

FOR LEASE

7235 South Rainbow Blvd
Las Vegas, NV 89118



OFFERING SUMMARY

Available SF:	+/- 3,000 Sq ft +/- 1,000 Sq ft (CAM)
Lease Rate:	\$3.00 SF/M (BASE) \$0.40 SF/M (CAM)
Lot Size:	1.15 Acres
Building Size:	+/- 6,800 Sq Ft
Zoning:	C-2

PROPERTY OVERVIEW

Sublease in a Multi-Use retail property with a car wash, automotive service bays, and additional retail space. Located on Rainbow Boulevard, this high traffic area is a prime location for any automotive service provider. The car wash operator is subleasing the automotive service Shop in the rear of the property. Almost 1,000 sq ft of additional common areas included!

PROPERTY HIGHLIGHTS

- 4 Mechanics Bay in rear
- Automotive Furniture, Fixtures, Equipment included with lease
- Office
- Frontage on Major Street
- Close proximity to freeway
- +/- 60,000 Daily Traffic Count
- Common areas include bathrooms, sitting area, and break area



TOMER ITZHAKI

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5875 S. Rainbow Blvd Suite #204 | Las Vegas, NV 89118

Tel: 702.220.7587 | Fax: 702.643.6292

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FLOOR PLAN (SUBLEASE LAYOUT)



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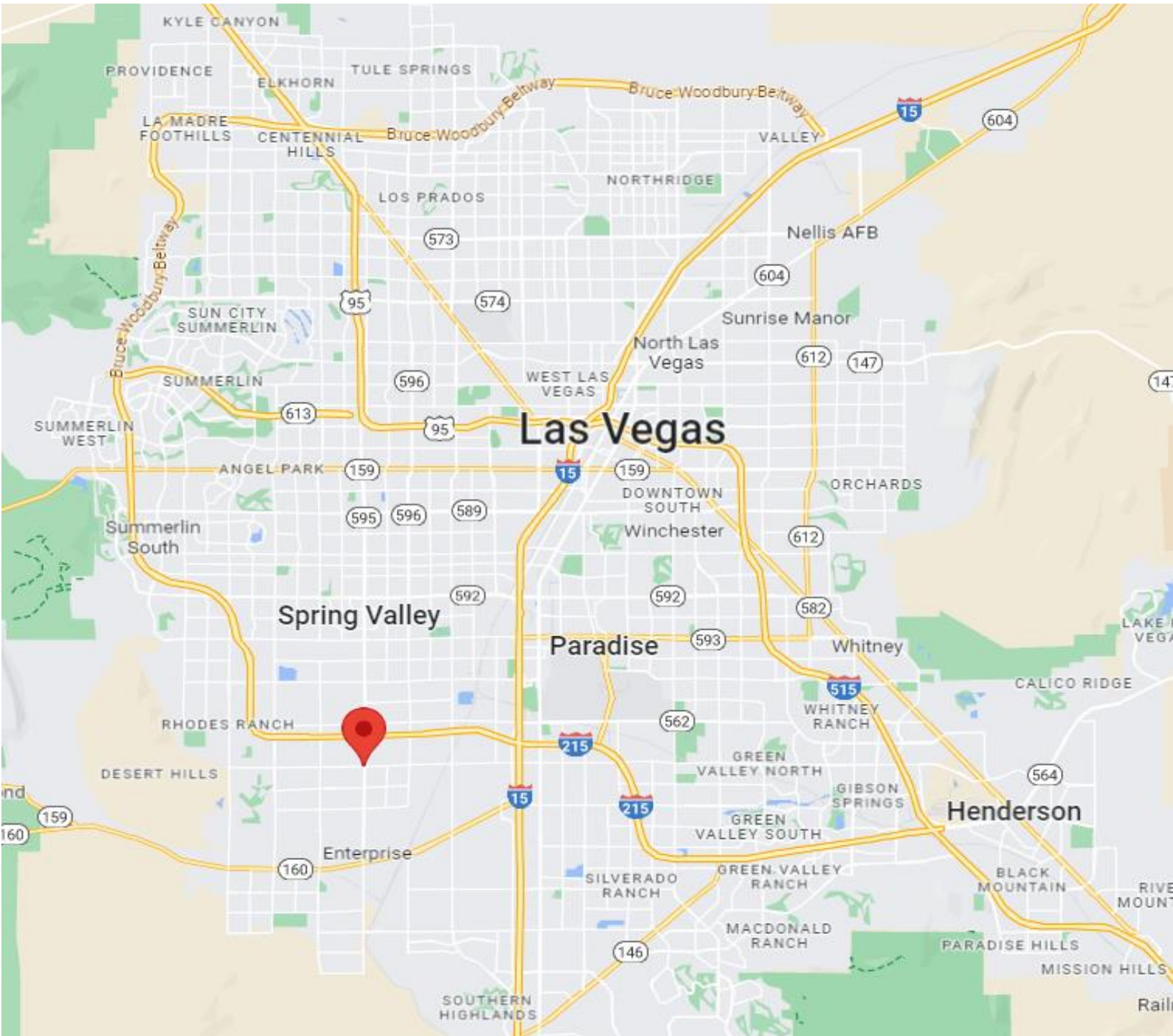
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DEMOGRAPHICS

Population	2 mile	5 mile	10 mile
2010 Population	37,405	255,153	909,845
2023 Population	51,256	335,462	1,082,878
2028 Population Projection	53,576	348,938	1,112,090
Annual Growth 2010-2023	2.8%	2.4%	1.5%
Annual Growth 2023-2028	0.9%	0.8%	0.5%
Median Age	37.4	38.7	39.7
Bachelor's Degree or Higher	24%	22%	23%
U.S. Armed Forces	20	230	804

Income	2 mile	5 mile	10 mile
Avg Household Income	\$97,271	\$93,301	\$88,689
Median Household Income	\$79,085	\$73,381	\$65,947
< \$25,000	1,942	15,678	72,667
\$25,000 - 50,000	2,889	25,037	89,963
\$50,000 - 75,000	4,111	25,133	76,778
\$75,000 - 100,000	3,054	19,066	56,428
\$100,000 - 125,000	2,602	16,207	43,208
\$125,000 - 150,000	1,323	8,002	23,904
\$150,000 - 200,000	1,651	10,064	27,455
\$200,000+	1,310	9,352	34,217

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