

For Sublease

W. Sahara Ave. & Rainbow Blvd.



[Click for a Virtual Tour](#) 

2727 S. Rainbow Blvd.
Las Vegas, NV 89146

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Listing Snapshot

± 7,700 - 21,900 SF
Available Square Footage

\$1.25 PSF NNN
Lease Rate

May 31, 2030
Lease Term

\$0.29 PSF
CAMs



Property Highlights

- **Parking ratio of 4.1:1,000. 16 covered parking spaces available.**
- Contact broker for additional information and SBA/ Financing Options
- ± 21,900 move-in ready space available for immediate occupancy. Demisable to ± 7,700 SF
- Prominent signage available
- Nearby amenities including numerous retail and dining establishments
- Excellent central location, minutes from US 95
- Master lease expires May 31, 2030

Demographics
























| | 1-mile | 3-mile | 5-mile |
|-------------------------------|-----------|----------|----------|
| 2025 Population | 7,627 | 200,780 | 457,929 |
| 2025 Average Household Income | \$145,773 | \$86,988 | \$99,521 |
| 2025 Total Households | 2,884 | 79,908 | 186,913 |



| | | |
|---|---|---------------------|
|  Parks |  Schools | AVAILABLE |
| Davis Park | R. Guild Gray Elementary School ± 368 Students | ± 7,700 - 21,900 SF |

Las Vegas Strip

S. Rainbow Blvd. // 58,000 CPD

| | | | | | | | | |
|---|--|--|--|--|---|--|---|--|
|  Retail |  Hotels / Casinos |  Retail |  Retail |  Retail | AVAILABLE ± 7,700 - 21,900 SF |  Retail |  Retail |  Retail |
|  Mercedes-Benz |  |  |  |  | |  |      |     |



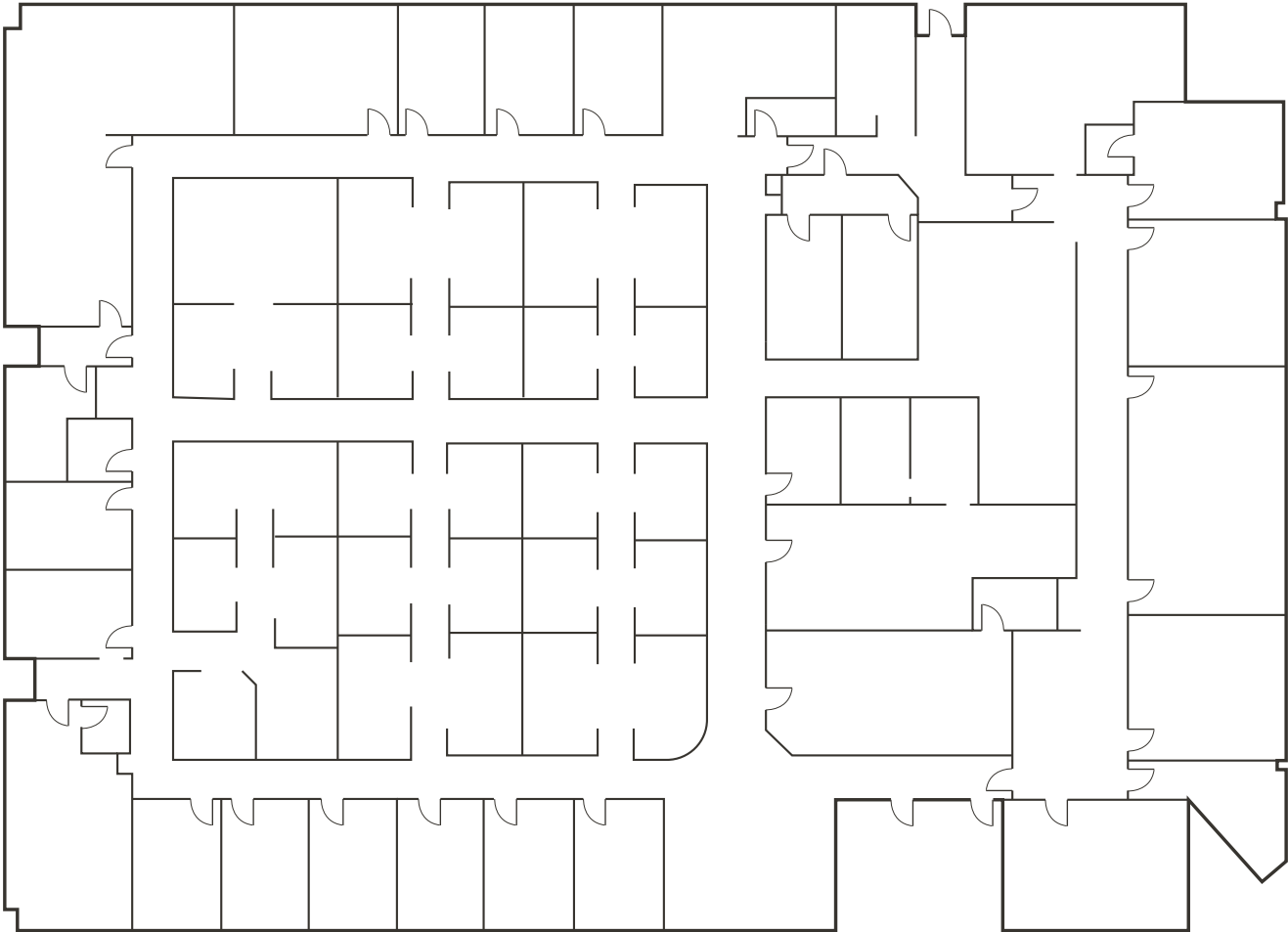
W. Sahara Blvd. // 49,000 CPD

S. Rainbow Blvd. // 58,000 CPD

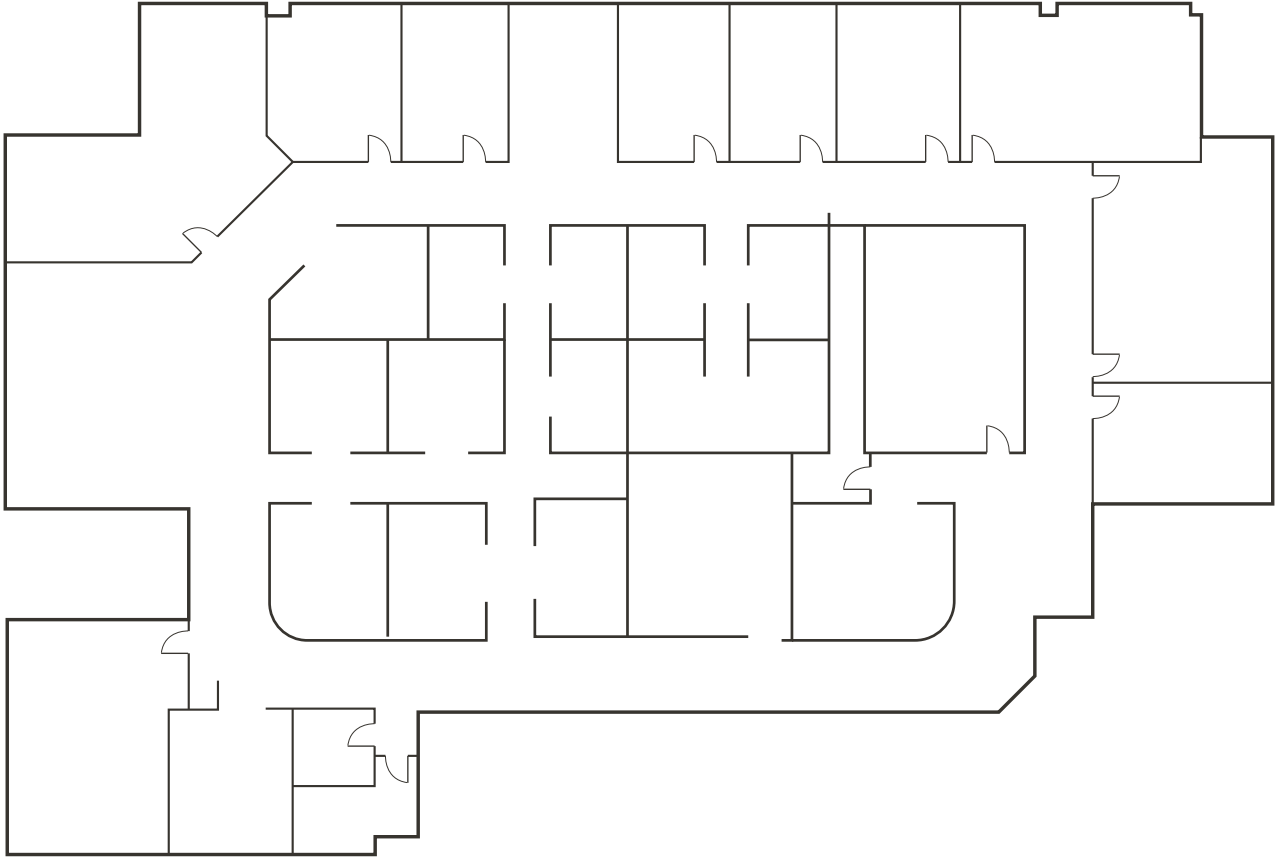
Property Photos



Floor Plan | First Floor



Floor Plan | Second Floor



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For inquiries please reach out to our team.

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