

**BTS, RBTS &
GROUND LEASE**

CACTUS SHOPS

N-NWC Cactus Ave & Rainbow Blvd
Las Vegas, NV 89178



Contact our team today!

Dan Adamson

EXEC. DIRECTOR & CORPORATE BROKER

702.550.4934 | dan@roicre.com

NV Lic# B.0026992.CORP

Chris Waldburger, CCIM

ASSOCIATE VICE PRESIDENT

702.483.3683 | chris@roicre.com

NV Lic S.0190814



roicre.com

PROPERTY HIGHLIGHTS

Two Development Opportunities on Pads at Cactus Shop for Retail Success

Located at the northwest corner of Cactus Ave and Rainbow Blvd, these available pads offer visibility. Positioned on major arterial roads connecting key residential master-planned communities to the I-15 and Blue Diamond Road corridors.

- ✓ Previously approved for freestanding building with drive-thru.
- ✓ High-exposure convenient cross-access to Cactus Ave & Rainbow Blvd.
- ✓ Property is located in the high-growth Southwest Las Vegas market, between Southern Highlands and Mountain's Edge residential communities.
- ✓ Less than 2 miles to Blue Diamond Rd and less than 4 miles to I-15 freeway.
- ✓ Excellent street-front visibility with dedicated turn lanes and multiple points of ingress/egress.

176-27-823-006
176-27-823-008
APN

📍 GENERAL COMMERCIAL (C-2)
ZONING

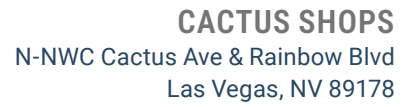
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NEARBY RETAILERS



3



RAINBOW BLVD | 20,900 VPD



OBLIQUE AERIAL

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HOUSING GROWTH

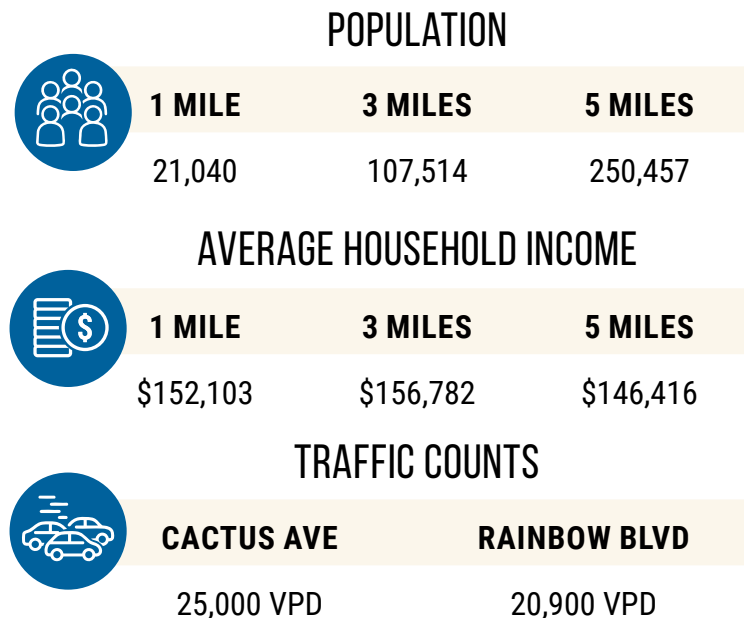
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● Under Construction ● Planned ● Completed ● Development Areas

AREA DEMOGRAPHICS



Sources:
SitesUSA 2026
TRINA, NV DOT 2025



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Cactus Shops

±0.77 AC (Pad B) | ±0.69 AC (Pad D)

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ROI Commercial Real Estate
9121 W Russell Rd
STE 111
Las Vegas, NV 89148

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