

# SPACE AVAILABLE

Former Free Standing Bank Building  
in Established Neighborhood Center

## MISSION PASEO PLAZA

Sahara Avenue / Rainbow Boulevard  
2585 S. Rainbow Blvd.  
Las Vegas, Nevada 89117





# MISSION PASEO PLAZA

2585 S. Rainbow Blvd.  
Las Vegas, Nevada 89117

## JEFF SUSA

702.971.2277  
EZME@COX.NET  
LIC. # B.23367.LLC

## TANNER SUSA

702.363.4788  
TANNERSUSA@GMAIL.COM  
BS.0146610  
PM.0166699



## SPACE AVAILABLE

2585 S. Rainbow Blvd. – 5,700 sq. ft.  
(+/-)

RENT: \$2.00 per sq. ft., per month  
CAM: \$0.50 per sf.

## QUICK LOOK

- Rent abatement and T.I. allowance negotiable
- Located on the southeast corner of shopping center at Rainbow Blvd.
- Drive-thru
- Strong traffic counts



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**AN ESTABLISHED, SPRAWLING NEIGHBORHOOD CENTER IN CLOSE PROXIMITY TO MAJOR FREEWAYS AND ARTERIALS, MORE THAN 124,000 VEHICLES PASS MISSION PASEO PLAZA'S ADJACENT INTERSECTION AT SAHARA AVENUE AND RAINBOW BOULEVARD DAILY.**

Anchor tenants include Magoo's Hideaway, Wellington Place, Paradise Place Jamaican Cuisine and two major banks: U.S. Bank and Wells Fargo Bank, which work to guarantee high levels of daily traffic to the plaza.

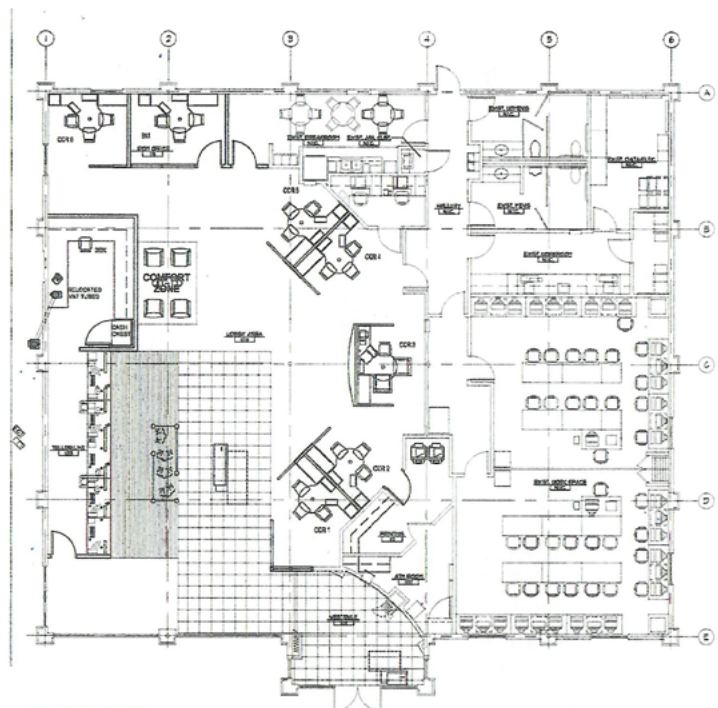
Mission Paseo Plaza boasts more than 60,000 sq. ft. (+/-) of retail space with excellent visibility, mature landscaping and abundant parking available.



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*Handwritten initials*



① FLOOR PLAN  
SCALE: 3/8"=1'-0"

SYMBOL LEGEND	FLOOR PLAN GENERAL NOTES	FLOOR PLAN SHEET KEY NOTES
<p>① SHEET KEY NOTE</p> <p>Ⓜ DOOR SYMBOL: NEW OR MODIFIED</p> <p>Ⓞ UNDOOR SYMBOL: NEW OR MODIFIED</p> <p>Ⓜ HALL TYPE SYMBOL: SEE SHEET A-01</p> <p>Ⓜ ELEVATION SYMBOL: SEE SHEET A-01</p> <p>Ⓜ SHEET NUMBER</p> <p>Ⓜ SHEET NUMBER</p> <p>Ⓜ NO MODIFICATIONS IN HATCHED AREAS</p>	<p>1. OPENINGS ARE FROM FACE FROM TOP EDGE OF FINISH FLOOR OR GRADE UNLESS NOTED OTHERWISE.</p> <p>2. ALL NEW WALLS SHALL BE AREA TO FINISH ADJACENT EXISTING WALL IN CONSTRUCTION AND WITH EXISTING WALL.</p> <p>3. DOOR TANK (Ⓜ) SEE SHEET A-01</p> <p>4. PROVIDE APPROXIMATE WOOD BLOCKING AT INTERSECTIONS FOR ALL EXISTING WALLS. GIBBS' S'12' AND GIBBS' S'12' AND GIBBS' S'12' SHALL BE ONLY IF NOT ACCEPTABLE.</p> <p>5. PROVIDE FIRE EXTINGUISHERS PER CODE CODES AND FIRE DEPARTMENT REQUIREMENTS FOR INSTALLATION.</p> <p>6. DOOR HINGES LOCATED AT HINGE ADJUSTMENT FINISH SHALL UNLESS OTHERWISE NOTED (V.O.S.).</p> <p>7. FINISH ALL NEW AND OLD WALLS SURROUNDING VERTICAL OPENING TO DECK ABOVE WITH 6" x 6" JOINT DETAILING AT TOP OF WALL.</p> <p>8. EXISTING CURB SHALL BE FINISH AND/OR REMOVE ANY CONCRETE CURB.</p> <p>9. PROVIDE SLOPE PLAN FOR REFERENCED ONLY. NO FINISHES PLANS FOR SPECIFIC INFORMATION. IF NOT ALL NOTES, KEYNOTES AND/OR LEGEND THIS SHEET.</p> <p>10. EXISTING FIRE EXTINGUISHERS TO BE RELOCATED PER FIRE DEPARTMENT REQUIREMENTS.</p> <p>11. U.S.G. TO CORRECT ANY "BANK EQUIPMENT" PANELS. CONTACT FIRE TO ANY DEVIATION NEW CONSTRUCTION OR MODIFICATION ON CHASE COURSEWORK.</p>	<p>1. NEW WALLS &amp; WALL OPENINGS TO BE CONSTRUCTED BY TRADE OF THE BANK EQUIPMENT AND GIBBS' S'12' EXISTING PROVIDE NEW 6" x 6" JOINT DETAILING AT TOP OF WALL. ALL NEW WALLS OR PARTITION WITH FACE OF EXISTING WALL.</p> <p>2. NEW WALLS &amp; WALL OPENINGS TO BE CONSTRUCTED BY TRADE OF THE BANK EQUIPMENT AND GIBBS' S'12' EXISTING PROVIDE NEW 6" x 6" JOINT DETAILING AT TOP OF WALL. 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**DAVID BOYCE**  
ARCHITECT

15219 ROAD WESTWOOD  
CORONA, CALIFORNIA 92620  
P: 951.261.2124

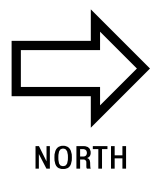
REVISION:  
NO. DATE REVISION

**CHASE**  
INTERIOR REMAINING CONVERSION  
MISSION PASEO PLAZA  
2585 S. RAINBOW BLVD.  
LAS VEGAS, NV 89117

CONTRACT NO. 2020-00000011  
DATE: 10/20/20

**A1.1**  
FLOOR PLAN

CONTRACT NO.  
ENCLOSURE INDEX





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