

For Lease

Rainbow Promenade Freestanding Parcel & In-Line 2nd-Gen Medical



Schools
Cimarron Memorial High School

Communities
Desert Shores

Parks
Doc Romeo Athletic Park

Hospitals
Mountain View Hospital

Retail
Rainbow Promenade
WORLD MARKET BARNES & NOBLE
HOBBY LOBBY DOLLAR TREE

Retail
AMC THEATRES

AVAILABLE
± 10,500 SF

AVAILABLE
± 2,496 - 4,992 SF

Retail
Pepi's

Retail
Best in the West
Dorlington BUY FIVE BEER
ROSS TJ-MAXX JOANN
PETS MART Marshalls rack

2001 - 2351 N. Rainbow Blvd.
Las Vegas, NV 89108

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Listing Snapshot



\$2.25 PSF NNN
Lease Rate



± 2,496 - 10,500 SF
Available Square Footage

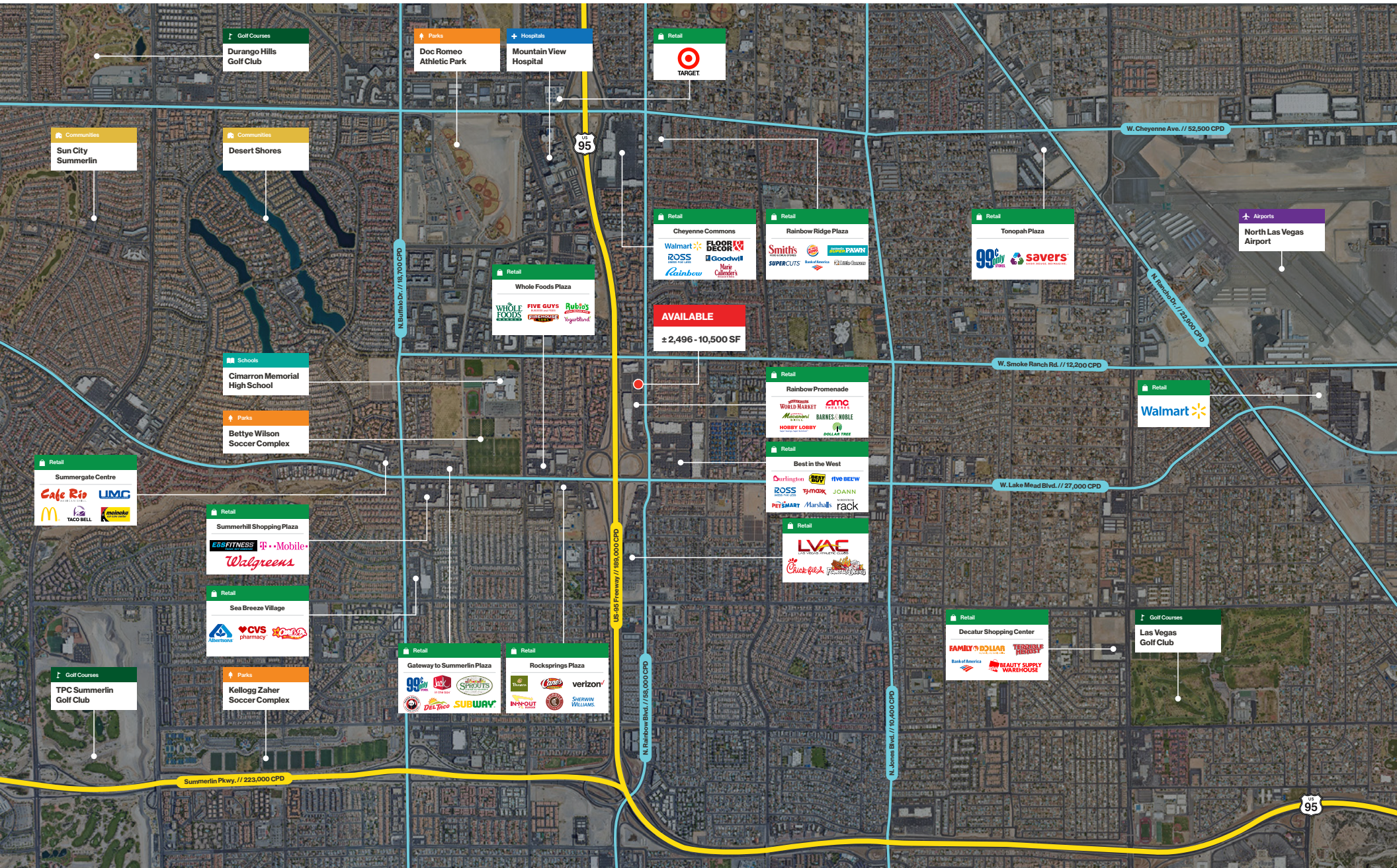
Property Highlights

- Prime ± 10,500 SF retail opportunity in freestanding two-tenant outparcel building at Rainbow Promenade, supported by strong national co-tenancy including Hobby Lobby, AMC Movie Theatre, Barnes & Noble, and Cost Plus World Market
- ± 4,992 SF (can be demised to ± 2,496 SF) inline suite featuring a built-out reception area & private exam rooms. Previously occupied by a preventative health and wellness provider, the space is ideal for medical or diagnostic users seeking a ready-to-use facility.
- Direct access to US-95 freeway with exposure to ± 189,000 CPD
- High visibility with ± 232' of frontage on N. Rainbow Blvd.
- Property features dual pylon signage, including a freeway-facing monument sign visible to ± 189,000 CPD on US-95 and a second pylon sign positioned along N. Rainbow Blvd.
- Excellent traffic counts exceeding ± 85,000 CPD at the intersection of W. Lake Mead Blvd. and N. Rainbow Blvd.

Demographics

	1-mile	3-mile	5-mile
2025 Population	25,372	193,799	430,853
2025 Average Household Income	\$75,631	\$91,506	\$103,623
2025 Total Households	10,176	73,919	165,365

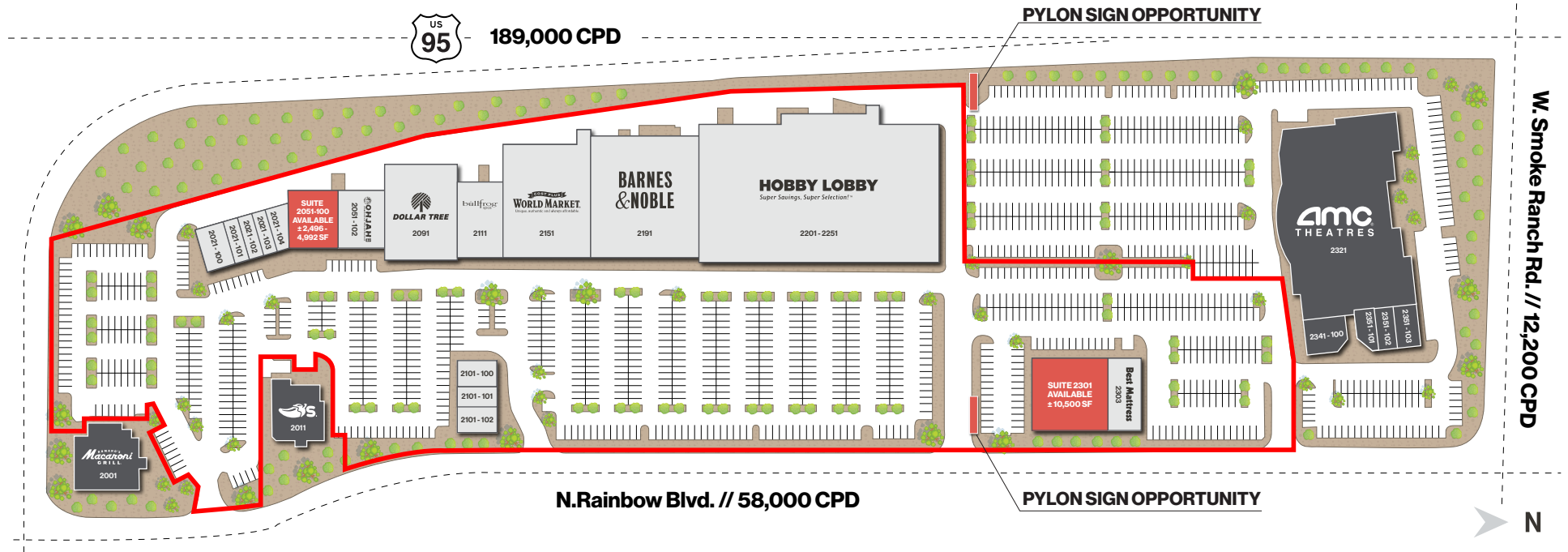






Site Plan

Available NAP



Suite	Tenant	SF
2021-100	Pearle Vision	± 2,460 SF
2021-101	One Main Financial	± 1,200 SF
2021-102	Freeway Insurance	± 1,200 SF
2021-103	Nevada Department of Administration	± 1,200 SF
2021-104	Desert Birkenstock	± 1,710 SF
2051-100	AVAILABLE - Former e7	± 2,496 - 4,992 SF

Suite	Tenant	SF
2051-102	Ohja Japanese Restaurant	± 4,992 SF
2091	Dollar Tree	± 13,000 SF
2111	Bullfrog Spas	± 6,489 SF
2151	Cost Plus World Market	± 18,960 SF
2191	Barnes & Noble	± 24,900 SF
2201-2251	Hobby Lobby	± 64,795 SF

Suite	Tenant	SF
2101-100	Cricket Wireless	± 2,000 SF
2101-101	Unicorn Nails	± 1,500 SF
2101-102	China A Go Go	± 2,000 SF
2301	AVAILABLE - Party City	± 10,500 SF
2303	Best Mattress	± 4,500 SF

[Click for a Virtual Tour of Suite 2051-100](#)



Property Photos



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For inquiries please reach out to our team.

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