

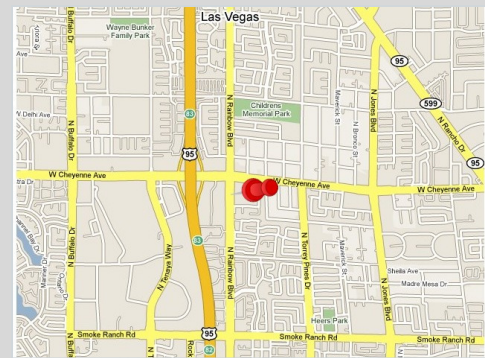
RAINBOW RIDGE PLAZA

3170 N. Rainbow Blvd



LOCATION:

Rainbow Ridge Plaza is located at North Rainbow Blvd. and West Cheyenne Ave.



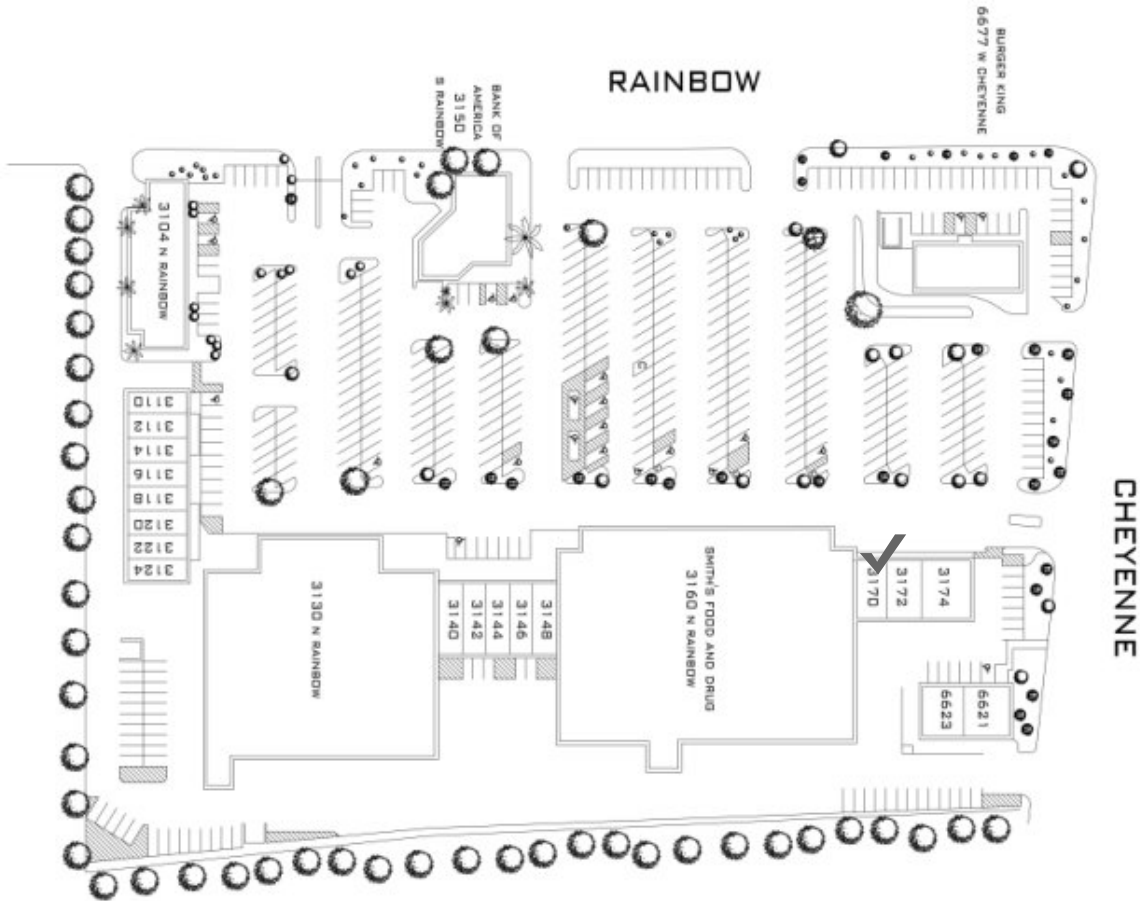
- Easy Access and Great Visibility
- Tenants Include: Smiths, Cash America, Bank of America, Burger King, Dragon Castle Books, State Farm, Al Phillips, Supercuts, and Subway
- Area Retailers: Marie Callender's, Sally Beauty Supply, Marshalls, Famous Footwear, Walmart and Ross Dress For Less
- Traffic Counts: Rainbow Blvd and Cheyenne Ave - 56,000
- Pylon Signage Available
- Competitive Lease Rates



BECKER
ENTERPRISES

50 South Jones Blvd., Suite 100
Las Vegas, NV 89107

For More Information Contact:
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Rainbow Ridge Plaza
3170 N. Rainbow Blvd.
1,000 Sq. Ft.

Rainbow Ridge Plaza

DEMOGRAPHIC DETAIL COMPARISON REPORT - 2, 3, 4 MIN. DRIVE TIMES

2011 Demographics				2016 Demographics			
Total Population	2,557	8,469	21,967	Total Population	2,774	9,474	24,141
Total Households	987	3,378	8,473	Total Households	1,084	3,823	9,412
Age - 5-14	15.4%	14.2%	14.4%	Age - 5-14	15.3%	14.2%	14.4%
Age - 25-34	14.8%	15.1%	15.1%	Age - 25-34	12.9%	13.1%	13.1%
Age - 35-44	14.2%	15.5%	15.4%	Age - 35-44	13.8%	15.2%	15.1%
Age - 45-54	13.1%	13.9%	13.4%	Age - 45-54	13.4%	14.2%	13.7%
Age - 55-64	10.8%	10.6%	10.5%	Age - 55-64	11.5%	11.2%	11.1%
Total Housing Units	1,075	3,979	9,681	Total Housing Units	1,178	4,505	10,756
Avg. Household Income	65,387	59,592	66,775	Avg. Household Income	73,405	66,248	74,994
# of Employees	723	5,381	14,114	# of Employees	N/A	N/A	N/A

For More Information
 Contact:
 Randy Becker
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 becker@beckerlv.com
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**RAINBOW RIDGE PLAZA
C-1 ZONING / CITY / 89108**

RETAIL SPACE

3170 N. RAINBOW BLVD.

VACANT

		Standard Water Use	Medium Water Use	High Water Use
SQUARE FOOTAGE	1,000			
BASE RENT	\$1.30	\$1,300.00	\$1,300.00	\$1,300.00
COMMON AREA MAINTENANCE		\$160.00	\$160.00	\$160.00
TAXES		\$110.00	\$110.00	\$110.00
COMMON AREA INSURANCE		\$40.00	\$40.00	\$40.00
WATER		\$60.00	\$80.00	\$100.00
SEWER		TBD	TBD	TBD
TRASH		TENANT RESPONSIBILITY		
SUBTOTAL		\$1,670.00	\$1,690.00	\$1,710.00
ADDITIONAL RENTS PSQF		\$0.37	\$0.39	\$0.41
PYLON - PER SPACE PER SIGN	<i>OPTIONAL</i>	\$135.00	\$135.00	\$135.00
PERCENTAGE RENT SALES		\$26,000.00	\$26,000.00	\$26,000.00
SECURITY DEPOSIT		\$2,600.00	\$2,600.00	\$2,600.00
ANNUAL BASE RENT		\$15,600.00	\$15,600.00	\$15,600.00

ADDITIONAL INFORMATION Additional Rents PSQF are estimated and subject to change