

# FOR LEASE

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



## CONTACT US

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graskiretailteam

# 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.

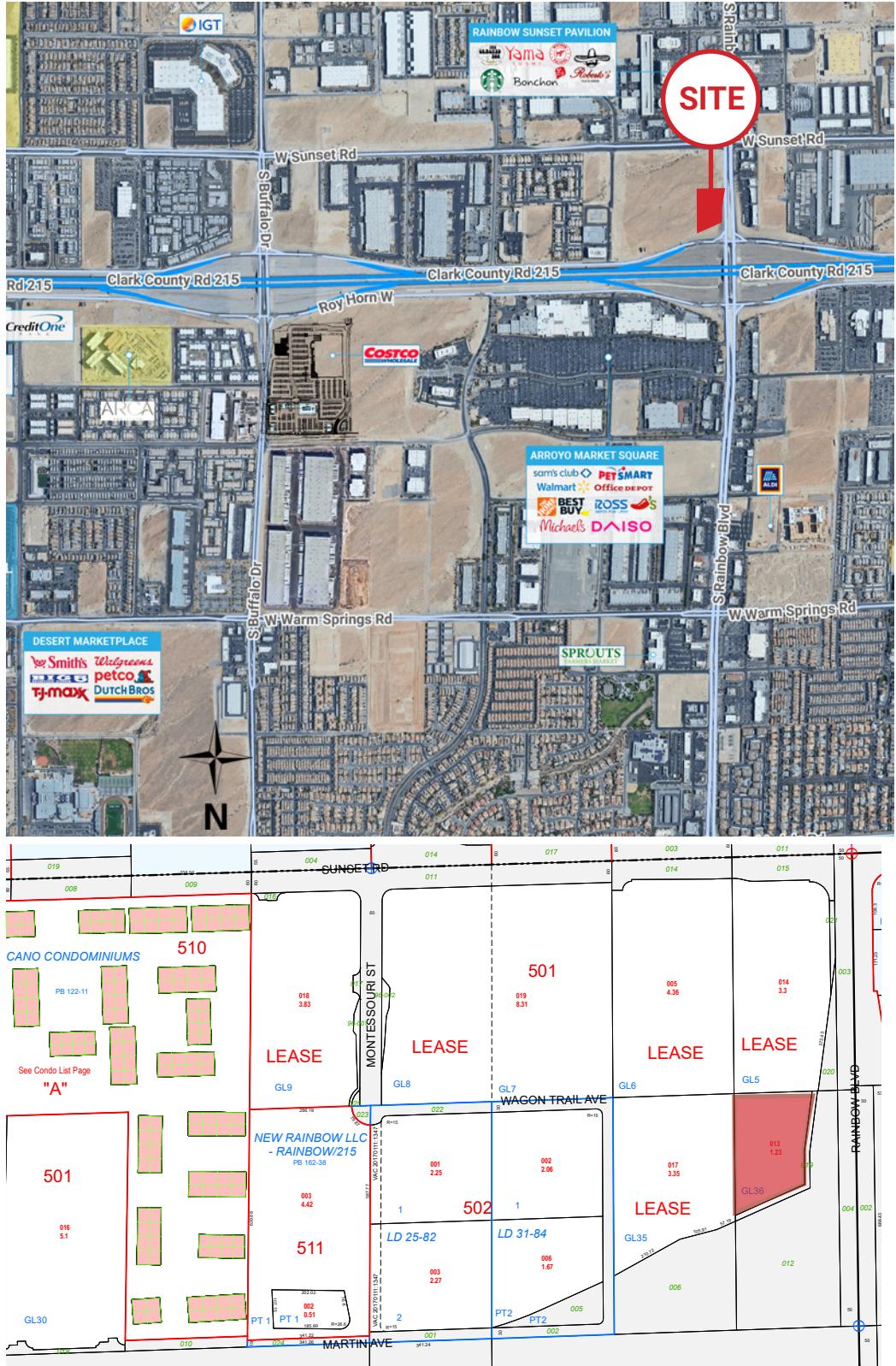
- Located next to the I-215 & Rainbow Blvd. Interchange for easy access to the Las Vegas Valley.
- Major traffic generators including: retail, automotive dealerships, restaurants, corporate office headquarters, and many industrial buildings.
- Adjacent to a planned future shopping center development.

 **±1.55 AC**  
LAND AREA

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

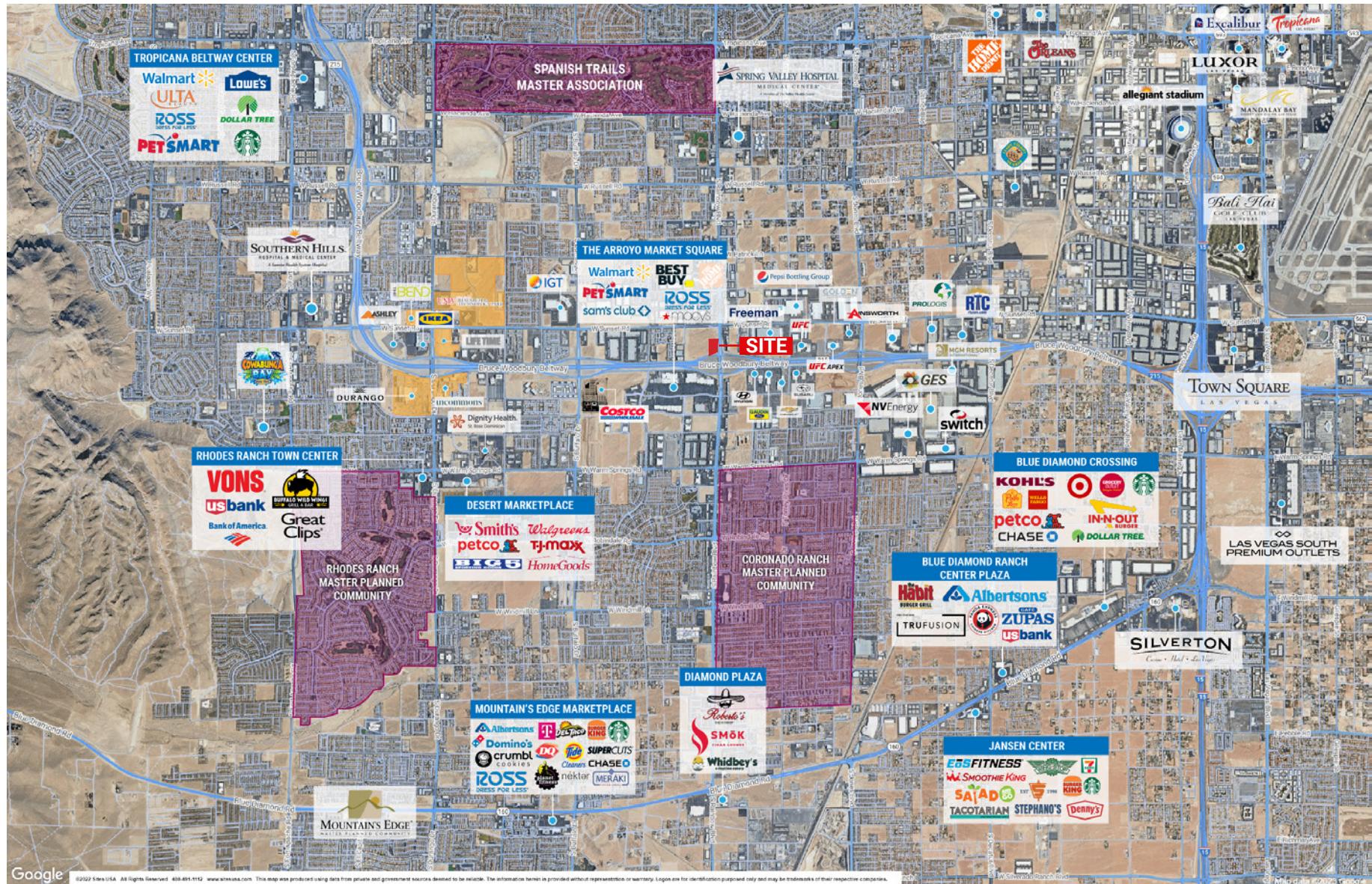
 **176-03-501-013**  
APN

## NEARBY RETAILERS



# TRADE AREA AERIAL

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



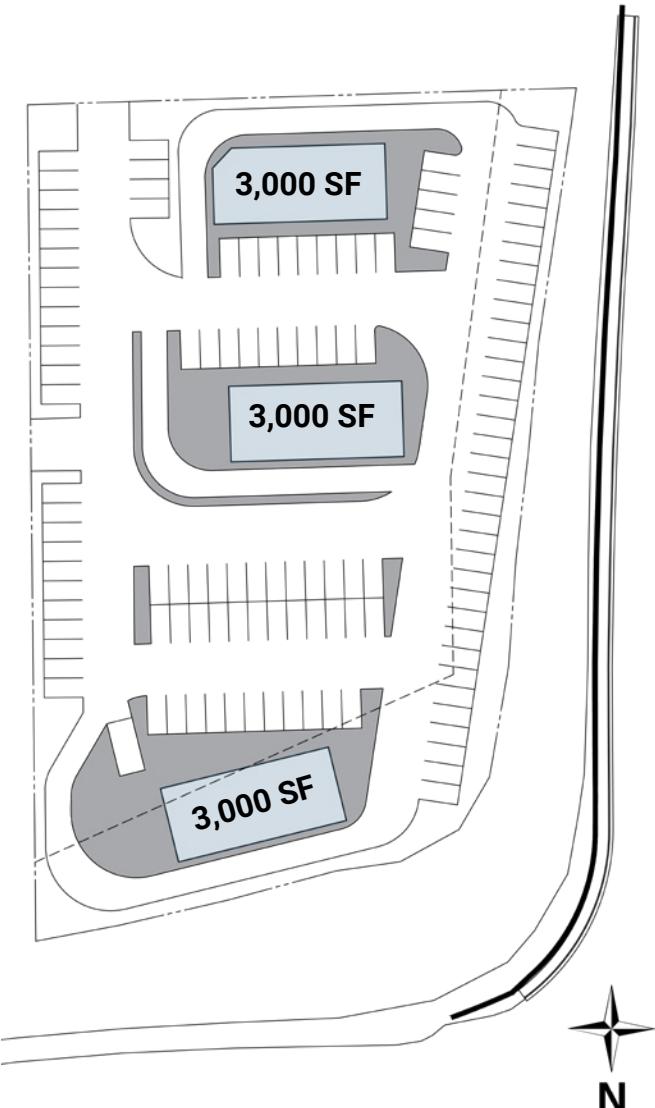
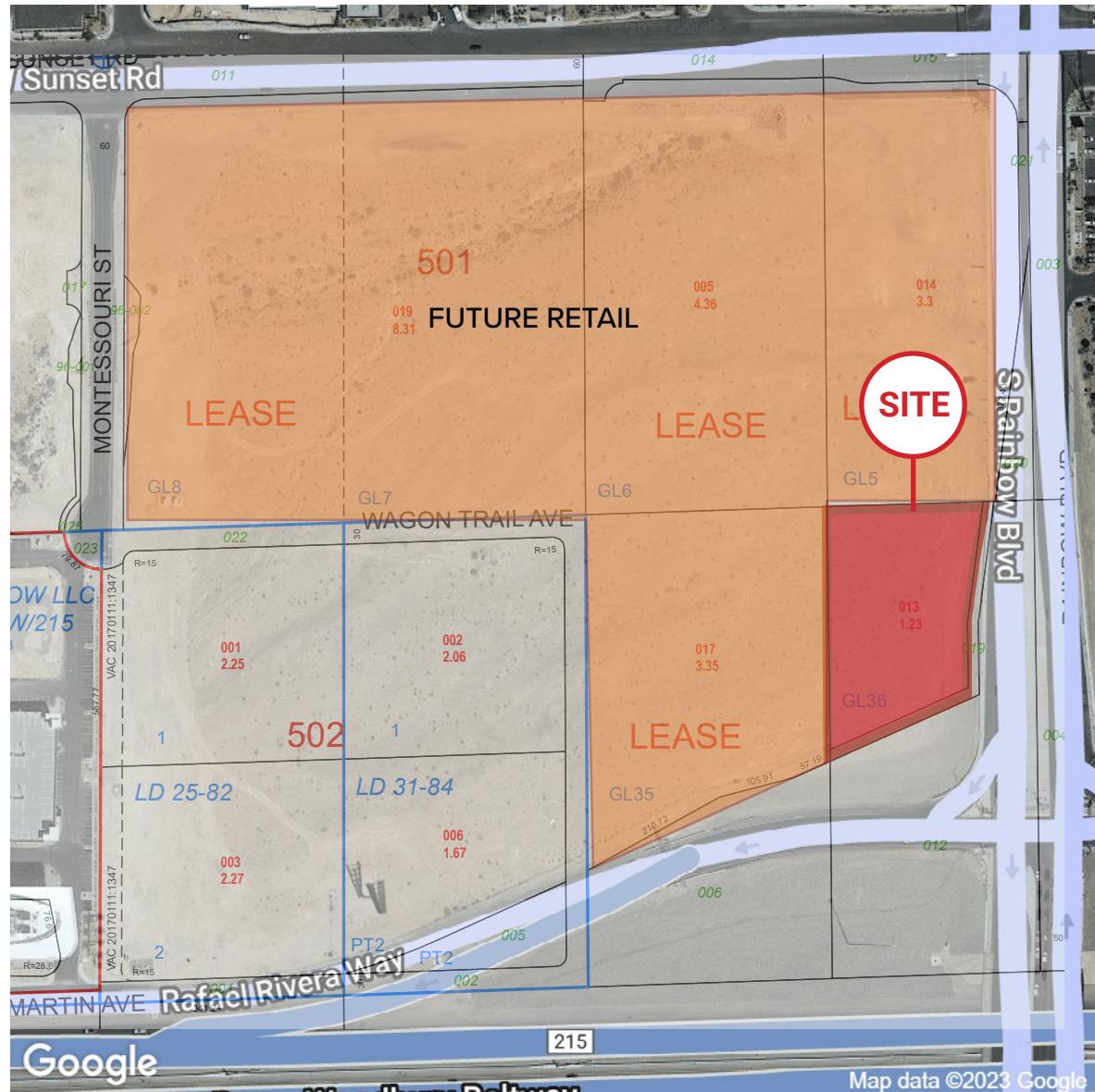
[roicre.com](http://roicre.com)

All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. \*All measurements quoted herein are approximate

**ROI**  
Commercial Real Estate

# SITE PLAN

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



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The logo for ROI Commercial Real Estate. It features the letters "ROI" in a large, bold, blue sans-serif font. A red swoosh or oval shape starts from the top of the "R" and curves around to the right, ending under the "I". Below "ROI", the words "Commercial Real Estate" are written in a smaller, black, sans-serif font.

# 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

