

RAINBOW PLAZA

LAS VEGAS, NV



SIZE

144,845 square feet

DEMOGRAPHICS

1 mile 3 mile 5 mile

Population

19,562 184,834 477,087

Households

6,914 70,420 189,226

Median HH Income (\$)

68,714 63,493 64,879

MAJOR TENANT(S)

Albertsons
Ross Dress for Less
Humana
Wingstop

LEASING CONTACT

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MORE INFO

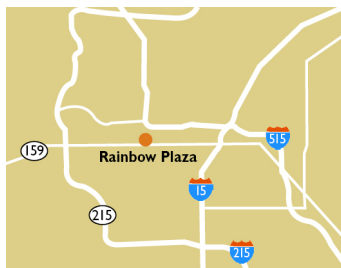
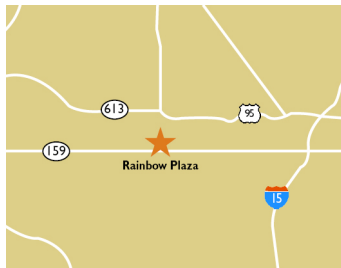
www.phillipsedison.com

LOCATION

873-1049 S. Rainbow Blvd. | Las Vegas, NV 89145

PROPERTY HIGHLIGHTS

- 144,845-square-foot shopping center anchored by Albertson's
- Other national tenants include Humana, The UPS Store, H&R Block, Great Clips and GNC
- Population exceeds 185,500 in a three-mile radius with an average household income over \$79,900
- Located at the high-traffic intersection of Rainbow Boulevard (50,004 VPD) and Charleston Boulevard (36,200 VPD)
- Over 5 million shoppers visited Rainbow Plaza in 2023



PHILLIPS EDISON & COMPANY®

RAINBOW PLAZA

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Space	Tenant	SQ. FT			
873	Ocha Thai Cuisine	1,377	877	Great Clips	1,330
881	Sunny Hawaiian BBQ	1,785	885	GNC	1,260
889	COMING AVAILABLE	1,050	893	Star Bright Dental	1,680
903	Wingstop	2,000	907	Roberto's Taco Shop	1,000
909	Best Cleaners	1,000	911	Ross Dress for Less	23,800
915	Humana	8,109	921	China One	1,370
923	Deep Beauty Spa	1,400	925	Beebe Nails	1,400
927	Sally Beauty Supply	1,600	929	Maeve & Rayne Play Lounge	2,072
931	Pizza Hut	1,680	937	AAA	6,000
945	Absolute Dental	4,000	947	COMING AVAILABLE	1,000
949	La Papaya Deli	1,011	1001	Albertsons	49,690
1025	Vape City	1,370	1027	The UPS Store	1,400
1029	Jamm's Restaurant	2,800	1033	Boba, etc...	1,400
1035	Greens & Grill	1,750	1043	Best Mattress	4,500
1045A	Cox Authorized Retailer	2,500	1049	AT&T	1,500
6820	Check City	3,000	6834	Meridian Therapeutic Massage	1,211
6836	TSA Reptiles Scales N Tails	1,200	6840	H&R Block	1,400
6848	AVAILABLE	5,200	SHAD1	Home Depot	N/A
		Total SQ. FT.	144,845		

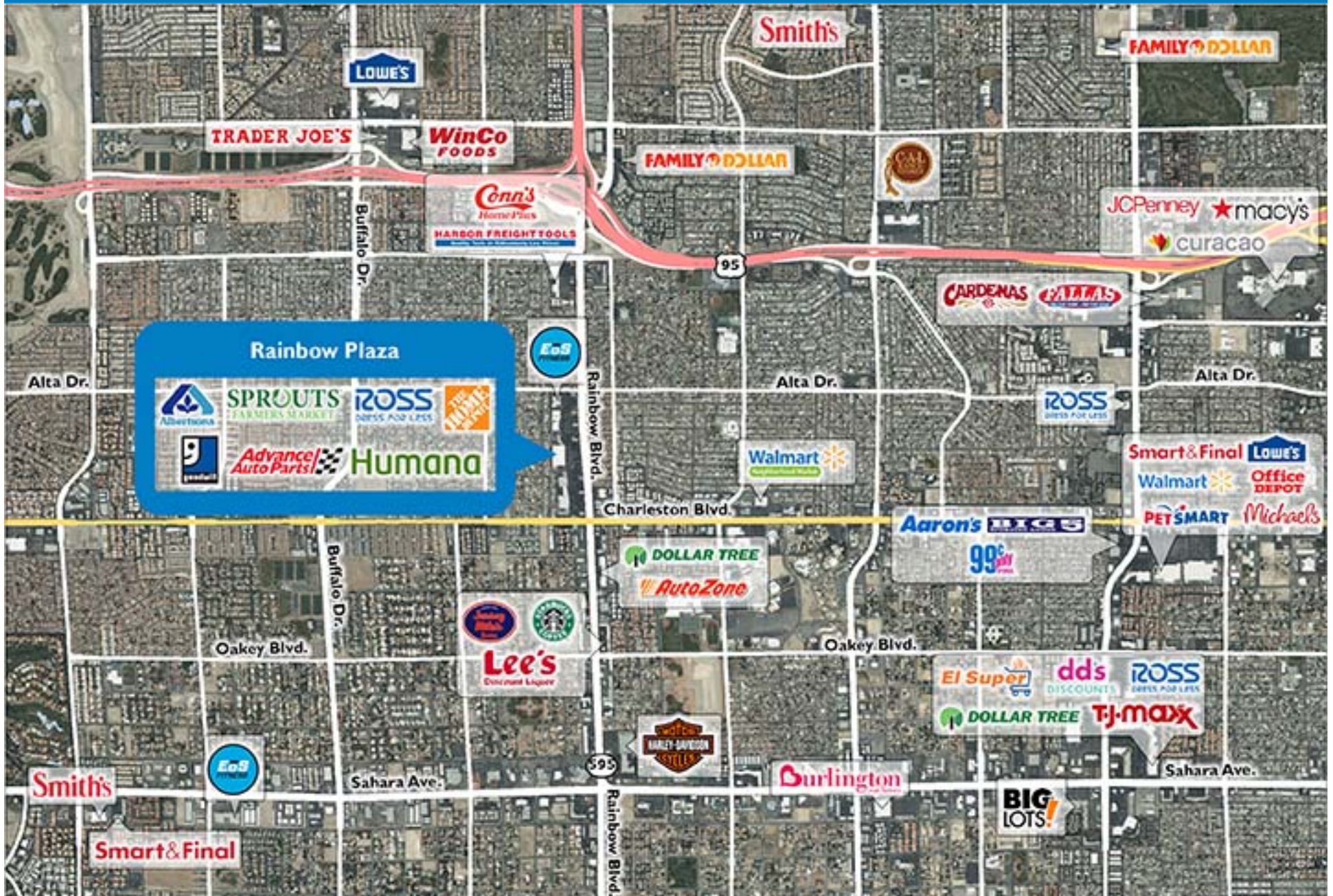


Available
 Occupied
 Coming Available
 Non-Owned
 Site Boundary

DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

RAINBOW PLAZA

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Demographic Summary Report

1990 - 2000 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval Retrieval

Jun 2, 2025



Latitude: 36.160245

Longitude: -115.24456

Rainbow Plaza Las Vegas, NV		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2024 Estimated Population	19,562	184,834	477,087
	2029 Projected Population	18,943	180,379	467,633
	2010 Census Population	19,085	179,169	456,881
	2000 Census Population	18,897	174,902	429,439
	1990 Census Population	17,155	103,529	232,060
	Historical Annual Growth 1990 to 2000	0.97%	5.38%	6.35%
	Historical Annual Growth 2000 to 2010	0.10%	0.24%	0.62%
	Estimated Annual Growth 2010 to 2024	0.17%	0.21%	0.29%
	Projected Annual Growth 2024 to 2029	-0.64%	-0.49%	-0.40%
	Median Age	38.9	39.6	40.9
Households	Q4 2024 Estimated Households	6,914	70,420	189,226
	2029 Projected Households	6,678	68,630	185,560
	2010 Census Households	6,660	66,722	177,922
	2000 Census Households	6,807	66,958	168,195
	1990 Census Households	6,157	39,428	91,856
	Historical Annual Growth 1990 to 2000	1.01%	5.44%	6.24%
	Historical Annual Growth 2000 to 2010	-0.22%	-0.04%	0.56%
	Estimated Annual Growth 2010 to 2024	0.25%	0.37%	0.42%
	Projected Annual Growth 2024 to 2029	-0.69%	-0.51%	-0.39%
	Population per Household	2.80	2.61	2.51
Population by Race	White	34.4%	34.1%	37.1%
	Black or African American	9.9%	11.5%	12.6%
	Asian & Pacific Islander	5.6%	9.4%	10.9%
	Other Races	6.1%	6.1%	6.6%
	Hispanic Population	44.0%	38.9%	32.9%
Income	Average Household Income	\$90,872	\$84,666	\$92,394
	Median Household Income	\$68,714	\$63,493	\$64,879
	Per Capita Income	\$32,388	\$32,388	\$36,802
Education (Age 25+)	Elementary	7.3%	7.3%	6.2%
	Some High School	8.9%	9.2%	8.0%
	High School Graduate	31.5%	29.3%	28.6%
	Some College	25.1%	24.1%	23.7%
	Associates Degree Only	9.4%	7.8%	7.6%
	Bachelors Degree Only	13.1%	15.4%	17.1%
	Graduate Degree	4.6%	6.9%	8.7%
Business	Number of Businesses	799	7,259	19,363
	Total Number of Employees	8,182	78,589	283,926
	Employees per Business	10.24	10.83	14.66
	Residential Population per Business	24.48	25.46	24.64

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