



±24,125 SF Former 99 Cent Only Store | For Sale or Lease

Rainbow Springs Shopping Center (adjacent)

7239 Spring Mountain Road, Las Vegas, NV 89117

David A. Grant
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Colliers Las Vegas
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Colliers is pleased to present this opportunity to purchase or lease a former 99 Cent Only Store. Positioned on Spring Mountain Rd. near the intersection of Rainbow Blvd. The property is shadow anchored by Sam's Club and Walmart Supercenter with other major retailers such as Dollar Tree, Petco, Krispy Kreme, Burger King, and Applebee's. Target and Autozone are also located at the intersection.

Property Details

- ±24,125 SF Building
- ±3.3 Acre Parcel
- APN: 163-15-610-020
- Adjacent to Rainbow Springs Shopping Center anchored by Walmart Supercenter, Sam's Club, Petco, Ace Hardware, and Dollar Tree
- Adjacent restaurants include Applebee's, IHOP, Domino's Pizza, Krispy Kreme, Wingstop, and Panda Express
- Excellent Access, Visibility, and Parking
- Constructed in 2001
- Zoned Clark County Commercial General (CG)

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For illustration purposes only. Not to scale.

Site Plan



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Area Map



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Trade Map



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Demographics

POPULATION SUMMARY				
	2024 Total Population	2029 Est. Total Population	2010–2023 Population Change	2023–2028 Population Change
1 Mile	13,773	13,887	-2.1%	0.8%
3 Miles	193,000	196,497	3.5%	1.8%
5 Miles	427,944	444,011	12.4%	3.8%

HOUSEHOLD SUMMARY				
	2023 Total Households	2029 Est. Total Households	2010–2023 Household Growth	2023–2028 Household Growth
1 Mile	4,906	4,997	-3.7%	1.9%
3 Miles	77,697	79,988	4.6%	2.9%
5 Miles	175,209	184,149	15.9%	5.1%

2024 HOUSEHOLD INCOME SUMMARY		
	Average Household Income	Median Household Income
1 Mile	\$107,173	\$74,221
3 Miles	\$84,843	\$59,748
5 Miles	\$94,231	\$66,631

2024 POPULATION BY SEX		
	Male	Female
1 Mile	50.6%	49.4%
3 Miles	50.5%	49.5%
5 Miles	50.4%	49.6%

\$4.5B+ Annual revenue

70 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

\$99B Assets under management

22,000 Professionals

Exclusive Listing Agents:

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