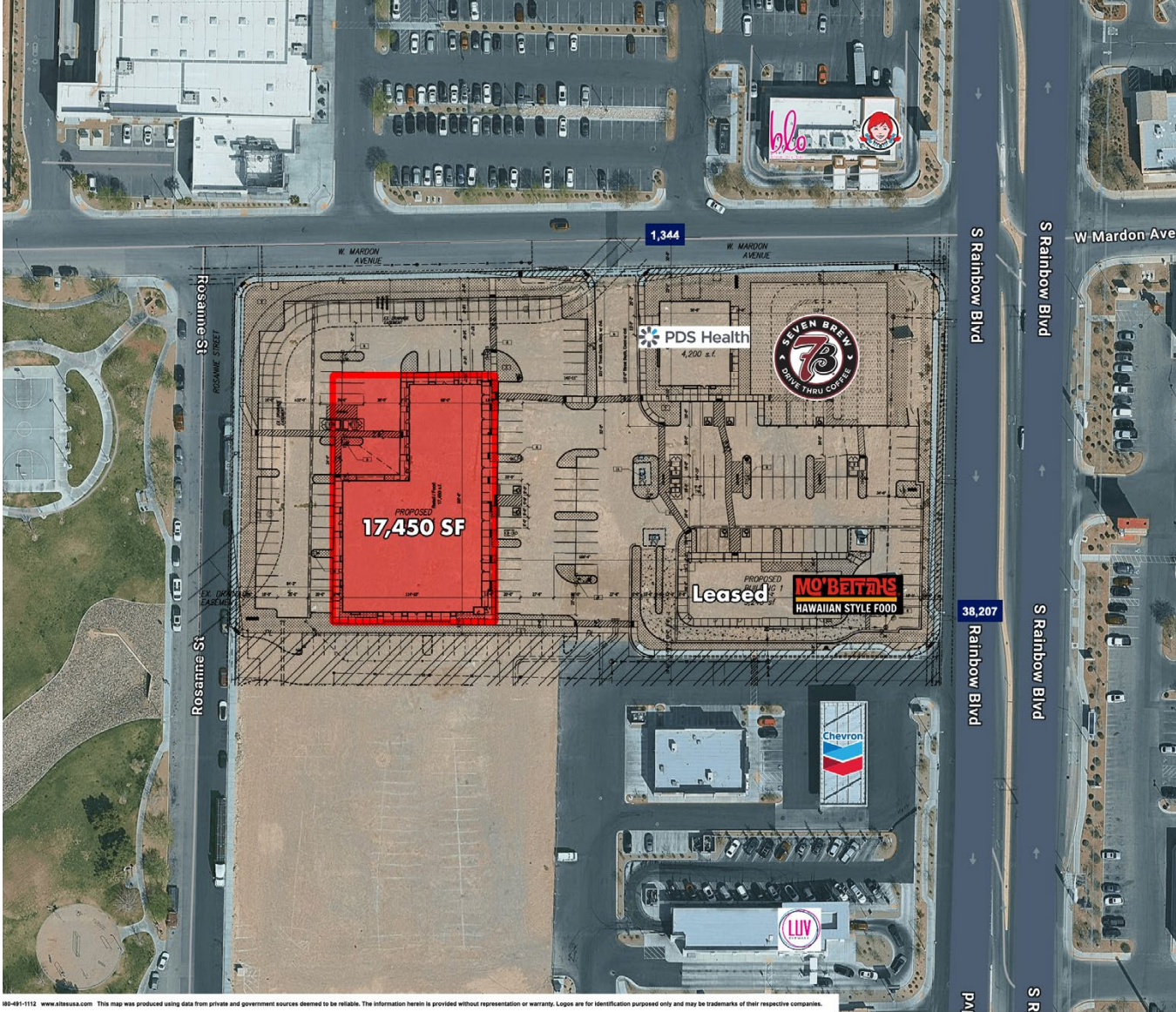


GL OR BTS PAD AVAILABLE IN RAINBOW CORRIDOR

SWC Mardon Ave & Rainbow Blvd | Las Vegas, NV 89139



AVAILABLE SF	±17,450 SF
ASKING PRICE	GL Pad: \$180K BTS: Contact Broker
JURISDICTION	CC Enterprise - 89113
ZONING	Commercial General (CG)

PROPERTY HIGHLIGHTS

- Adjacent to established Power Center
- Close access to the 215 Beltway
- Fully approved for drive-thru use
- High traffic volumes along Rainbow Blvd
- Ideal for grocers, retail, and medical users

NEARBY TENANTS



2025 DEMOGRAPHIC SNAPSHOT

	Population: 3-mile radius	133,671
	Average HH Income:	\$120,826
	Traffic Counts: Rainbow Blvd	38,207 vpd

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Araceli Campanella • o: 702.221.2500 ext. 315 • acampanella@newmarketadvisors.com



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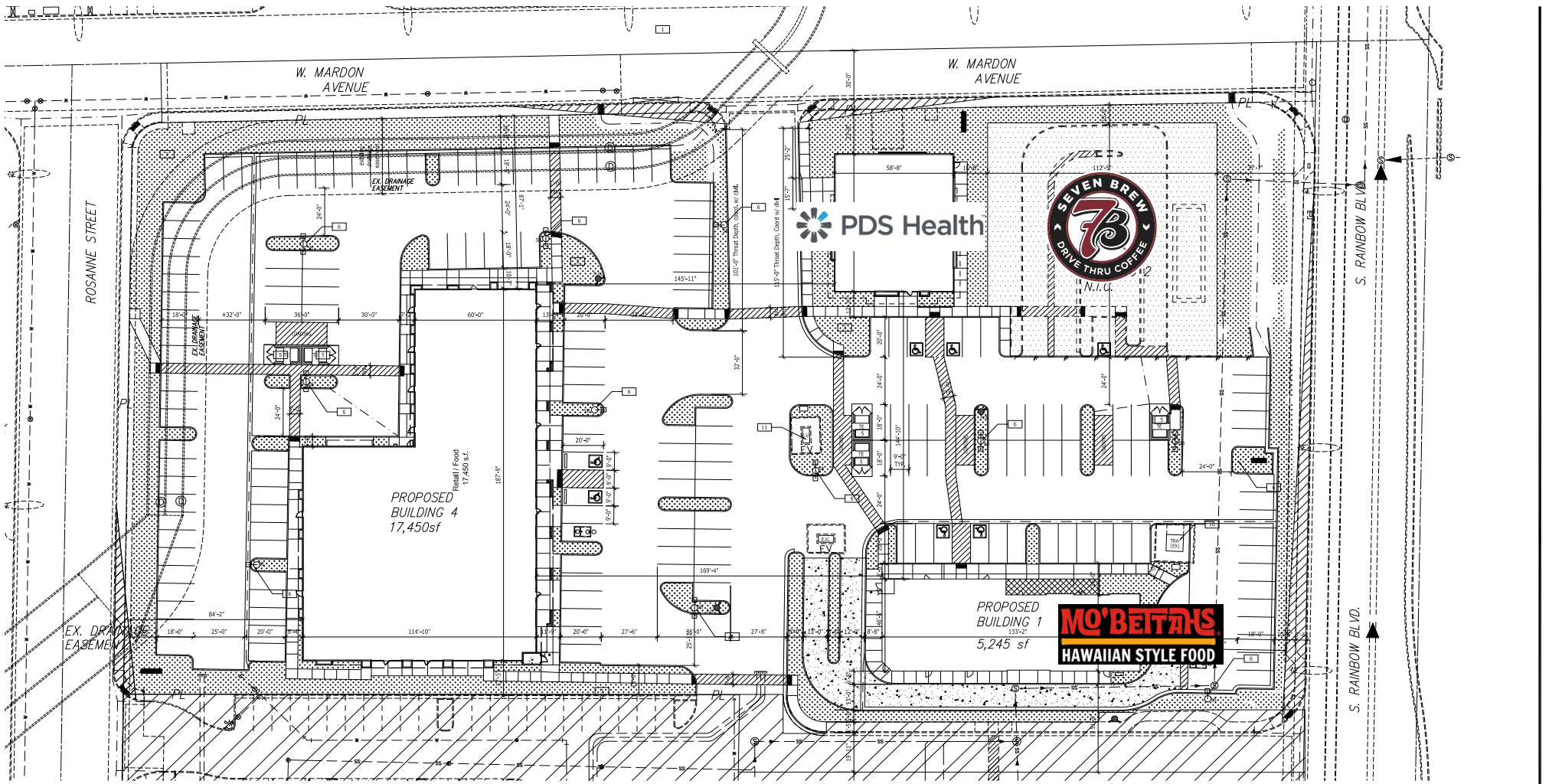
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SITE PLAN
SCALE: 1" = 20'-0"



SITE PLAN KEYNOTES

- 1 PROPERTY LINE
- 2 NOT USED
- 3 LANDSCAPE PLANTER AREA COORDINATE WITH CIVIL UNDER SEP. PERMIT
- 4 ASPHALT PARKING; COORDINATE WITH CIVIL UNDER SEP. PERMIT
- 5 NEW TRASH ENCLOSURE; TYP. OF 5
- 6 NEW SITE LIGHT; TYP. OF 11
- 7 NOT USED
- 8 NOT USED
- 9 NOT USED
- 10 EXISTING ELECTRICAL TRANSFORMER TO REMAIN
- 11 NEW ELECTRICAL TRANSFORMER COORD. WITH IVE PLANS

NOTE TO CONTRACTOR:
 1. COORDINATE SITE WORK, EXISTING PAD ELEVATIONS W/CIVIL ENGINEER DRAWINGS.
 2. ALL EXTERIOR LIGHT SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJOINING PROPERTY AND SHALL BE FULLY SHIELDED TO PREVENT UNNECESSARY GLARE.



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2025 ESTIMATED DEMOGRAPHICS



Population

1-Mile **23,159**
 3-Mile **133,671**
 5-Mile **375,976**



Average Household Income

1-Mile **\$122,885**
 3-Mile **\$120,826**
 5-Mile **\$121,026**



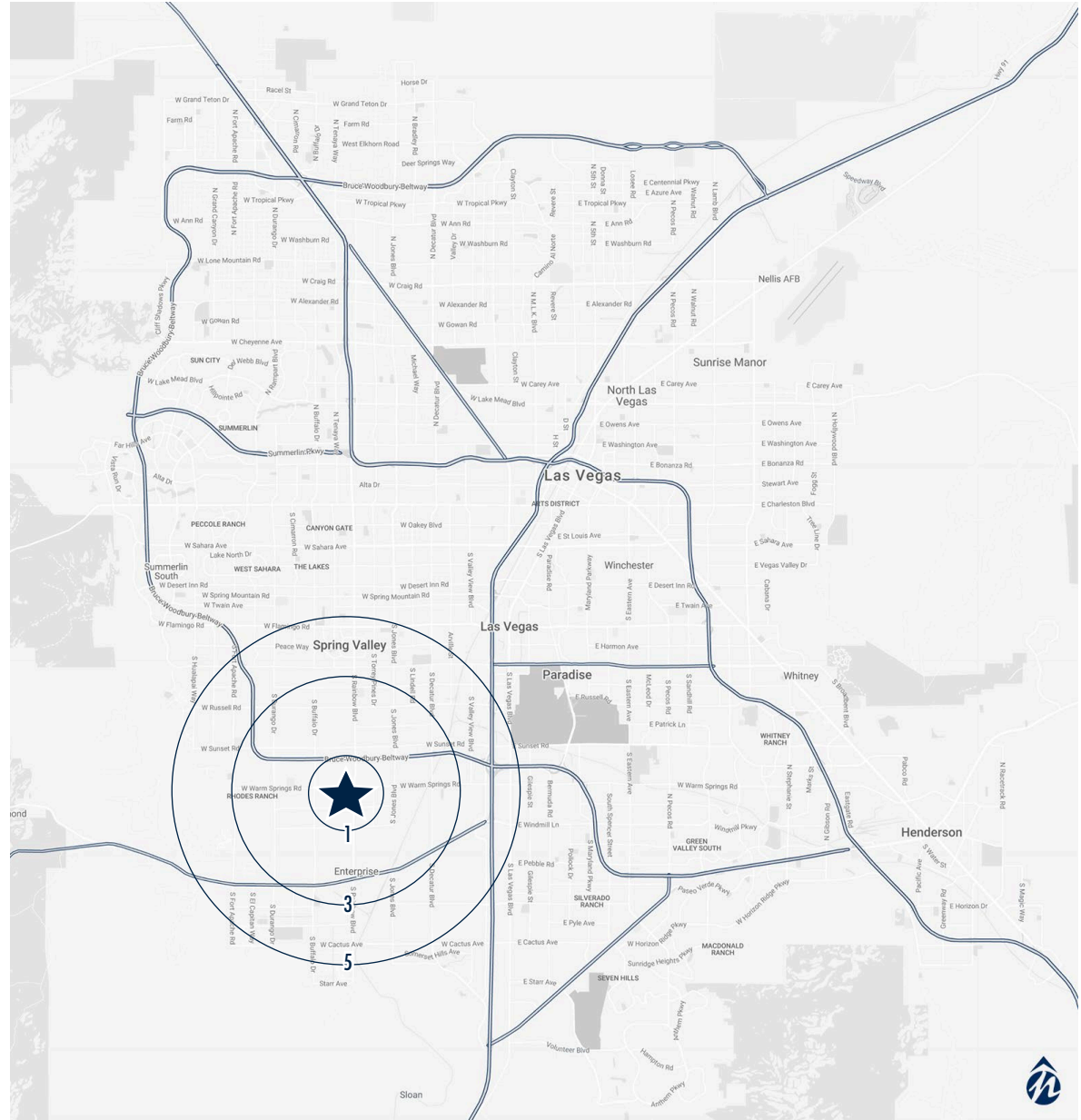
Number of Households

1-Mile **8,468**
 3-Mile **50,701**
 5-Mile **146,008**



Daytime Population (Employees)

1-Mile **6,084**
 3-Mile **51,004**
 5-Mile **141,226**



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