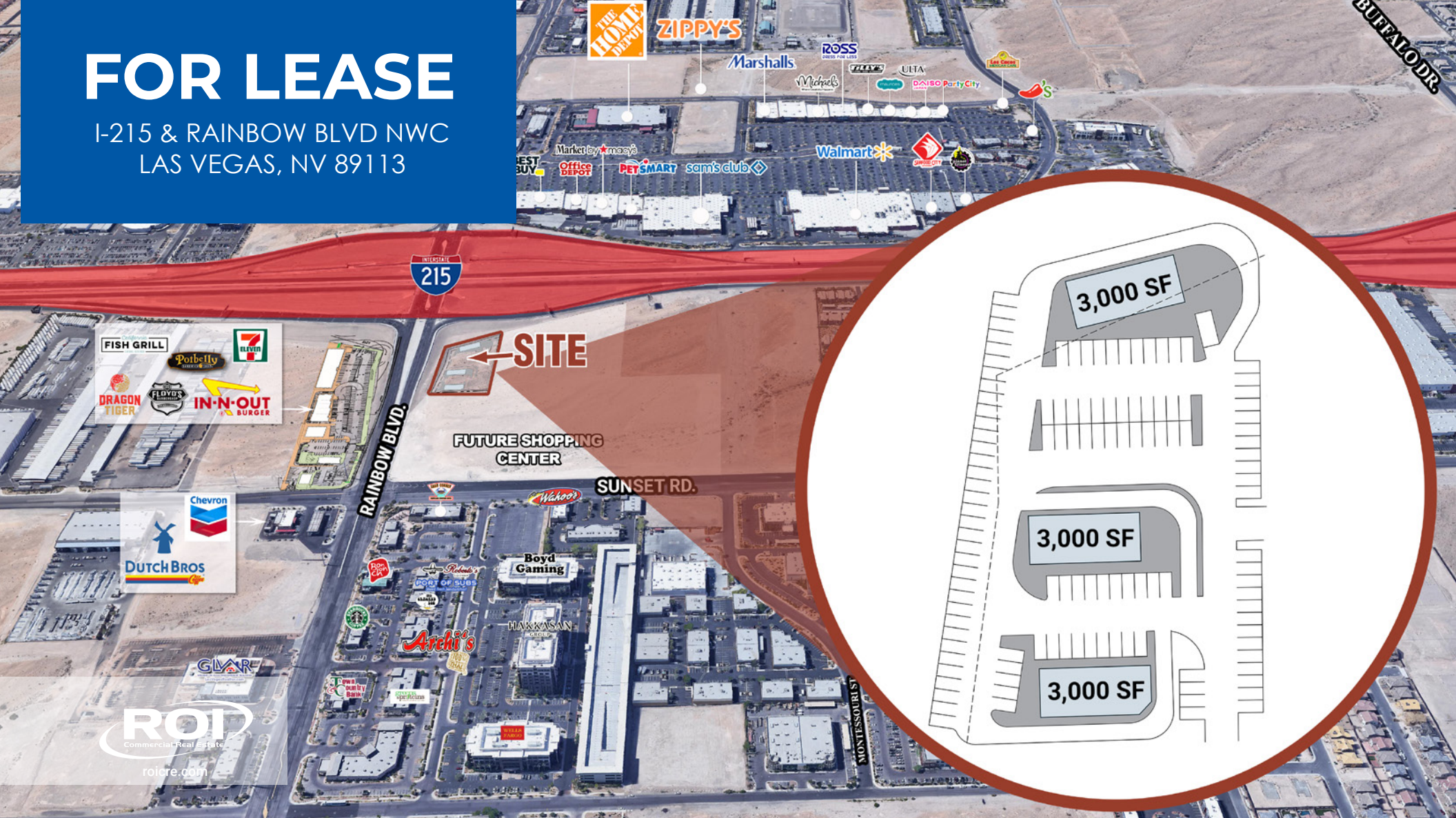


# FOR LEASE

I-215 & RAINBOW BLVD NWC  
LAS VEGAS, NV 89113



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graski retail team



# PROPERTY HIGHLIGHTS

±3,000 SF Pads Available

We are excited to announce the opportunity to lease a property on the northwest corner of the I-215 Beltway and Rainbow Boulevard in Las Vegas, NV.

- Located next to the I-215 & Rainbow Blvd. Interchange for easy access to the Las Vegas Valley.
- Major traffic generators including: retail, automotive dealerships, restaurants, corporate office headquarters, and many industrial buildings.
- Adjacent to a planned future shopping center development.

 **±1.55 AC**  
LAND AREA

 **CORRIDOR MIXED-USE (CM)**  
ZONING

 **176-03-501-013**  
APN

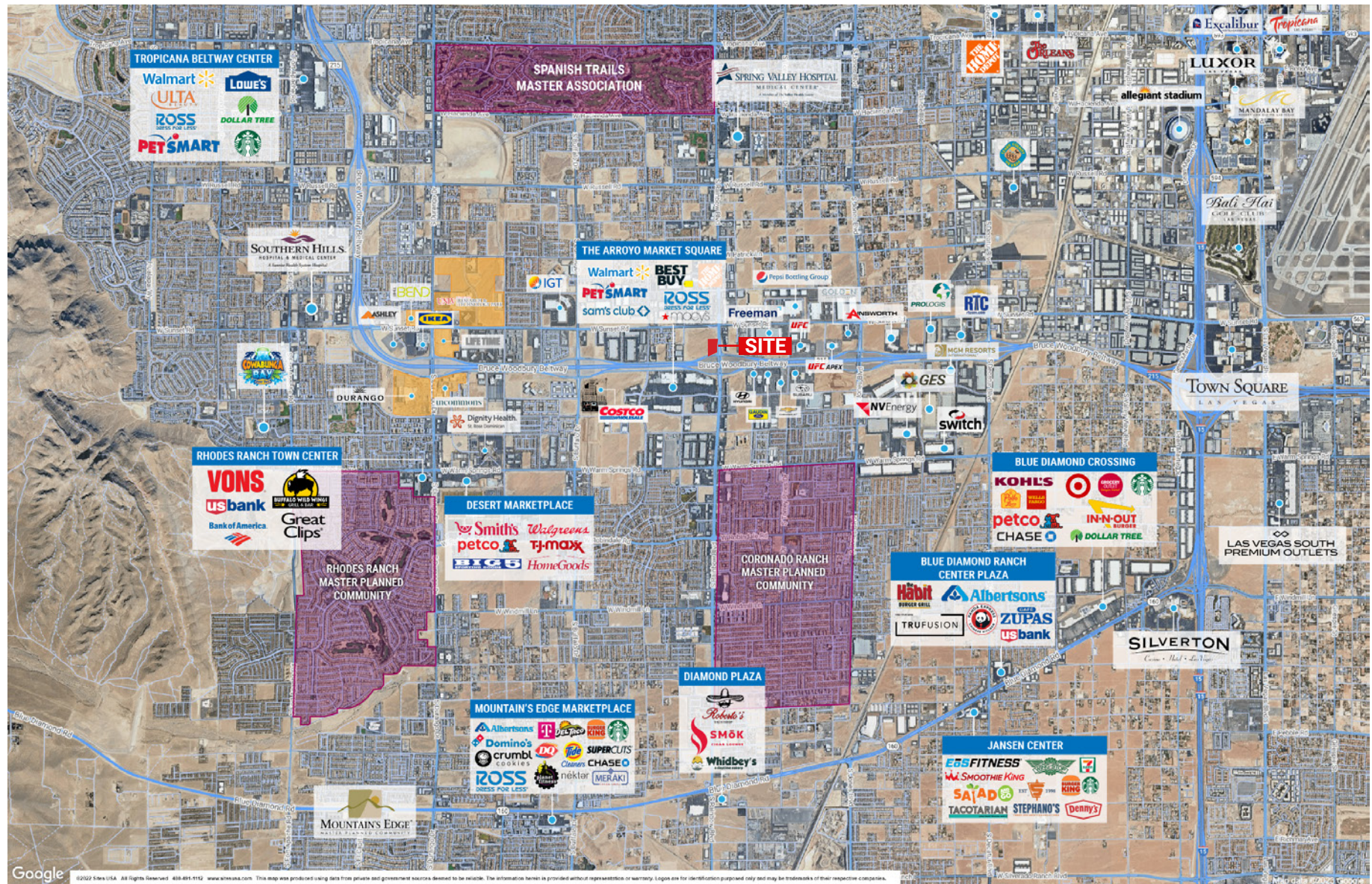
## NEARBY RETAILERS





# TRADE AREA AERIAL

**RETAIL PADS AVAILABLE**  
I-215 & Rainbow Blvd NWC  
Las Vegas, NV 89113



Google

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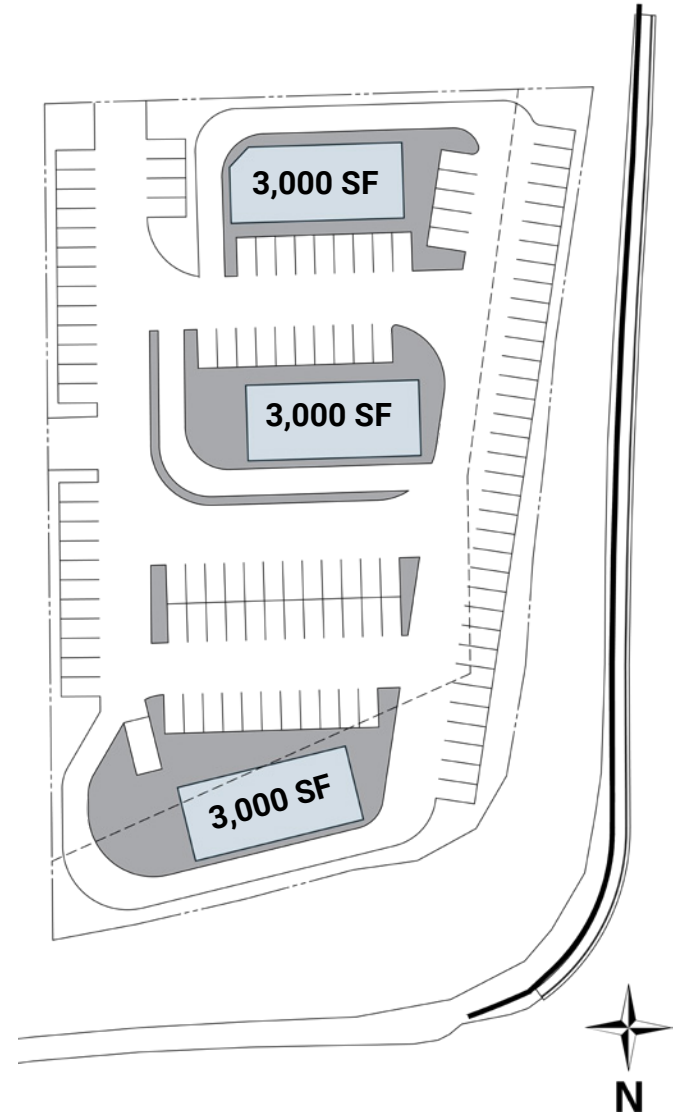
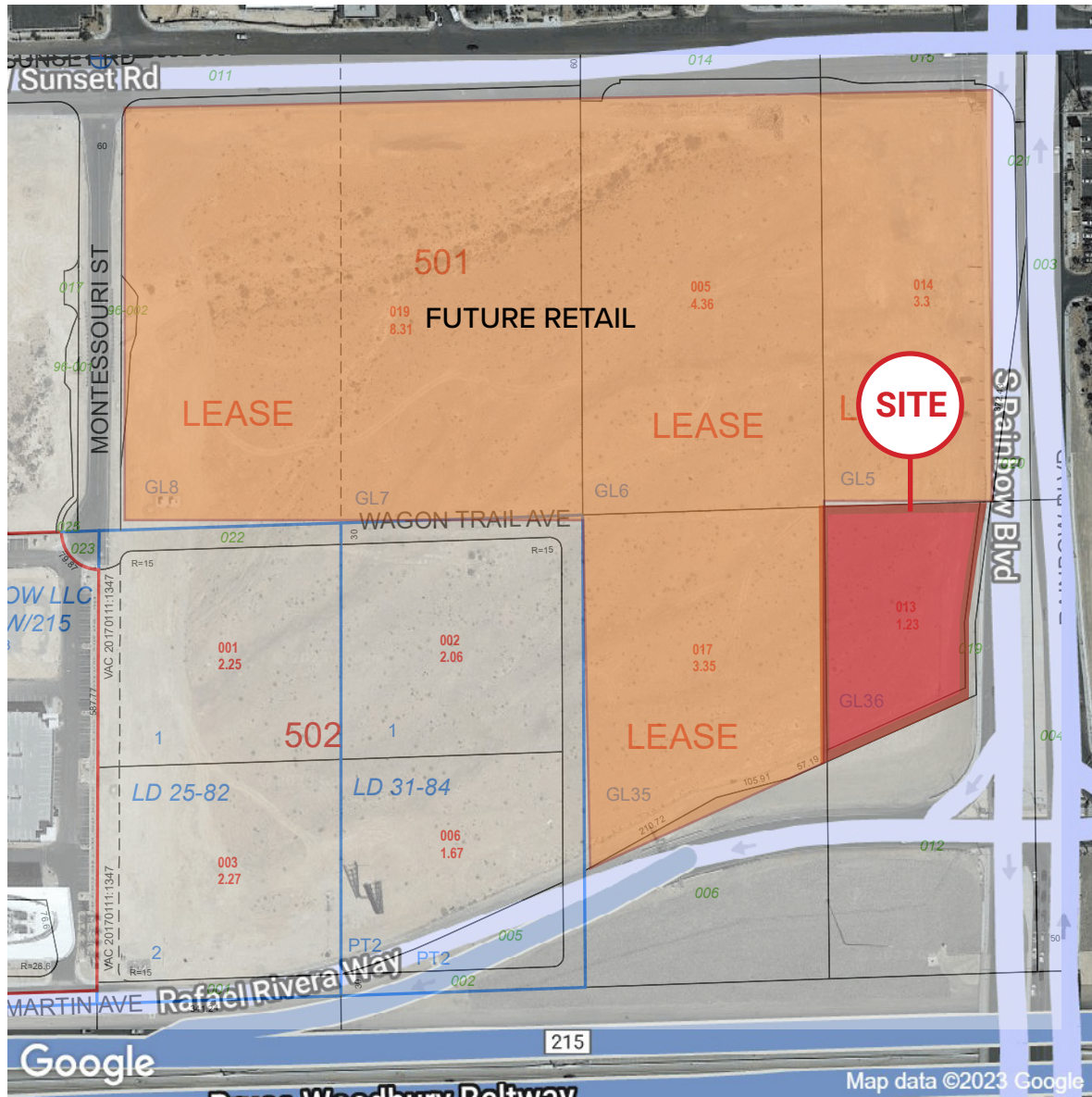
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# SITE PLAN

**RETAIL PADS AVAILABLE**  
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Las Vegas, NV 89113



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# AREA DEMOGRAPHICS



## POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 4,686  | 144,211 | 386,735 |



## AVERAGE HOUSEHOLD INCOME

| 1 MILE    | 3 MILES   | 5 MILES    |
|-----------|-----------|------------|
| \$130,257 | \$113,597 | \$3115,107 |



## DAYTIME POPULATION

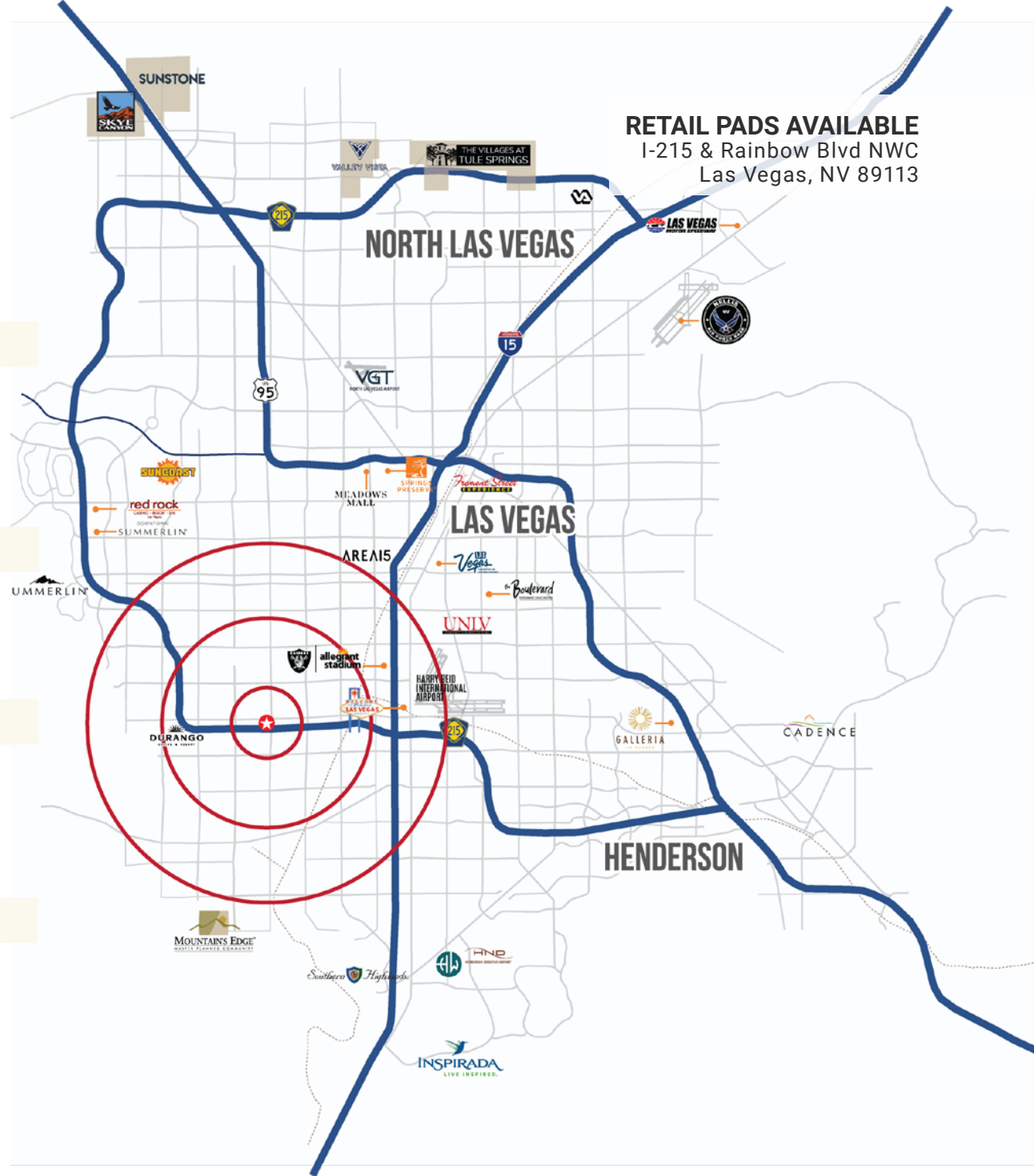
| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 12,424 | 63,757  | 166,464 |



## TRAFFIC COUNTS

| S RAINBOW BLVD | US I-215    |
|----------------|-------------|
| 23,300 VPD     | 206,000 VPD |

Source:  
SitesUSA 2025  
TRINA, NV DOT 2024



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Las Vegas, NV 89113

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