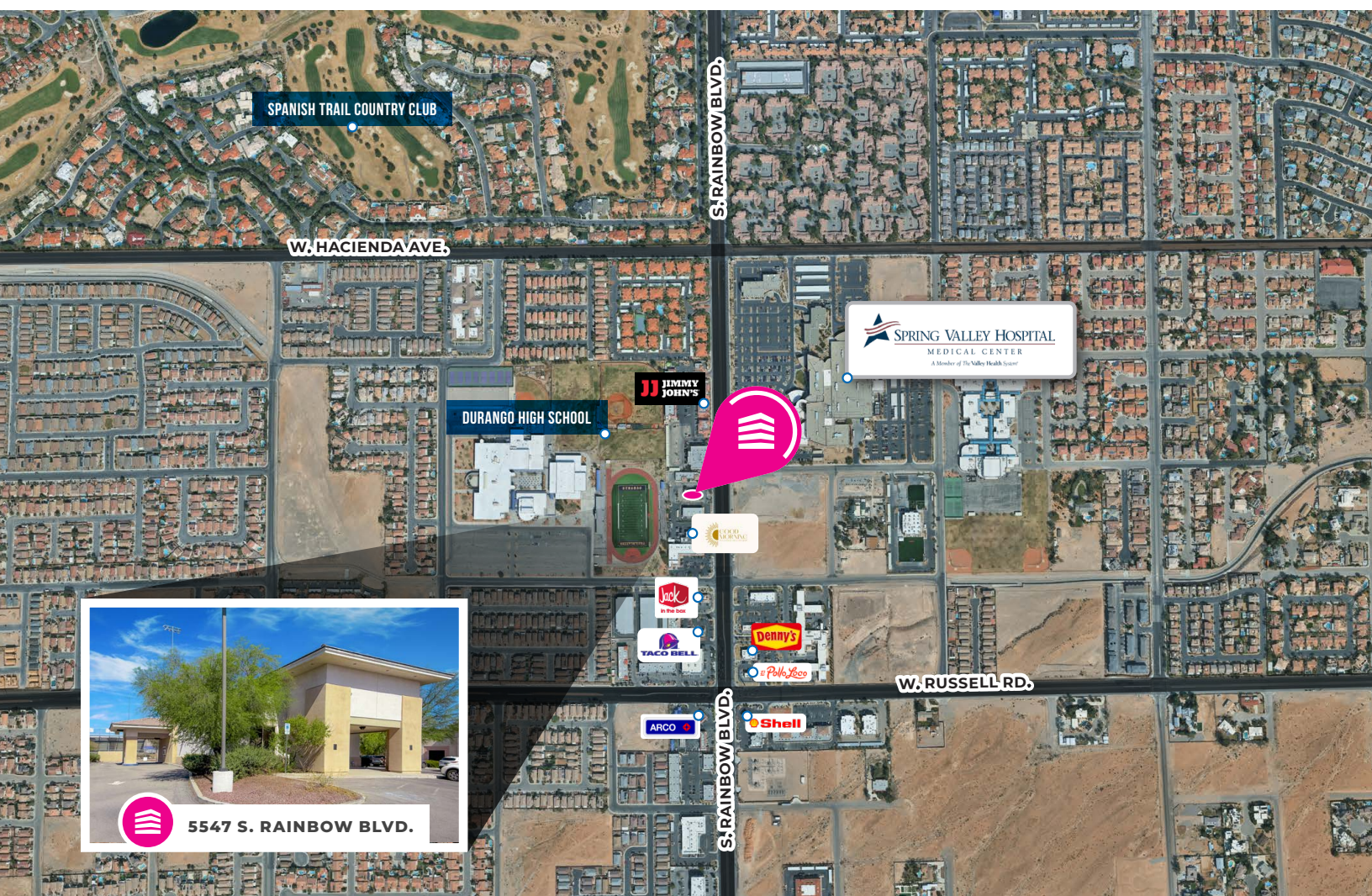
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