

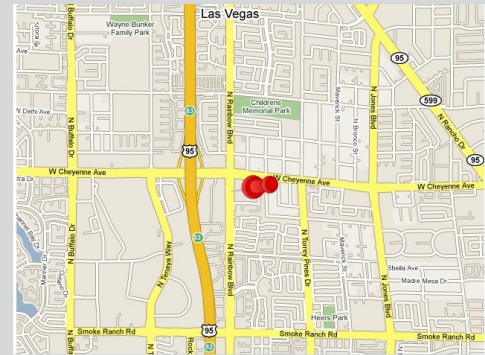
# RAINBOW RIDGE PLAZA

## 3148 N. Rainbow Blvd



### LOCATION:

Rainbow Ridge Plaza is located at North Rainbow Blvd and West Cheyenne Ave.



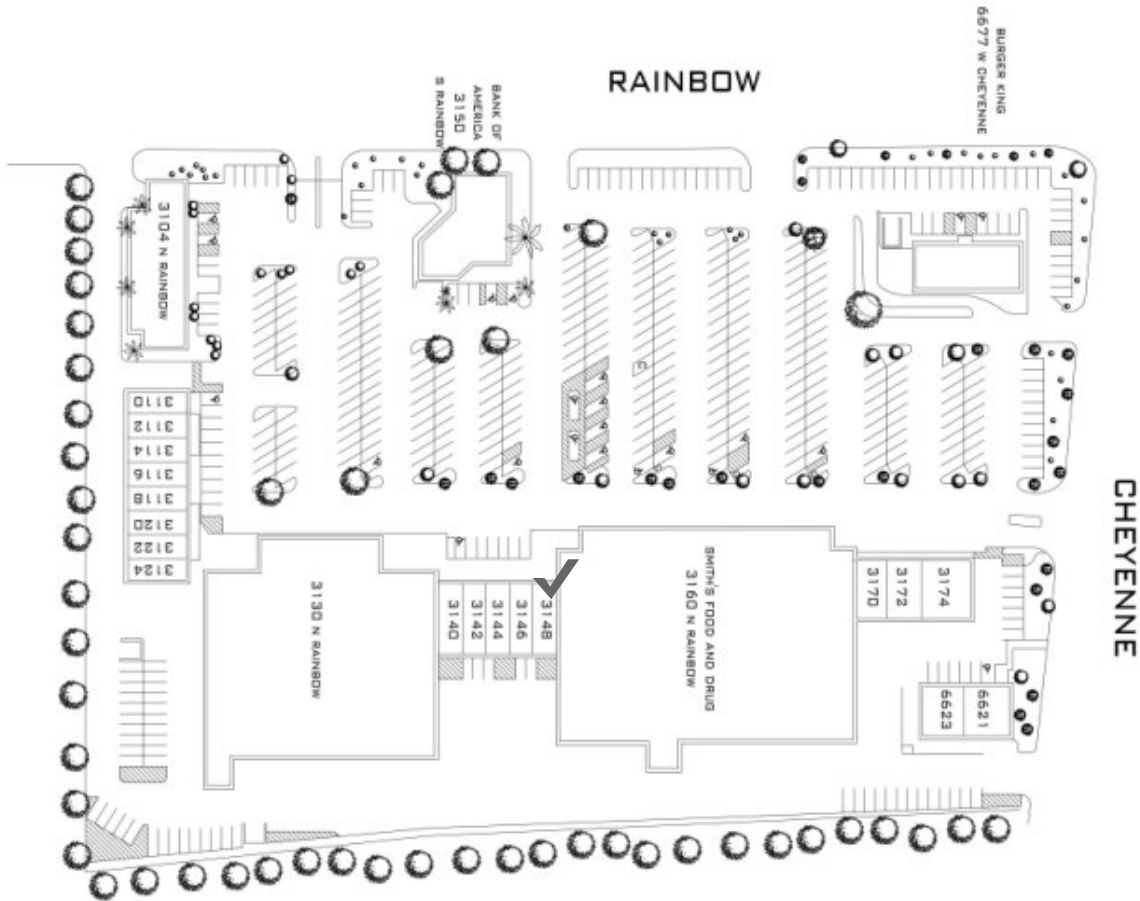
- Easy Access and Great Visibility
- Tenants Include: Smiths, Cash America, Bank of America, Burger King, State Farm, Dragon Castle Books, Al Phillips, Supercuts, and Subway
- Area Retailers: Marie Callender's, Sally Beauty Supply, Marshalls, Famous Footwear, Walmart and Ross Dress For Less
- Traffic Counts: Rainbow Blvd and Cheyenne Ave - 56,000
- Pylon Signage Available
- Competitive Lease Rates



**BECKER**  
ENTERPRISES

50 South Jones Blvd., Suite 100  
Las Vegas, NV 89107

For More Information Contact:  
Randy Becker  
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**Rainbow Ridge Plaza**  
**3148 N. Rainbow Blvd.**  
**1,200 Sq. Ft.**

**Rainbow Ridge Plaza**

DEMOGRAPHIC DETAIL COMPARISON REPORT - 2, 3, 4 MIN. DRIVE TIMES

2011 Demographics				2016 Demographics			
Total Population	2,557	8,469	21,967	Total Population	2,774	9,474	24,141
Total Households	987	3,378	8,473	Total Households	1,084	3,823	9,412
Age - 5-14	15.4%	14.2%	14.4%	Age - 5-14	15.3%	14.2%	14.4%
Age - 25-34	14.8%	15.1%	15.1%	Age - 25-34	12.9%	13.1%	13.1%
Age - 35-44	14.2%	15.5%	15.4%	Age - 35-44	13.8%	15.2%	15.1%
Age - 45-54	13.1%	13.9%	13.4%	Age - 45-54	13.4%	14.2%	13.7%
Age - 55-64	10.8%	10.6%	10.5%	Age - 55-64	11.5%	11.2%	11.1%
Total Housing Units	1,075	3,979	9,681	Total Housing Units	1,178	4,505	10,756
Avg. Household Income	65,387	59,592	66,775	Avg. Household Income	73,405	66,248	74,994
# of Employees	723	5,381	14,114	# of Employees	N/A	N/A	N/A

For More Information  
 Contact:  
 Randy Becker  
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 Fax: 702-878-1057  
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 rbecker@beckerlv.com  
 www.beckerlv.com



**RAINBOW RIDGE PLAZA  
C-1 ZONING / CITY / 89108**

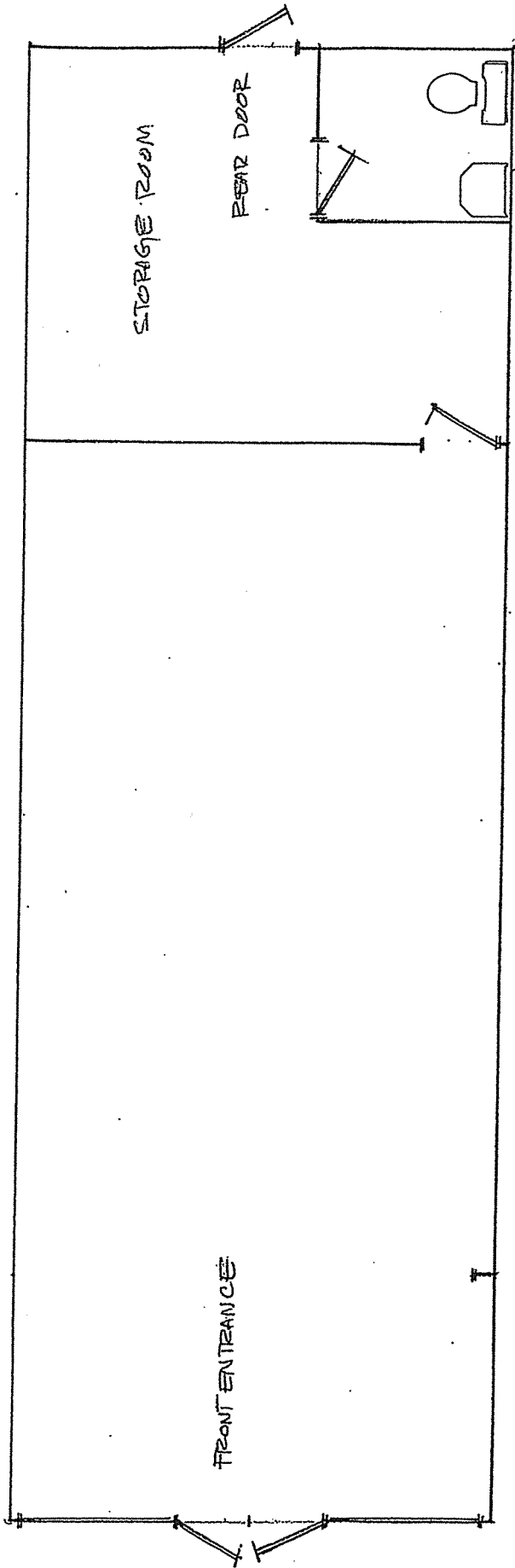
**RETAIL SPACE**

**3148 N. RAINBOW BLVD.**

**VACANT**

		<b>Standard Water Use</b>	<b>Medium Water Use</b>	<b>High Water Use</b>
SQUARE FOOTAGE	<b>1,200</b>			
<b>BASE RENT</b>	<b>\$1.30</b>	\$1,560.00	\$1,560.00	\$1,560.00
COMMON AREA MAINTENANCE		\$192.00	\$192.00	\$192.00
TAXES		\$132.00	\$132.00	\$132.00
COMMON AREA INSURANCE		\$48.00	\$48.00	\$48.00
WATER		\$72.00	\$96.00	\$120.00
SEWER		TBD	TBD	TBD
TRASH		TENANT RESPONSIBILITY		
SUBTOTAL		\$2,004.00	\$2,028.00	\$2,052.00
<b>ADDITIONAL RENTS PSQF</b>		<b>\$0.37</b>	<b>\$0.39</b>	<b>\$0.41</b>
PYLON - PER SPACE PER SIGN <i>OPTIONAL</i>		\$135.00	\$135.00	\$135.00
PERCENTAGE RENT SALES		\$31,200.00	\$31,200.00	\$31,200.00
SECURITY DEPOSIT		\$3,120.00	\$3,120.00	\$3,120.00
ANNUAL BASE RENT		\$18,720.00	\$18,720.00	\$18,720.00

**ADDITIONAL INFORMATION**    Additional Rents PSQF are estimated and subject to change



RR  
3148 S. RAINBOW BLW

6-14-12