

6325 SOUTH RAINBOW BLVD. | LAS VEGAS, NV 89118



CLASS A OFFICE SPACE | FOR LEASE

WHERE VIBRANT BUSINESS  
OPPORTUNITIES AWAIT

[VIEW PROPERTY VIDEO](#)

# RAINBOW SUNSET PAVILION





# WORK, PLAY & THRIVE

## AT RAINBOW SUNSET PAVILION

Rainbow Sunset Pavilion is a striking four-story professional office building that defines modern architecture. This comprehensive master-planned development features 450,000 square feet of office space and nearly 100,000 square feet of retail, all within minutes of key facilities such as Spring Valley Hospital, Harry Reid International Airport, and the iconic Las Vegas Strip. With its strategic position offering excellent access to the I-215 Beltway, the Pavilion ensures effortless connectivity to the broader region. Surrounded by a rich array of amenities, including dining, shopping, and banking options, Rainbow Sunset Pavilion is the ideal choice for businesses seeking a dynamic and accessible environment.



Class A, four-story office building totaling ±104,345 square feet



2nd-generation spaces available



Excellent connectivity to the I-215 Beltway



4:1,000 parking ratio with access to a secured multi-level parking structure



\$2.85 MG / RSF / Mo.



Minutes away from Spring Valley Hospital, the Las Vegas Strip, and Harry Reid International Airport





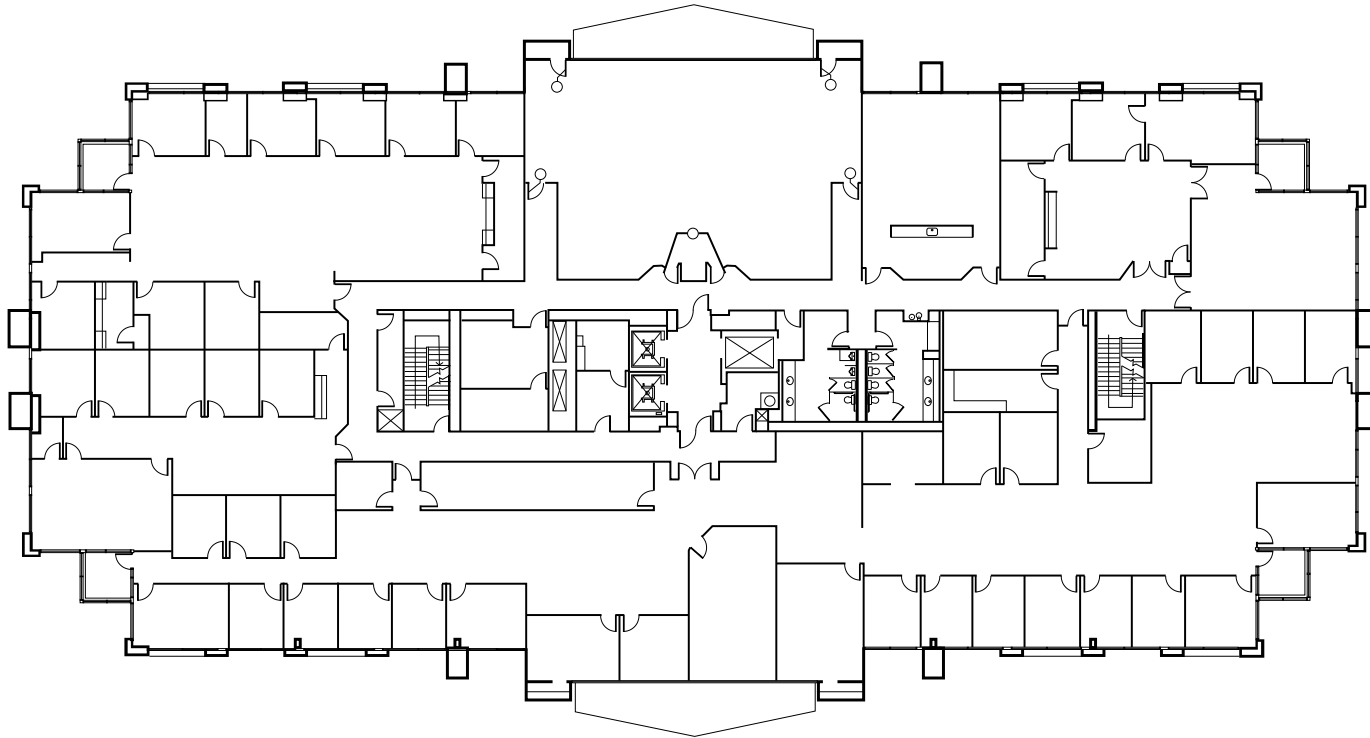
WHERE MODERN DESIGN MEETS  
**PRIME LOCATION**



# RAINBOW SUNSET PAVILION

## 2ND FLOOR | FULL FLOOR OPPORTUNITY

Suite 200 | ±26,235 RSF | \$2.85 Modified Gross



Full floor with  
reception area



5 conference/  
training rooms



40+ Private  
Offices



IT room



Storage room



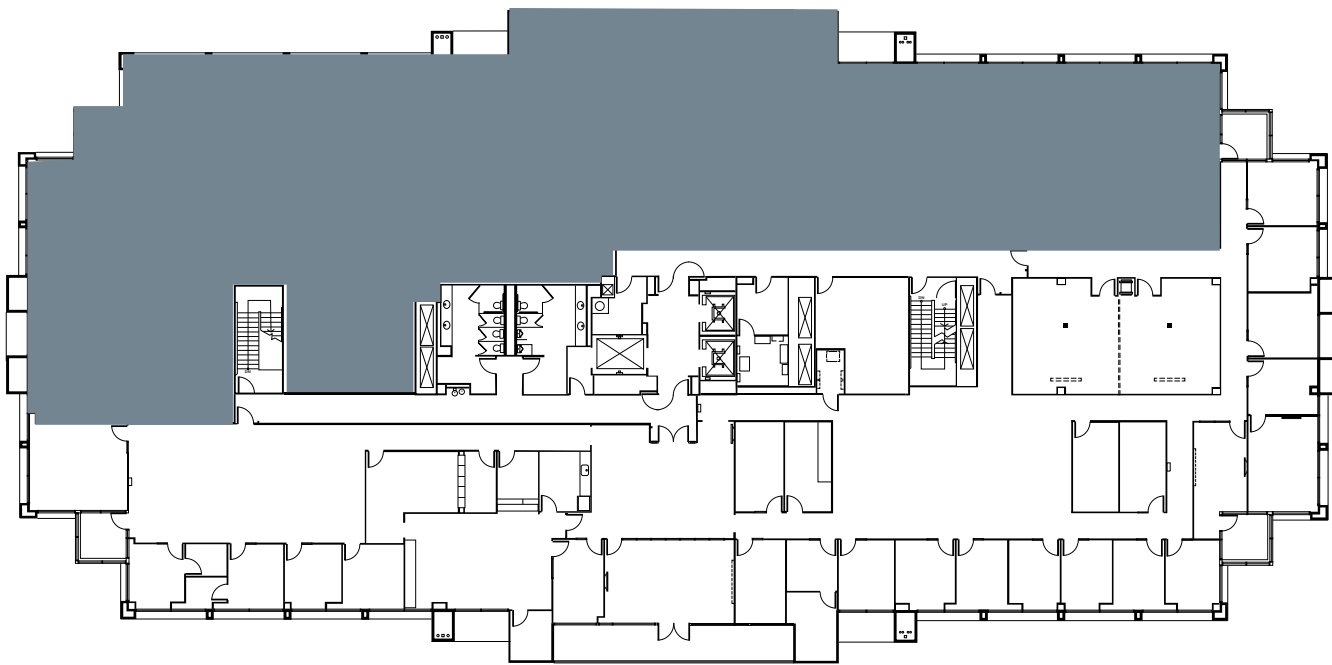
Break room



# RAINBOW SUNSET PAVILION

## 4TH FLOOR | PARTIAL FLOOR WITH BALCONIES

Suite 400, ±13,559 RSF | \$2.85 Modified Gross



[VIEW TOUR](#)



Off-lobby entrance



Reception area



2 conference rooms



22 private offices



Multiple balconies



2 training rooms



Storage/supply room



IT room



Mail room



Break room



multiple open bull pen areas



# THE SOUTHWEST

## THE PERFECT BALANCE OF BUSINESS AND COMMUNITY

Spring Valley, situated just west of Las Vegas, is a growing market that combines a welcoming community with a thriving economic ecosystem. Recognized as one of Nevada's expanding cities, Spring Valley offers a dynamic landscape for business opportunities supported by a skilled and adaptable workforce. Its strategic location provides easy access to major transportation corridors, enhancing connectivity to key markets. The area features a comprehensive infrastructure and a range of amenities, including parks, recreational facilities, and a vibrant dining scene, making it an ideal environment for businesses and their employees. Choose Spring Valley, where professional growth aligns seamlessly with quality living.



**356,155**  
POPULATION



**\$91,205**  
AVERAGE HOUSEHOLD  
INCOME



**37.9**  
MEDIAN AGE



**193,208**  
EMPLOYEE BASE



**54.1%**  
LABOR FORCE  
PROFESSIONAL SERVICES



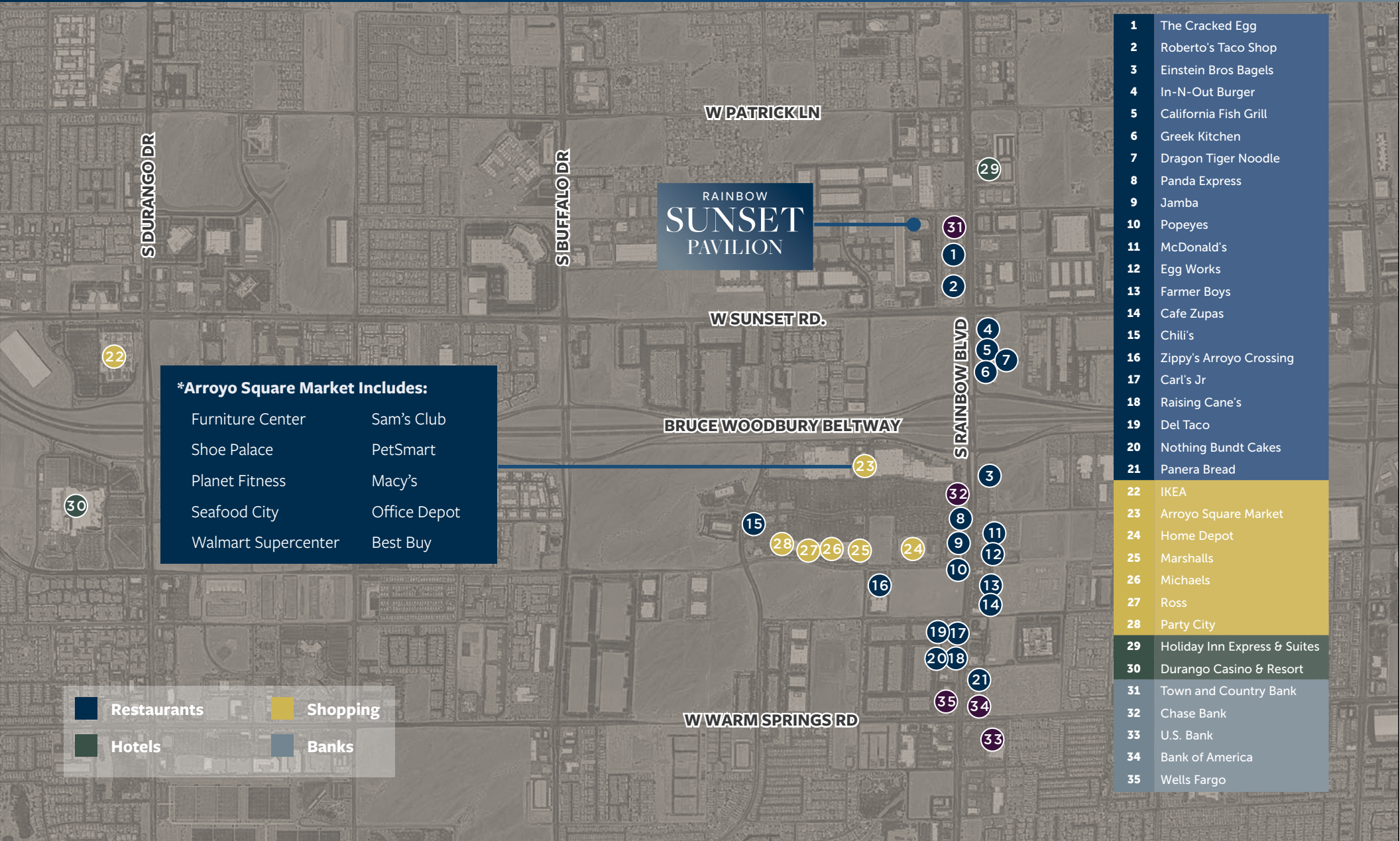
**28.5%**  
BACHELOR'S DEGREE  
OR HIGHER

WITHIN A 5-MILE RADIUS (2024)



# WORK WHERE EVERYTHING YOU NEED IS RIGHT AROUND THE CORNER

Rainbow Sunset Pavilion is nestled in a thriving area that boasts an extensive array of amenities, offering businesses and their employees unparalleled convenience just minutes away. This prime location ensures everything you need is easily accessible, fostering an ideal environment for productivity and growth.



**\*Arroyo Square Market Includes:**

Furniture Center	Sam's Club
Shoe Palace	PetSmart
Planet Fitness	Macy's
Seafood City	Office Depot
Walmart Supercenter	Best Buy

- 1 The Cracked Egg
- 2 Roberto's Taco Shop
- 3 Einstein Bros Bagels
- 4 In-N-Out Burger
- 5 California Fish Grill
- 6 Greek Kitchen
- 7 Dragon Tiger Noodle
- 8 Panda Express
- 9 Jamba
- 10 Popeyes
- 11 McDonald's
- 12 Egg Works
- 13 Farmer Boys
- 14 Cafe Zupas
- 15 Chili's
- 16 Zippy's Arroyo Crossing
- 17 Carl's Jr
- 18 Raising Cane's
- 19 Del Taco
- 20 Nothing Bundt Cakes
- 21 Panera Bread
- 22 IKEA
- 23 Arroyo Square Market
- 24 Home Depot
- 25 Marshalls
- 26 Michaels
- 27 Ross
- 28 Party City
- 29 Holiday Inn Express & Suites
- 30 Durango Casino & Resort
- 31 Town and Country Bank
- 32 Chase Bank
- 33 U.S. Bank
- 34 Bank of America
- 35 Wells Fargo

# AT THE HEART OF IT ALL

Rainbow Sunset Pavilion is strategically positioned in one of Spring Valley's most coveted locations, ensuring easy access to a wide range of dining, retail, and essential services. Located just minutes from the Las Vegas Strip and Harry Reid International Airport, the property offers outstanding connectivity for businesses with both local and global operations. Additionally, its proximity to a strong talent pool from nearby universities and a robust regional job market creates a compelling advantage for companies aiming to attract and retain skilled professionals.



 **1 MINUTE**  
TO I-215 Beltway

 **10 MINUTES**  
TO THE LAS VEGAS STRIP

 **15 MINUTES**  
TO HARRY REID INTERNATIONAL AIRPORT



# RAINBOW SUNSET PAVILION

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