

7239 Spring Mountain Road, Las Vegas, NV 89117

#### David A. Grant

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#### **Colliers Las Vegas**

6795 Agilysys Way, Suite 210 Las Vegas, NV 89113 www.colliers.com/lasvegas





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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**

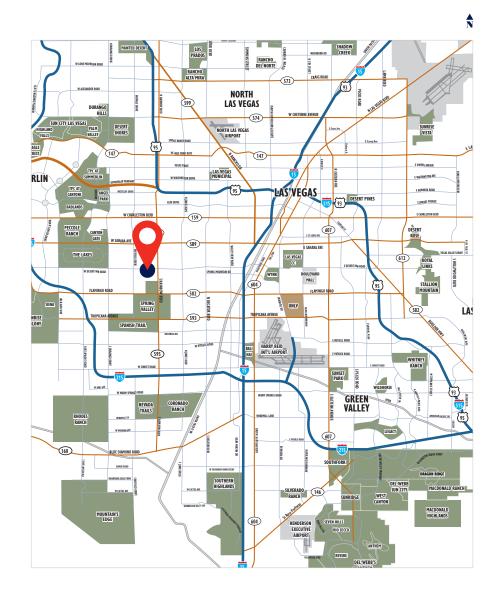
- ±24,125 SF Building
- ±3.3 Acre Parcel
- APN: 163-15-610-020
- Adjacent to Rainbow Springs Shopping Center anchored by Walmart Supercenter, Sam's Club, Petco, Ace Hardware, and Dollar Tree
- Adjacent restaurants include Applebee's, IHOP, Domino's Pizza, Krispy Kreme, Wingstop, and Panda Express
- Excellent 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



W. TWAIN AVENUE



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Area Map 🐧





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Trade Map 🐧





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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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#### ABOUT COLLIERS INTERNATIONAL

Colliers is a leading global diversified professional services company, specializing in commercial real estate services, engineering consultancy and investment management. With operations in 70 countries, our 22,000 enterprising professionals provide exceptional service and expert advice to clients. For nearly 30 years, our experienced leadership – with substantial inside ownership – has consistently delivered approximately 20% compound annual investment returns for shareholders. With annual revenues exceeding \$4.5 billion and \$99 billion of assets under management, Colliers maximizes the potential of property, infrastructure and real assets to accelerate the success of our clients, investors and people. Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

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