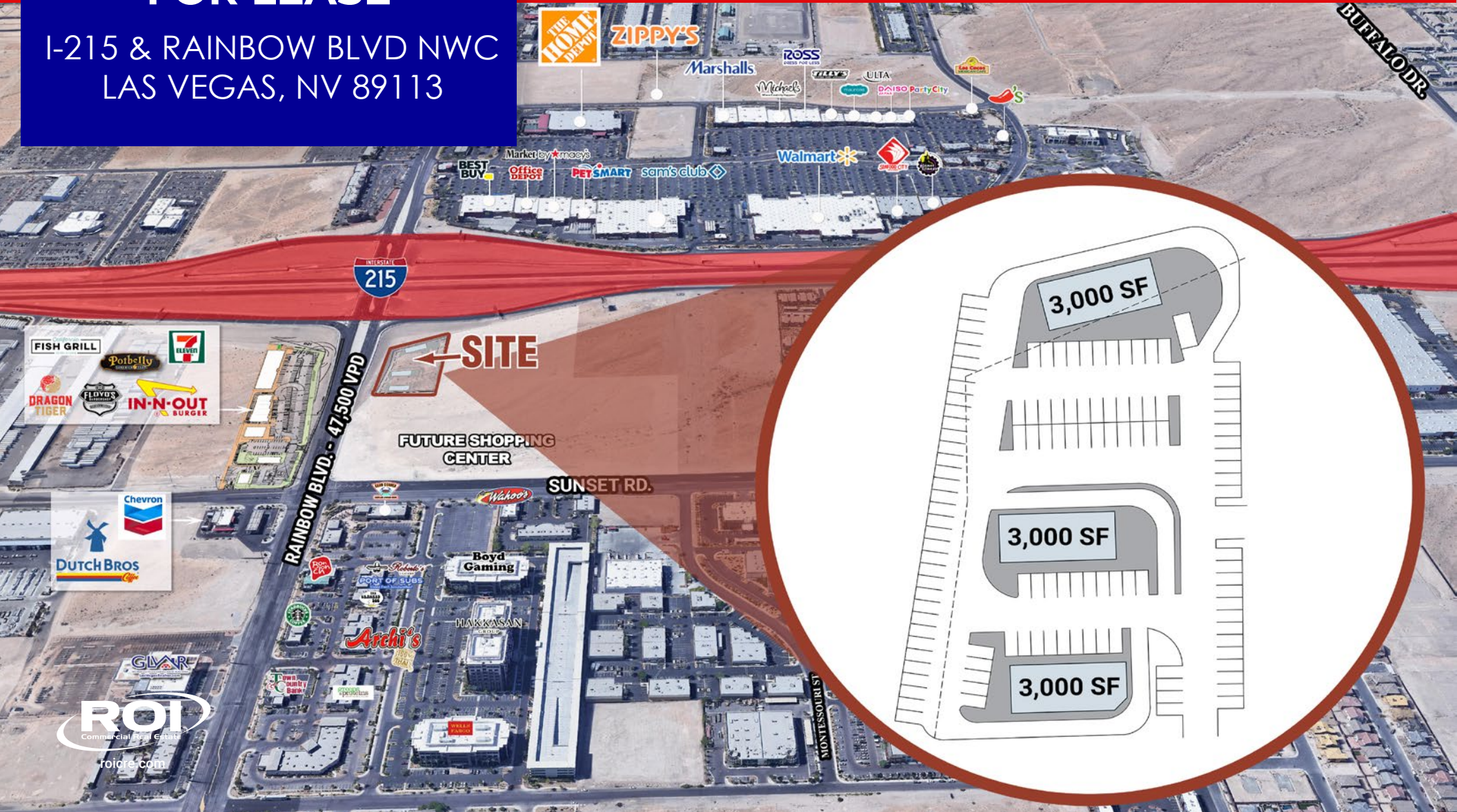


FOR LEASE

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



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PROPERTY HIGHLIGHTS

±3,000 SF PADS AVAILABLE

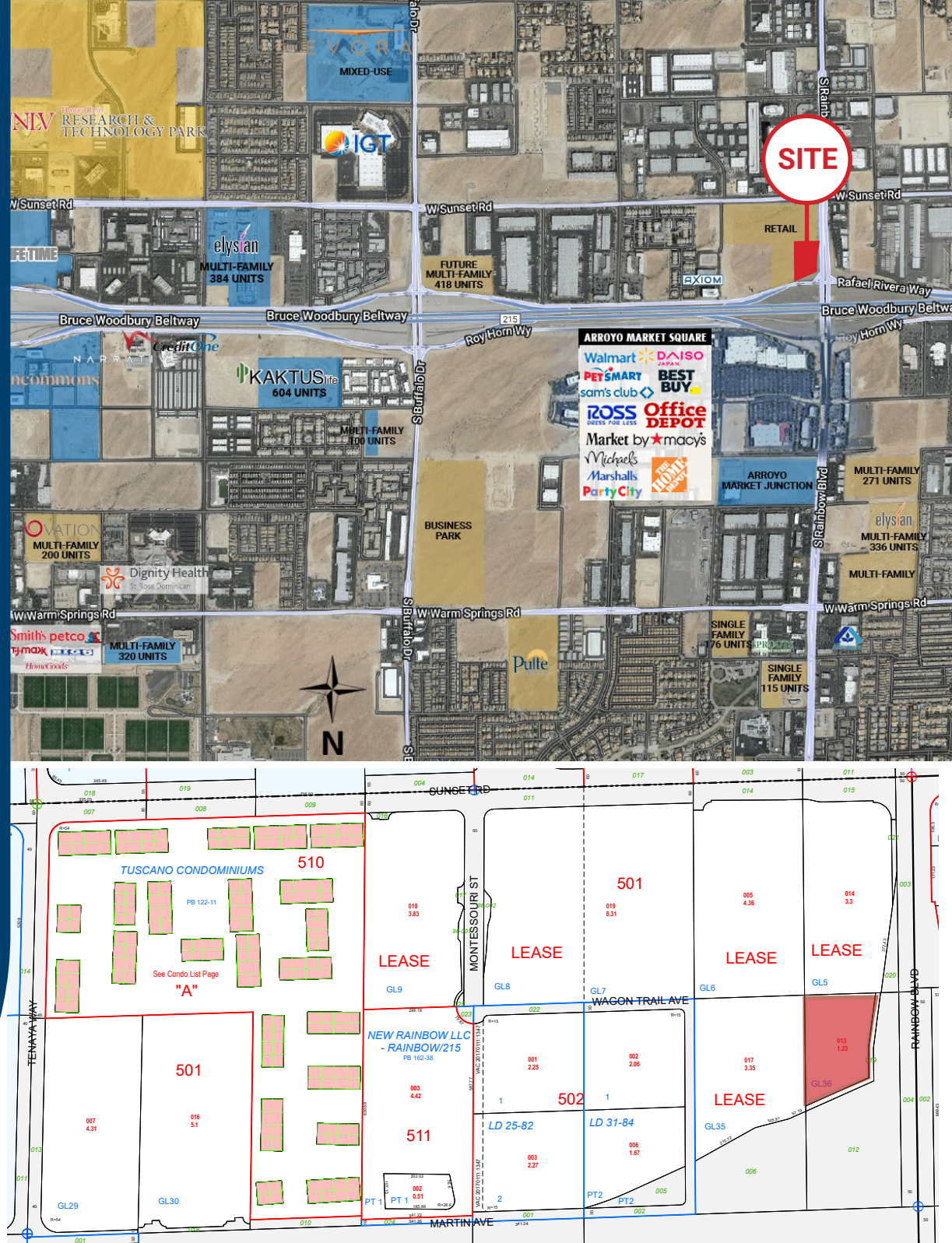
We are excited to announce the opportunity to lease a property on the northwest corner of the I-215 Beltway and Rainbow Boulevard in Las Vegas, NV. This site is approximately 1.55 acres and is located right next to the I-215 & Rainbow Blvd Interchange which provides for easy access to the rest of the Las Vegas Valley. Also immediately adjacent to the site is a planned, future shopping center development.

Additionally, the trade area features a wide variety of major traffic generators from retail (Walmart, Sam's Club, The Home Depot, ROSS, Seafood City, etc.), automotive dealerships (ABC Hyundai, Gaudin Ford, Gaudin Porsche, Findlay Chevrolet, etc.), restaurants (California Fish Grill, Chili's, In-N-Out Burger, Starbucks, etc.), corporate office headquarters (Boyd Gaming Group, UFC, etc.) and many industrial buildings.

So don't hesitate to contact us as this opportunity won't last long!

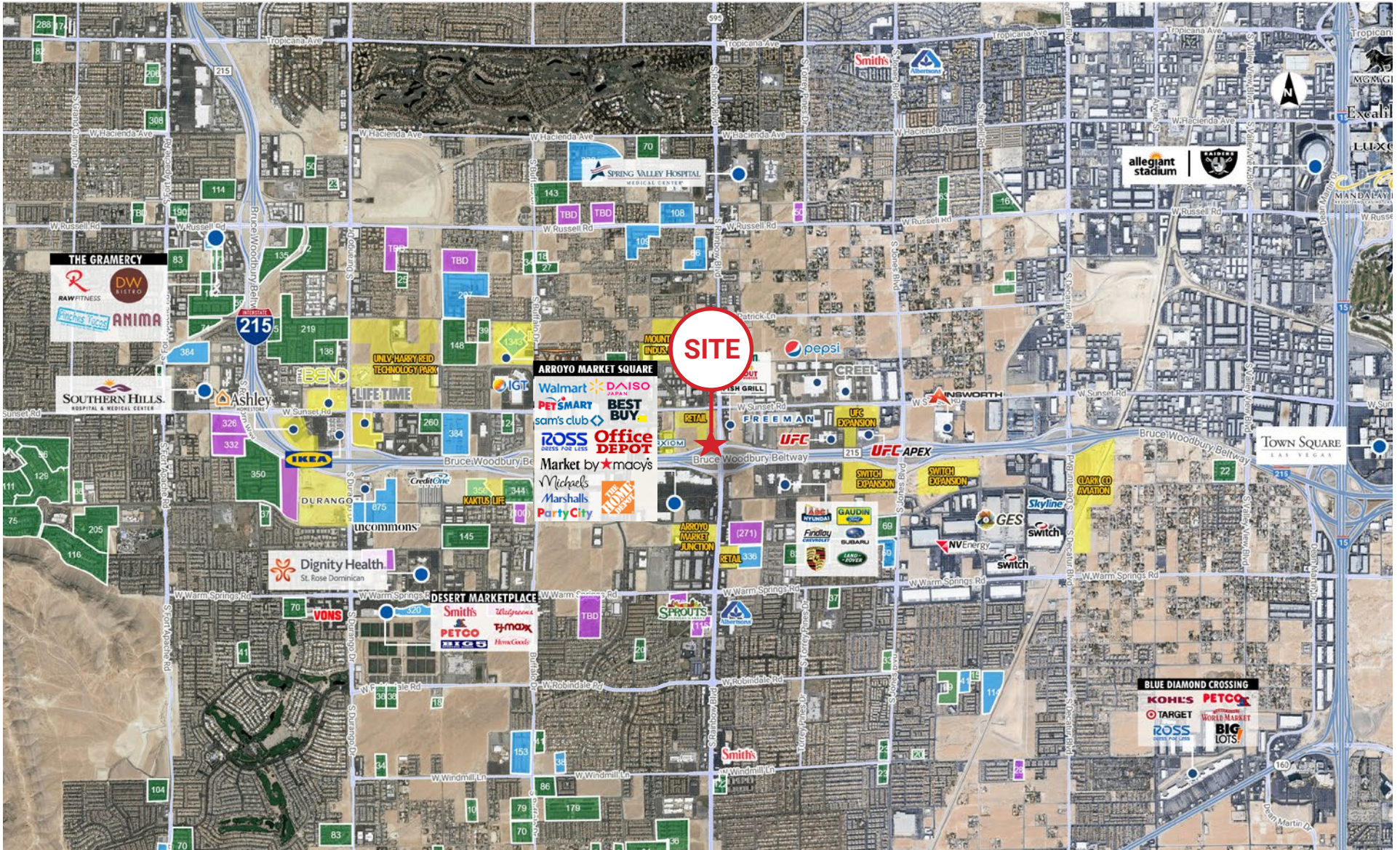
 **CORRIDOR MIXED-USE (CM)**
ZONING

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



TRADE AREA AERIAL

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



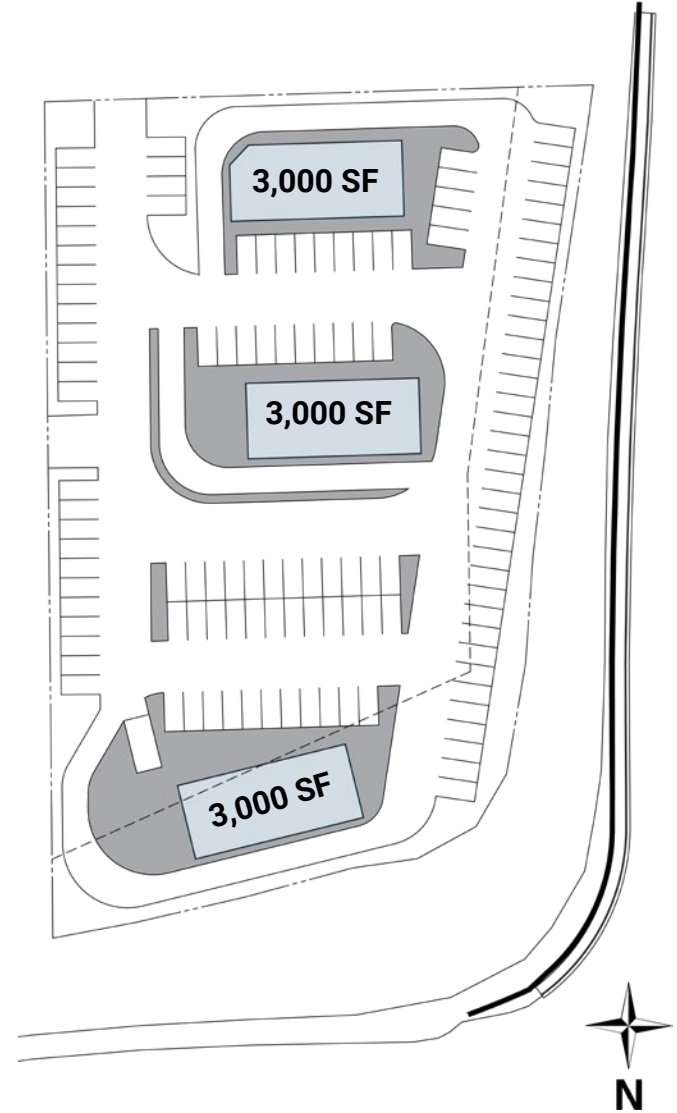
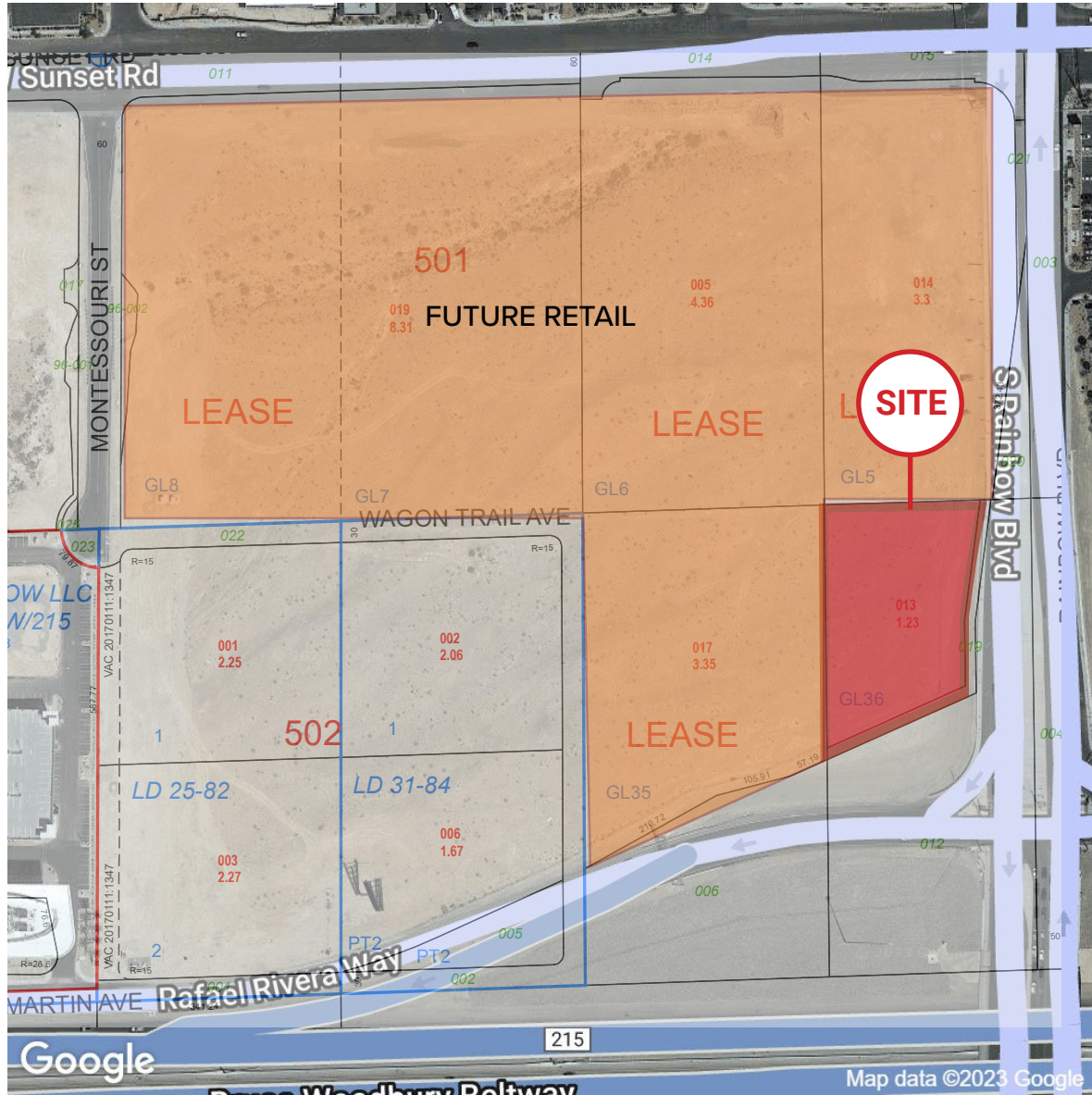
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All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted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



SITE PLAN

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



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AREA DEMOGRAPHICS

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



POPULATION

1 Mile	3 Miles	5 Miles
7,518	129,216	354,738



DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
12,557	63,505	166,046



AVERAGE HHI

1 Miles	3 Miles	5 Miles
\$92,693	\$102,200	\$104,939



TRAFFIC COUNTS

Rainbow Blvd - 49,500 VPD
I-215 - 201,000 VPD



Source:
TRINA, NV DOT 2022
SitesUSA 2023

Google

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