

500 N. Rainbow Boulevard - FOR LEASE

500 N Rainbow Boulevard, Las Vegas NV 89107



Prepared By:

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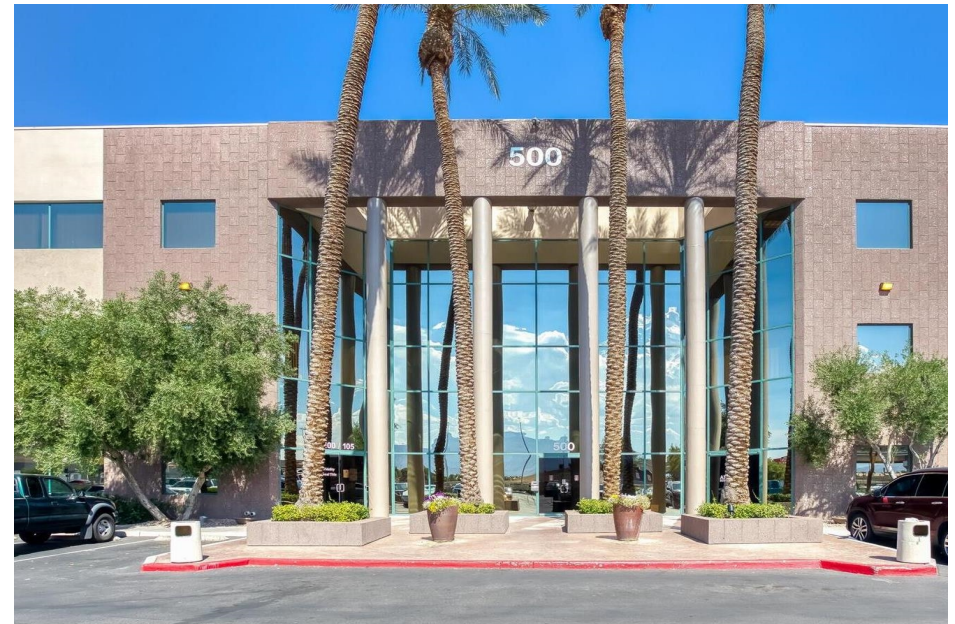
Sky Mesa

THE SPACE

Location	500 N Rainbow Boulevard Las Vegas, NV, 89107
County	Clark
Cross Street	Rainbow & 95

HIGHLIGHTS

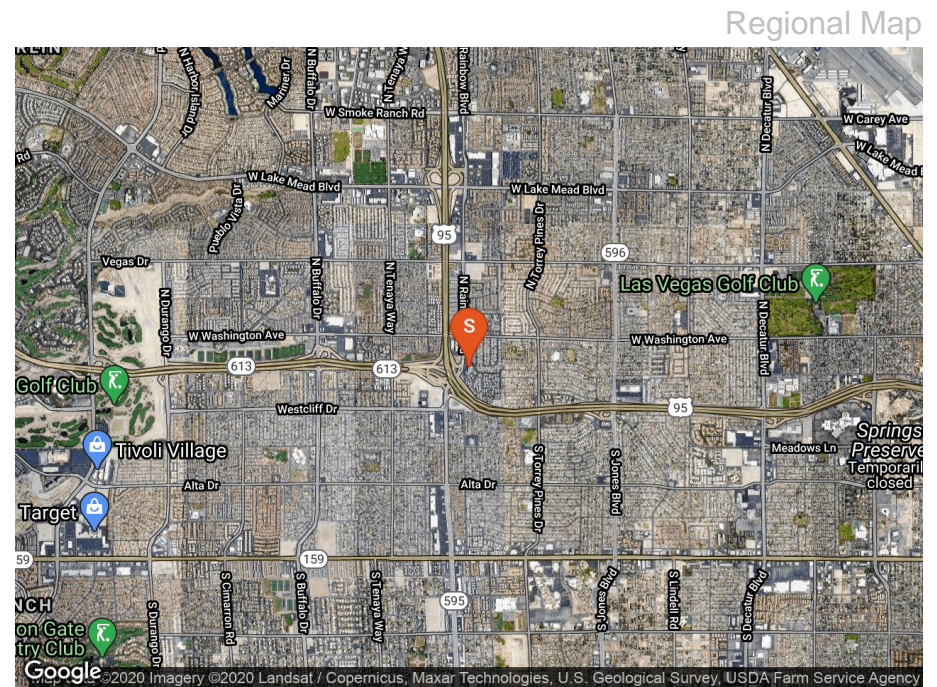
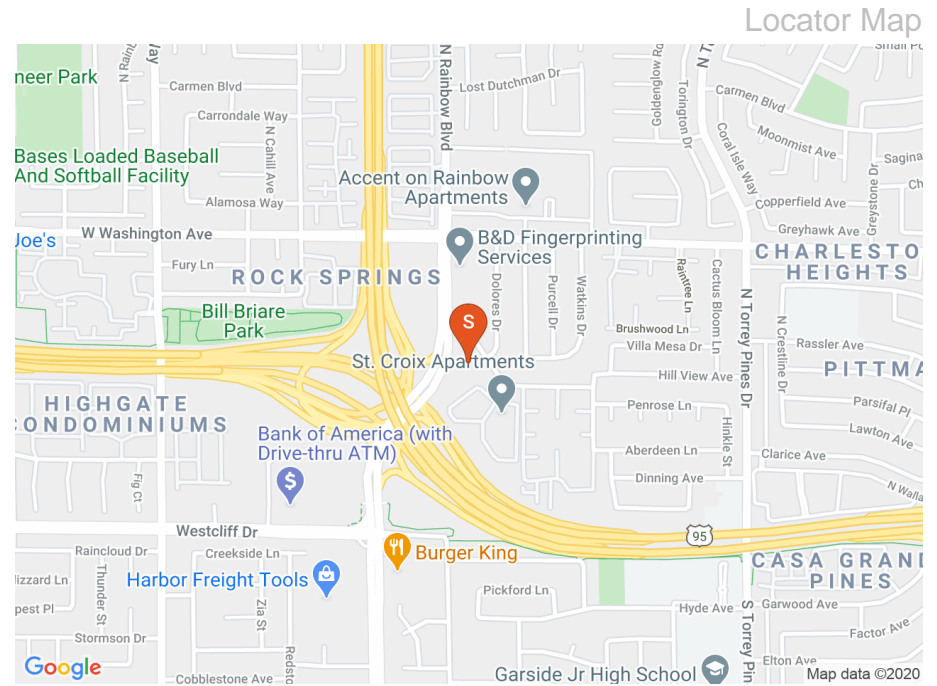
- Breathtaking views of Mt. Charleston and Downtown
- Easy access to I-15 and the 215 Freeways
- Minutes from Downtown
- Pylon Signage



Suite	Tenant	Floor	Square Feet	Rent Per SF (Monthly)	Lease Type	Notes
100	Available	1	6834	\$1.35	NNN	\$1.35-\$1.45/sq feet plus CAM \$0.50/sq ft
105	Available	1	4,810	\$1.35	NNN	\$1.35-\$1.45/sq feet plus CAM \$0.50/sq ft
216	Available	2	1,917	\$1.35	NNN	\$1.35-\$1.45/sq feet plus CAM \$0.50/sq ft Available 1/1/25
310	Available	3	2,404	\$1.35	NNN	\$1.35-\$1.45/sq ft plus CAM \$0.50/sq feet Available 11/1/24
312	Available	3	4339	\$1.35	NNN	\$1.35-\$1.45/sq feet plus CAM \$0.50/sq ft
313	Available	3	991	\$1.35	NNN	***Electricity included*** \$1.35-\$1.45/sq feet plus CAM \$0.50/sq ft

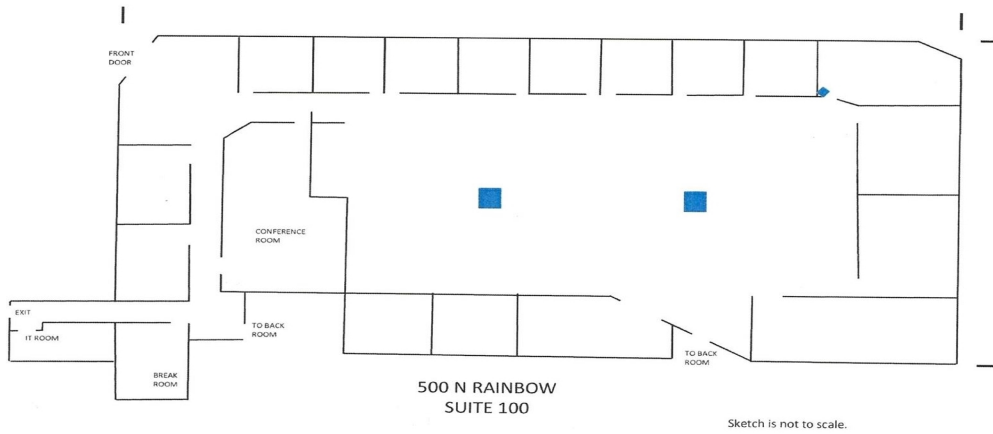
About 500 North Rainbow Boulevard

- 500 Corporate Center The Rainbow Corporate Center is a three story professional office building located adjacent to US 95 at Rainbow Blvd. The building offers great freeway visibility and pylon signage right along the heavily traveled north bound US 95 at the Rainbow curve.

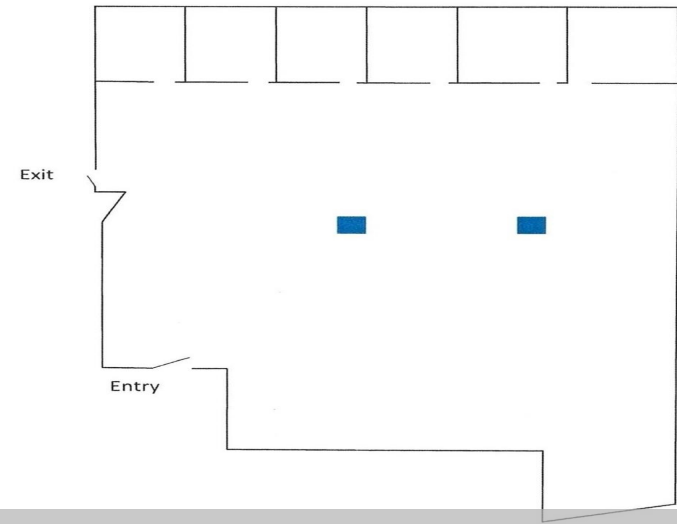




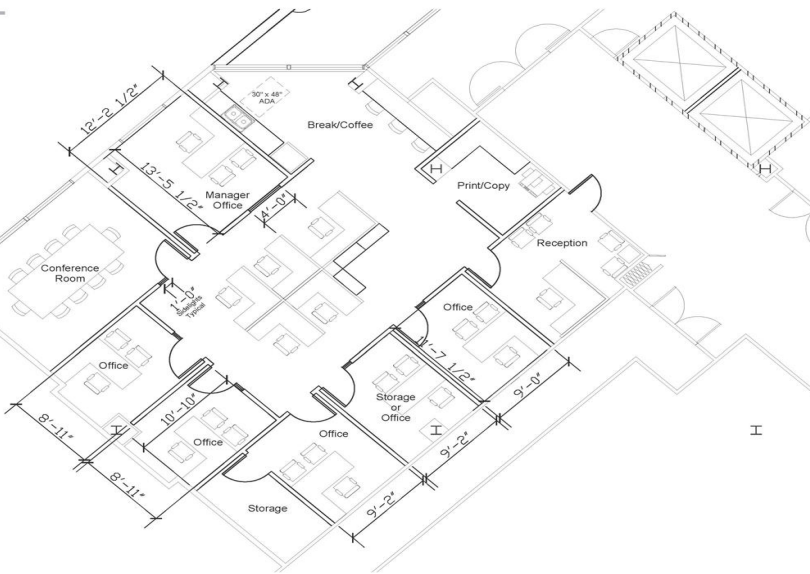




Suite#100



Suite#105



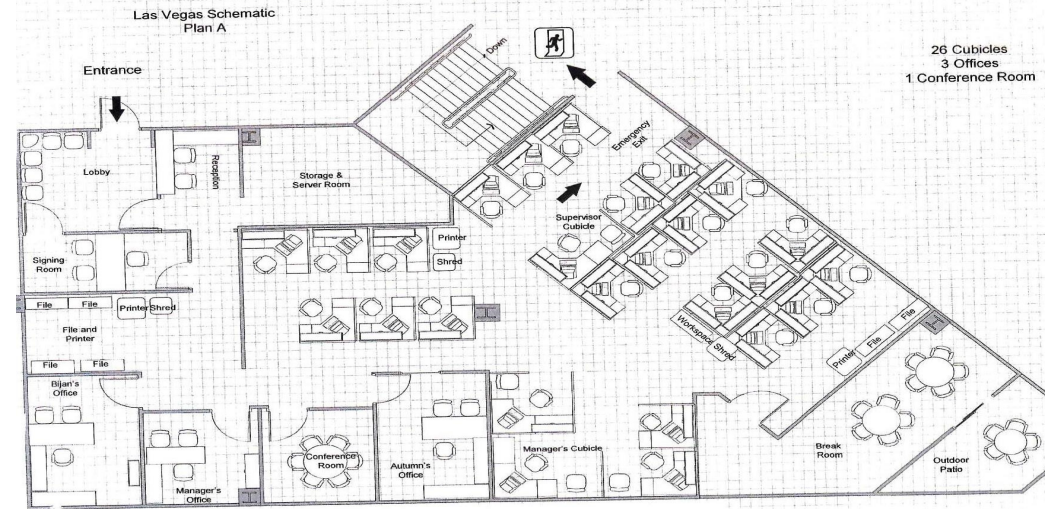
Suite 310 - Floor Plan, 2,055 sf

500 N. Rainbow, Suite 310 : May 19th, 2015

Suite#310

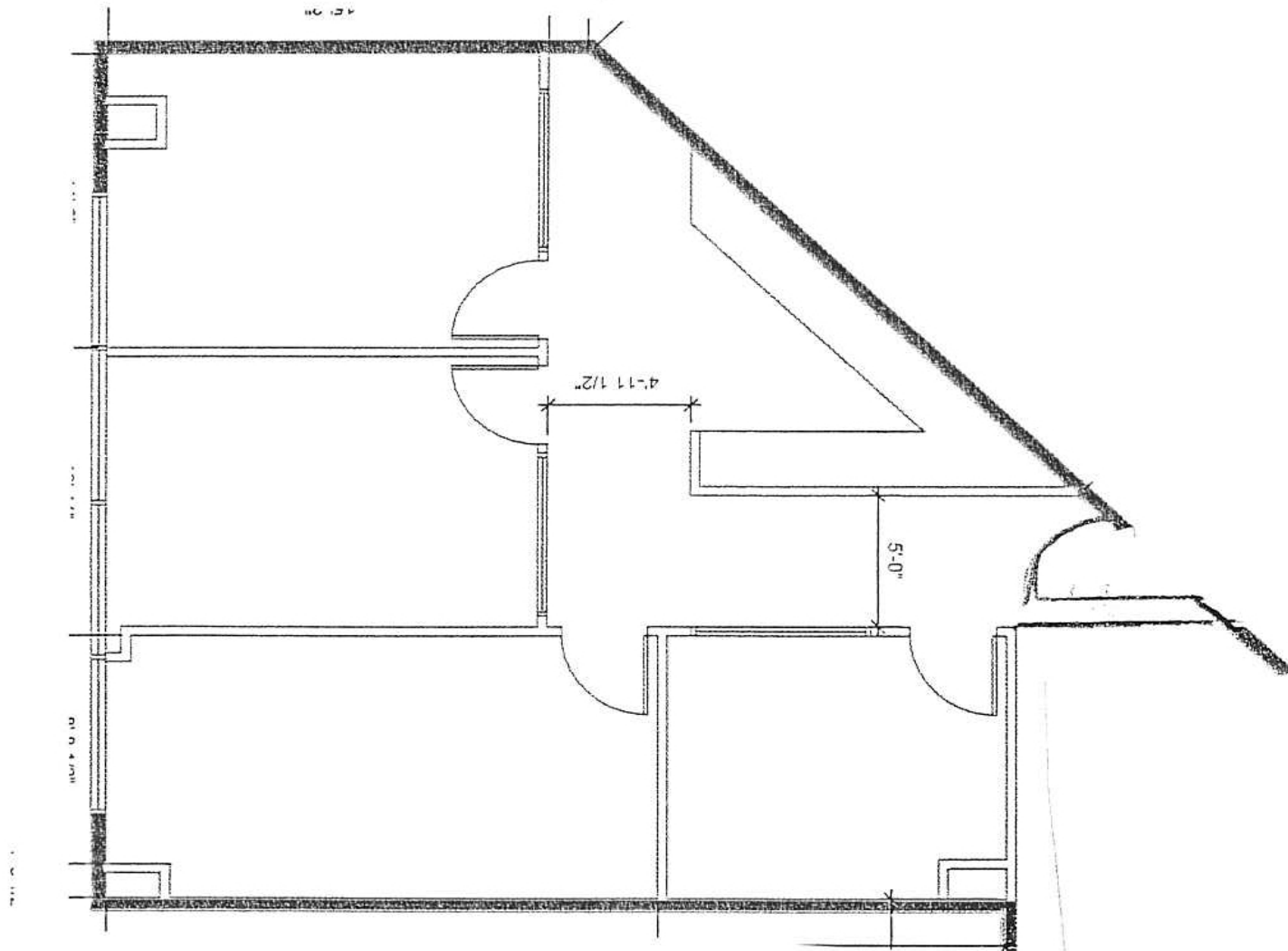
KGA ARCHITECTURE

SUITE 312



Suite#312

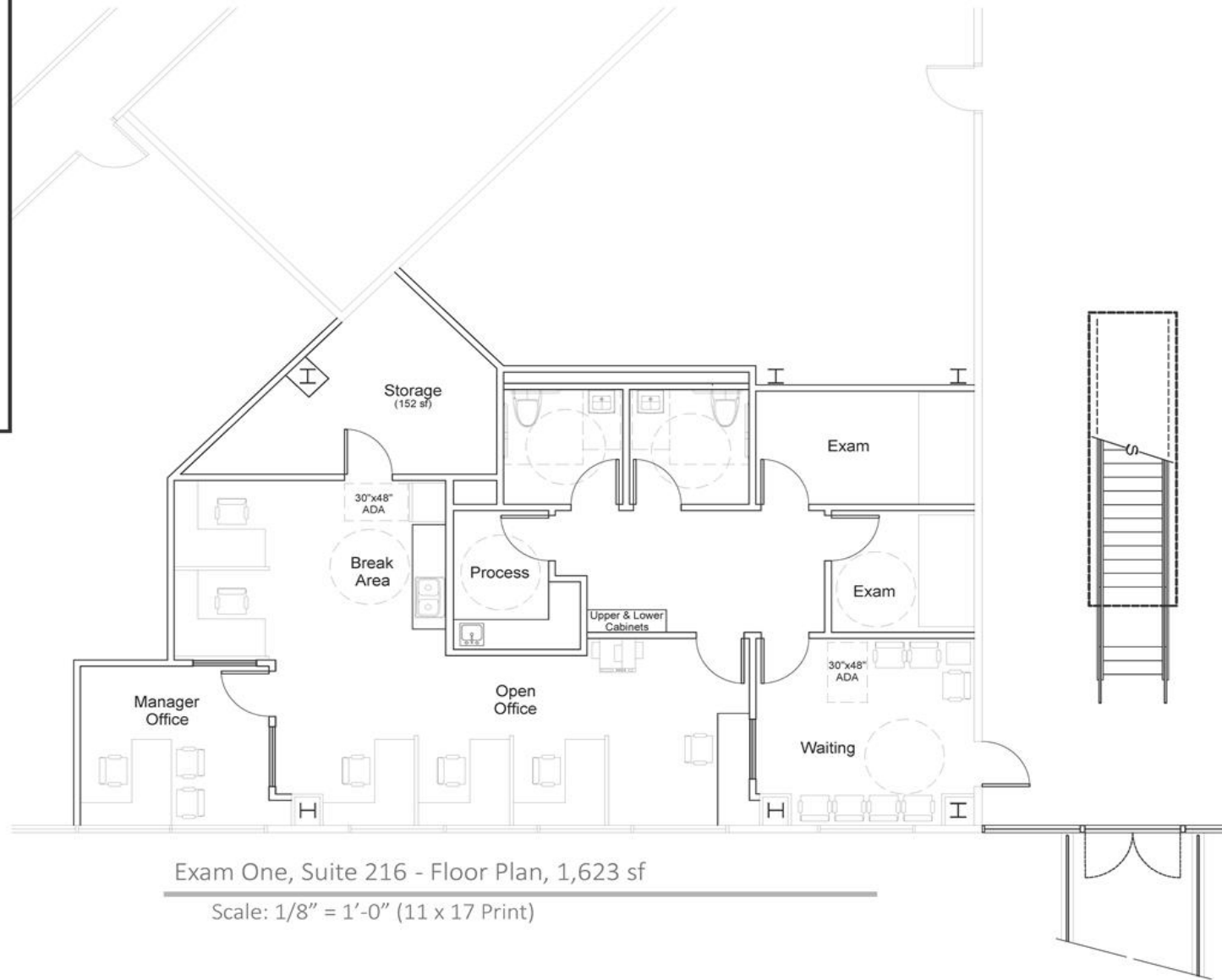
SUITE 313



Suite#313



Proposed Suite 216 - Overall Building Location



Exam One, Suite 216 - Floor Plan, 1,623 sf

Scale: 1/8" = 1'-0" (11 x 17 Print)

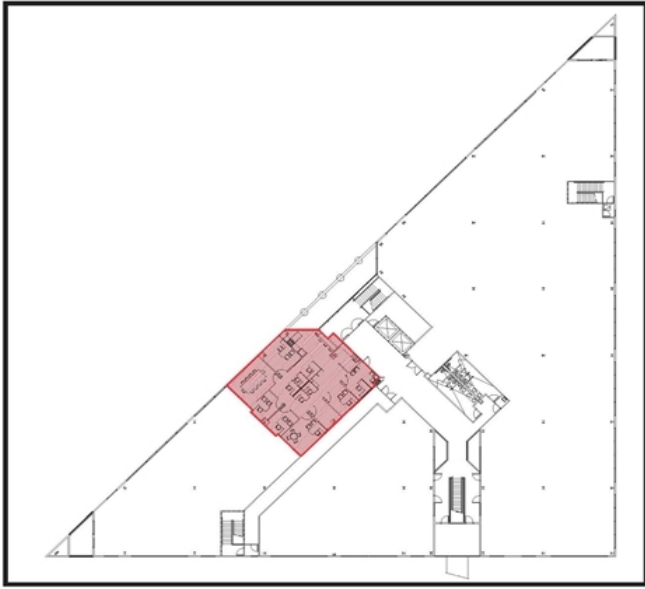


A Quest Diagnostics Company

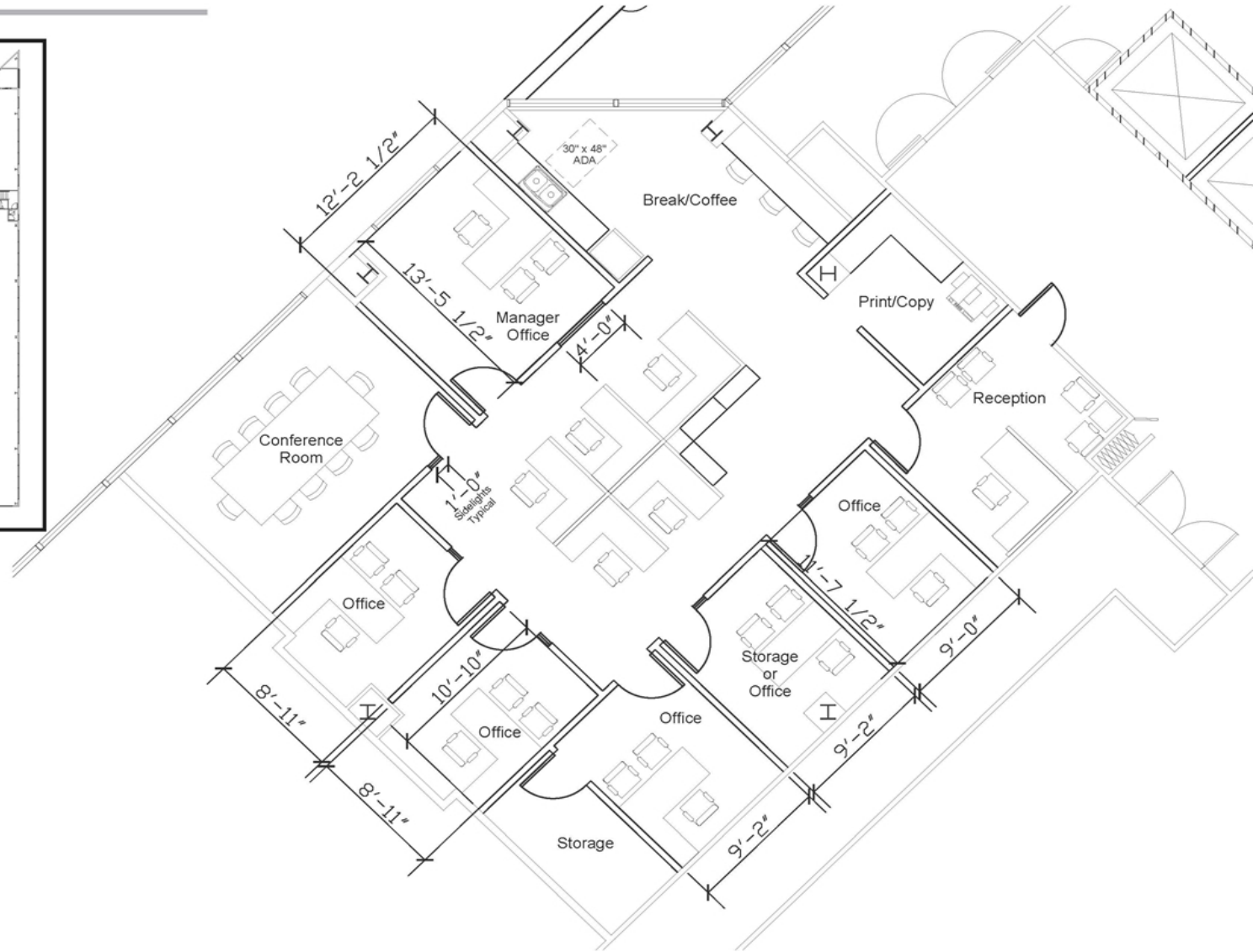
500 N. Rainbow, Suite 216 : July 11th, 2014

Suite#216





Overall Building Location



Suite 310 - Floor Plan, 2,055 sf

500

CORPORATE CENTER

500 N. Rainbow, Suite 310 : May 19th, 2015

Suite#310



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	28,871	170,884	423,980
2010 Population	28,565	172,557	452,465
2020 Population	30,439	185,810	485,668
2025 Population	32,119	197,501	515,439
2020 African American	4,174	26,281	69,920
2020 American Indian	241	1,483	3,450
2020 Asian	1,640	11,599	43,446
2020 Hispanic	13,005	72,375	162,106
2020 Other Race	6,452	34,959	76,685
2020 White	15,741	98,601	260,291
2020 Multiracial	1,901	11,456	28,338
2020-2025: Population: Growth Rate	5.40 %	6.15 %	6.00 %
<hr/>			
2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,030	8,041	21,082
\$15,000-\$24,999	1,293	7,383	18,404
\$25,000-\$34,999	1,199	7,333	19,638
\$35,000-\$49,999	2,194	12,120	28,544
\$50,000-\$74,999	2,283	11,898	32,707
\$75,000-\$99,999	1,411	8,592	22,912
\$100,000-\$149,999	1,194	7,244	21,757
\$150,000-\$199,999	238	2,701	9,124
\$200,000 or greater	158	2,711	9,475
Median HH Income	\$47,984	\$48,546	\$52,199
Average HH Income	\$60,434	\$69,062	\$75,172

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	11,578	69,199	174,224
2010 Total Households	10,391	63,792	172,143
2020 Total Households	10,999	68,023	183,642
2025 Total Households	11,579	72,162	194,509
2020 Average Household Size	2.75	2.71	2.63
2000 Owner Occupied Housing	5,961	36,877	96,750
2000 Renter Occupied Housing	4,926	27,779	65,488
2020 Owner Occupied Housing	5,121	33,210	92,868
2020 Renter Occupied Housing	5,877	34,813	90,775
2020 Vacant Housing	1,085	8,641	23,532
2020 Total Housing	12,084	76,664	207,174
2025 Owner Occupied Housing	5,408	35,368	98,920
2025 Renter Occupied Housing	6,171	36,794	95,588
2025 Vacant Housing	1,174	9,279	25,220
2025 Total Housing	12,753	81,441	219,729
2020-2025: Households: Growth Rate	5.15 %	5.95 %	5.80 %

Source: esri

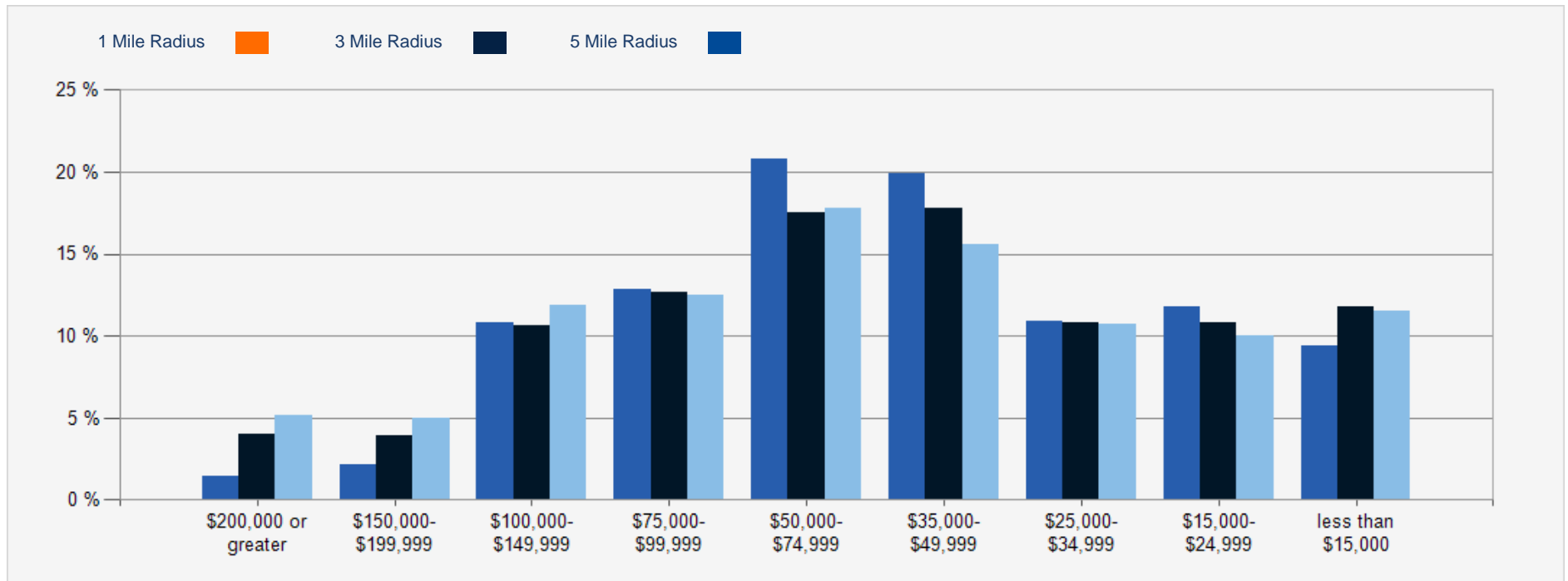
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	2,341	13,491	34,168
2020 Population Age 35-39	2,191	12,205	31,324
2020 Population Age 40-44	1,909	10,936	28,942
2020 Population Age 45-49	1,882	11,246	29,981
2020 Population Age 50-54	1,852	11,471	31,194
2020 Population Age 55-59	1,827	11,819	32,018
2020 Population Age 60-64	1,623	11,087	30,265
2020 Population Age 65-69	1,342	9,621	26,789
2020 Population Age 70-74	1,023	7,912	22,712
2020 Population Age 75-79	678	5,455	15,812
2020 Population Age 80-84	412	3,605	10,528
2020 Population Age 85+	375	3,374	10,054
2020 Population Age 18+	23,057	143,972	383,010
2020 Median Age	35	37	39

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,567	\$50,831	\$52,338
Average Household Income 25-34	\$62,808	\$65,046	\$67,460
Median Household Income 35-44	\$49,846	\$50,492	\$54,076
Average Household Income 35-44	\$66,257	\$72,884	\$79,619
Median Household Income 45-54	\$55,872	\$59,873	\$66,674
Average Household Income 45-54	\$69,450	\$84,123	\$94,995
Median Household Income 55-64	\$52,173	\$54,216	\$58,659
Average Household Income 55-64	\$61,303	\$76,945	\$84,314
Median Household Income 65-74	\$42,174	\$43,023	\$47,898
Average Household Income 65-74	\$53,330	\$63,820	\$68,858
Average Household Income 75+	\$39,371	\$47,392	\$52,969

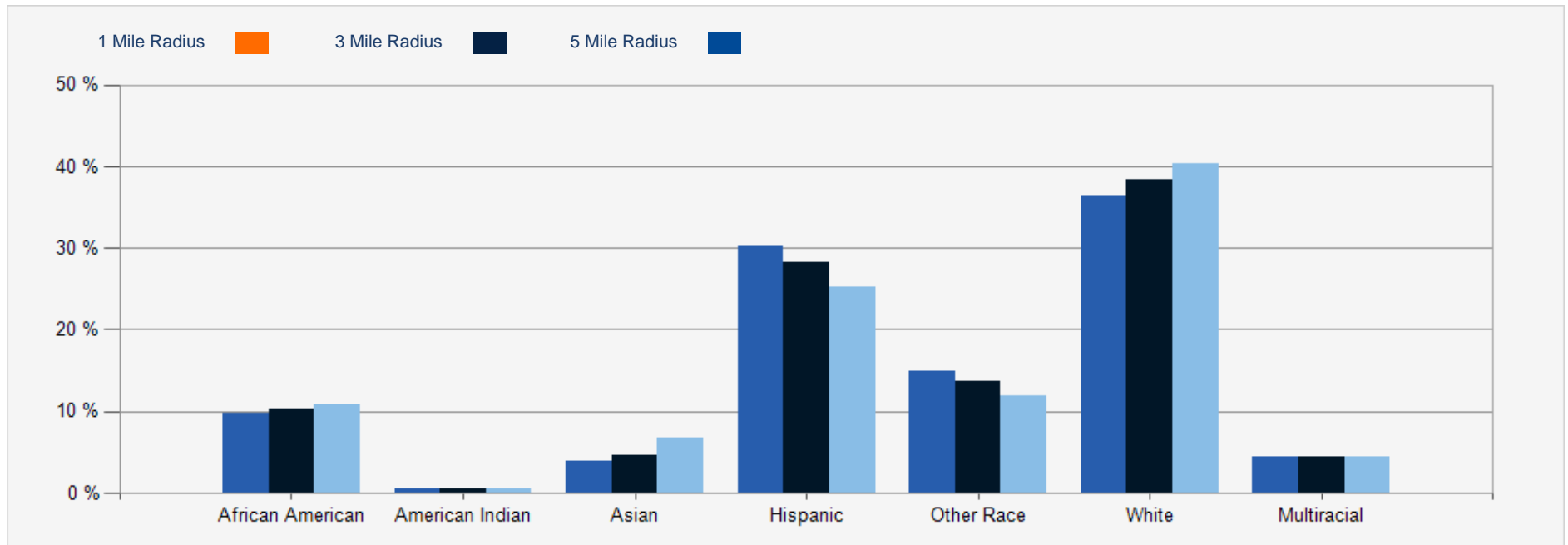
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,516	14,816	37,958
2025 Population Age 35-39	2,328	13,685	35,014
2025 Population Age 40-44	2,163	12,469	32,161
2025 Population Age 45-49	1,878	11,200	29,613
2025 Population Age 50-54	1,830	11,307	30,151
2025 Population Age 55-59	1,764	11,400	31,040
2025 Population Age 60-64	1,707	11,573	32,036
2025 Population Age 65-69	1,473	10,762	29,946
2025 Population Age 70-74	1,143	9,056	25,598
2025 Population Age 75-79	877	7,062	20,548
2025 Population Age 80-84	511	4,421	13,000
2025 Population Age 85+	411	3,821	11,376
2025 Population Age 18+	24,252	152,951	407,011
2025 Median Age	35	38	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$53,866	\$53,184	\$54,894
Average Household Income 25-34	\$67,311	\$69,672	\$72,952
Median Household Income 35-44	\$52,806	\$54,627	\$59,693
Average Household Income 35-44	\$71,782	\$79,600	\$87,966
Median Household Income 45-54	\$58,316	\$63,408	\$71,329
Average Household Income 45-54	\$75,342	\$91,818	\$103,577
Median Household Income 55-64	\$54,234	\$57,465	\$63,143
Average Household Income 55-64	\$66,717	\$84,255	\$93,434
Median Household Income 65-74	\$44,208	\$46,425	\$51,732
Average Household Income 65-74	\$57,747	\$71,324	\$77,059
Average Household Income 75+	\$43,475	\$52,908	\$58,259

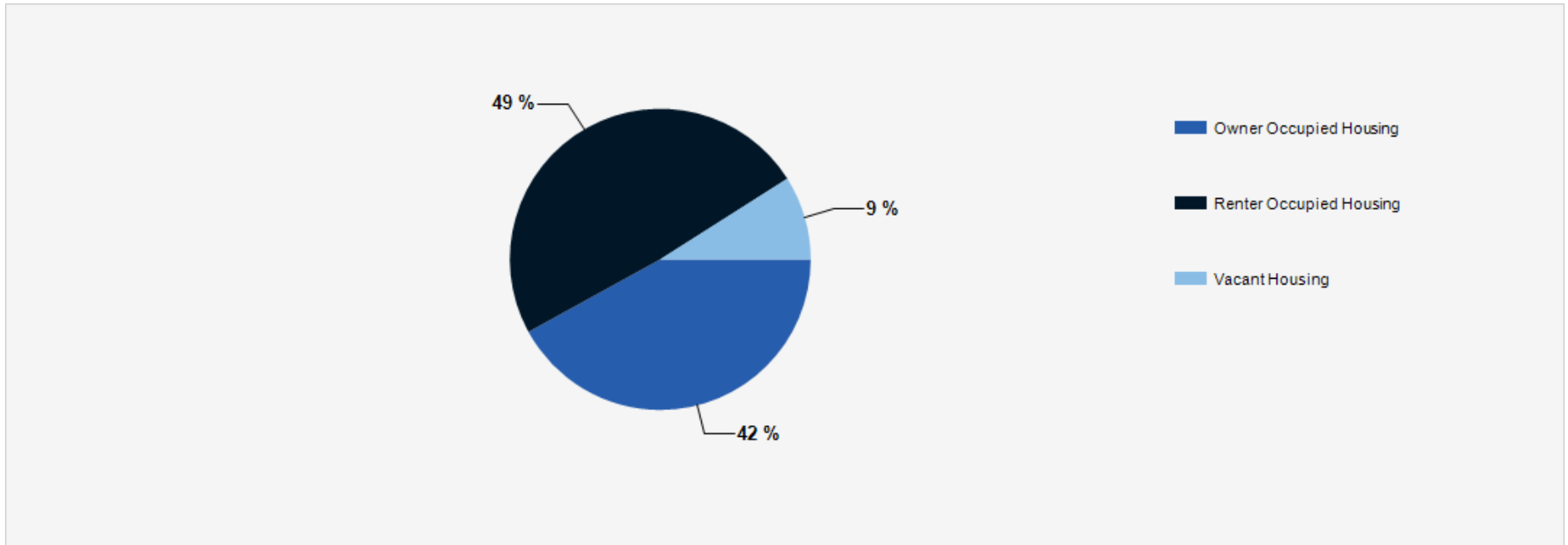
2020 Household Income



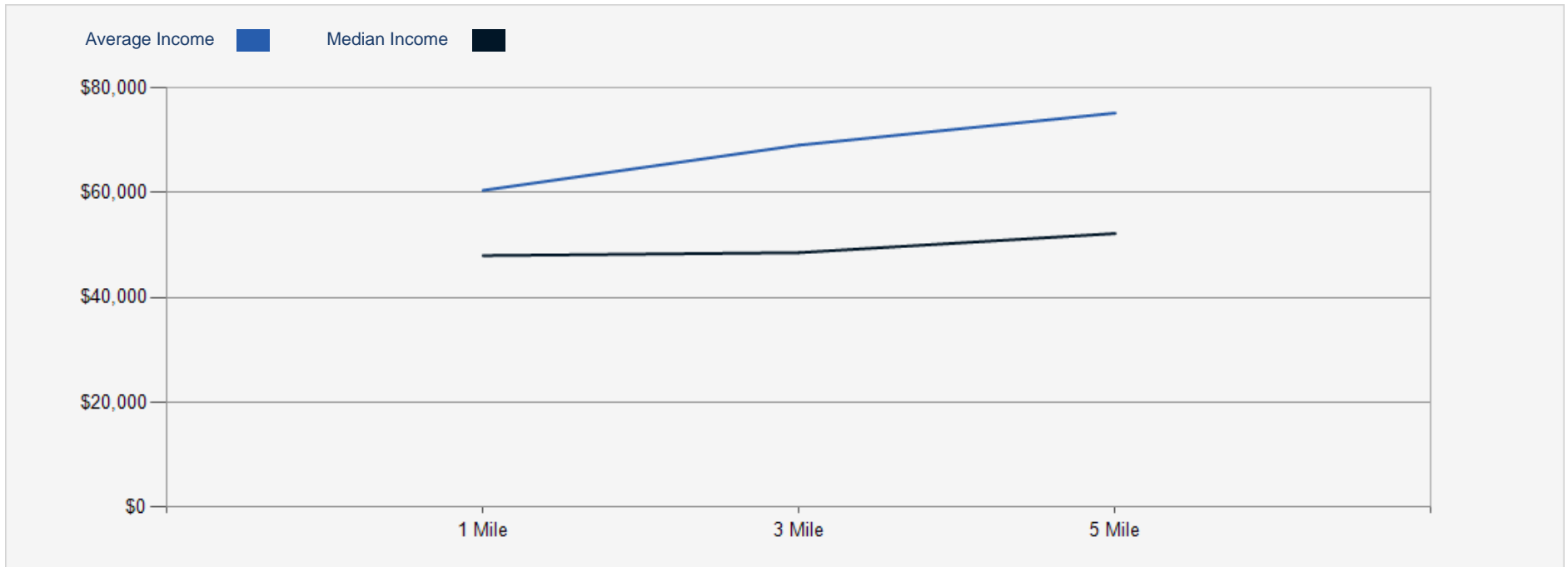
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



Sky Mesa is a Real Estate Consulting, Financing, Management and Development Company specializing in office, industrial, retail and raw land in Western United States including Nevada, California, Arizona, Utah, Las Vegas, Reno, Los Angeles, San Diego Anthony R. Castrignano, who has been in the real estate industry since 1981, founded the company. He is currently a real estate broker licensed in California and Nevada and a Mortgage Broker in the state of Nevada. He sits on the board of several companies and is active in community charity organizations.

Sky Mesa has quietly and efficiently carved a unique niche to serve the client needs in the real estate industry with its ability to combine financing, real estate brokerage and management along with design consulting to insure a successful project.

Sky Mesa is a unique in-house "full service" operation, which provides each client with the following services:

- Real Estate Marketing
- Sales
- Leasing
- Property Management
- Commercial Property Services
- Commercial Financing
- Performance Analysis
- Development Services
- Entitlement Processing
- Land Acquisition
- Site Analysis



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