

# BEST IN THE WEST

NEC Lake Mead Blvd & Rainbow Blvd  
2192 N Rainbow Blvd | Las Vegas, NV



**RETAIL**  
FOR LEASE

JOIN:

**Burlington**  
cost factory

**OLD NAVY**

**BEST BUY**

**ROSS**  
DRESS FOR LESS

**T.J.maxx**

**NORDSTROM**  
**rack**

LAST UPDATED: 1/12/2026

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**DUNBAR**  
commercial

**XTEAM**  
RETAIL ADVISORS

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## SUMMARY

- ✓ Size: 1,231 to 6,099 SF (Retail)  
37,234 SF (Office)
- ✓ Anchor Space Available
- ✓ Lease Rate: Contact Broker
- ✓ NNNs: Contact Broker
- ✓ Availability: Immediate
- ✓ Pad Available - Former Restaurant

## FEATURES

- ❑ Join Best Buy, Ulta, Nordstrom Rack, DSW, Five Below, & ROSS
- ❑ Gateway to 22K Acre Summerlin MPC
- ❑ US 95 Freeway Traffic 184,000 ADT
- ❑ Excellent Ingress/Egress
- ❑ Freeway Visibility

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The logo for XTEAM Retail Advisors. It features the word "XTEAM" in a bold, white, sans-serif font. The letter "X" is stylized with a yellow triangle pointing right and a grey triangle pointing left, meeting at their bases. Below "XTEAM", the words "RETAIL ADVISORS" are written in a smaller, white, all-caps, sans-serif font.



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# 3 MILE DEMOGRAPHICS

2024  
Population



192,274

2024 Average  
Household Income



\$83,447

2024  
Households

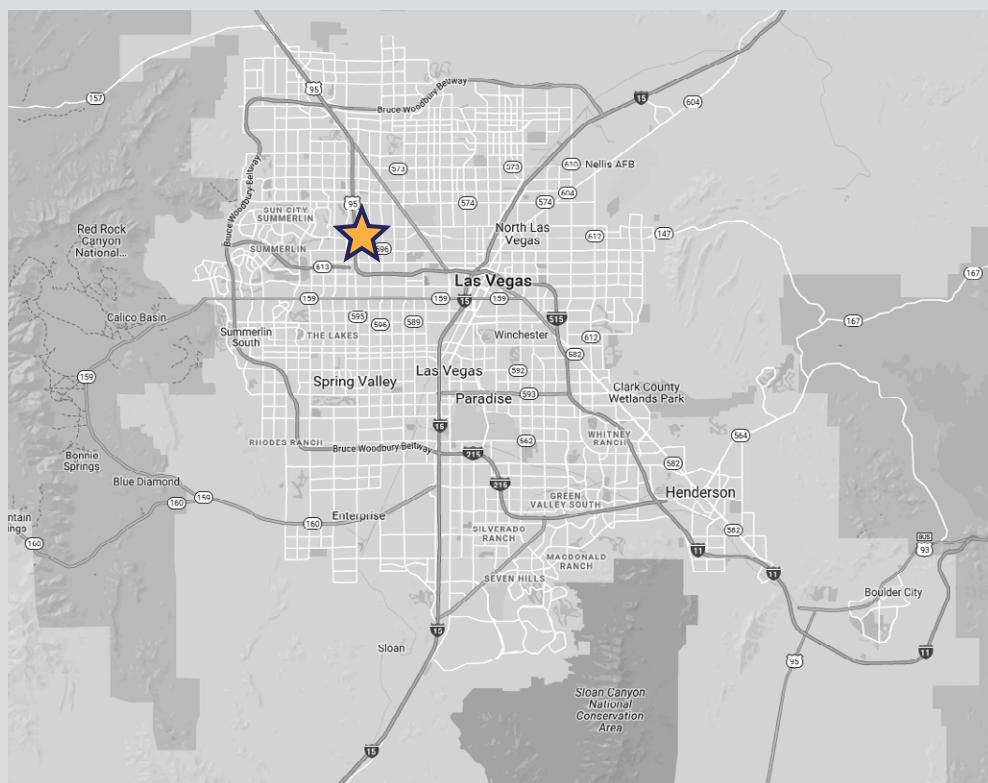


72,983

5-Year Projected  
Population Growth



2.2%



## DEMOGRAPHIC REPORT

	1 mile	3 miles	5 miles
<b>Census 2020 Summary</b>			
Population	30,529	191,191	436,524
Households	11,626	71,830	165,244
Average Household Size	2.62	2.65	2.63
<b>2024 Summary</b>			
Population	30,331	192,274	438,121
Households	11,785	72,983	167,902
Families	7,096	44,562	105,612
Average Household Size	2.57	2.62	2.60
Owner Occupied Housing Units	4,715	39,287	97,920
Renter Occupied Housing Units	7,070	33,696	69,982
Median Age	34.0	38.6	40.1
Median Household Income	\$58,287	\$63,351	\$69,566
Average Household Income	\$72,779	\$83,447	\$96,209
<b>2029 Summary</b>			
Population	30,940	196,630	447,664
Households	12,185	75,665	173,630
Families	7,298	45,995	108,891
Average Household Size	2.53	2.58	2.57
Owner Occupied Housing Units	5,088	41,778	103,611
Renter Occupied Housing Units	7,097	33,887	70,019
Median Age	35.5	39.6	41.2
Median Household Income	\$67,867	\$75,903	\$81,777
Average Household Income	\$85,560	\$97,960	\$112,348
<b>Trends: 2024-2029 Annual Rate</b>			
Population	0.40%	0.45%	0.43%
Households	0.67%	0.72%	0.67%
Families	0.56%	0.64%	0.61%
Owner Households	1.53%	1.24%	1.14%
Median Household Income	3.09%	3.68%	3.29%

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