

# RAINBOW EXPRESS VILLAGE

1750 S Rainbow Blvd. Las Vegas, NV 89146

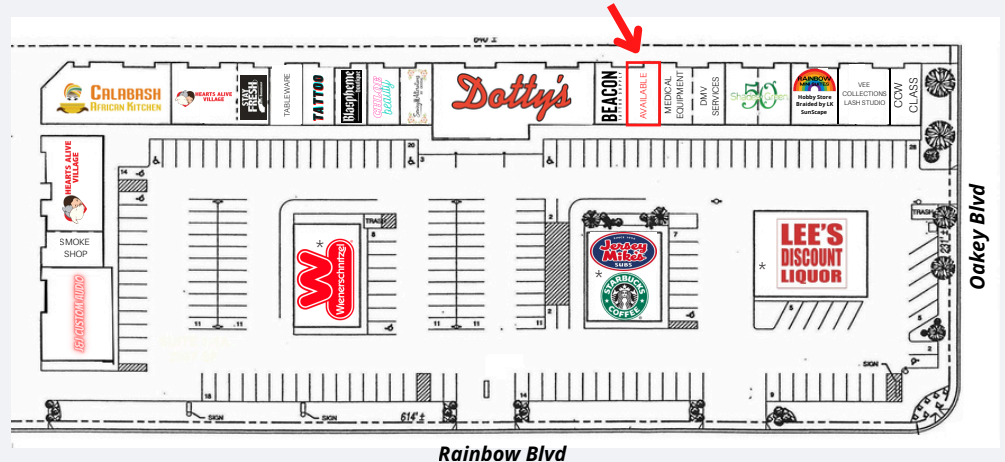


LOCATED IN THE MOST CENTRAL AREA OF VEGAS THIS PROPERTY RECEIVES HIGH TRAFFIC COUNTS AT ROUGHLY 64,000 CARS PER DAY, ALONG WITH GREAT VISIBILITY AND AN AMAZING CUSTOMER RETURN RATE. WITH OVER 940 FEET OF FRONTAGE THIS PROPERTY CAN'T BE MISSED, THREE LANES OF BUSY TRAFFIC ON SOUTH RAINBOW, CONNECTED TO FOUR SEPARATE ENTRANCES, THIS LOCATION IS A WELL KNOWN DESTINATION WITH EASY ACCESS. LESS THAN HALF A MILE AWAY RESIDES BONANZA HIGH SCHOOL - BOASTING 2,000 STUDENTS AND OVER 207,640 HOUSEHOLDS WITHIN ONE MILE. NATIONAL TENANTS IN THE CENTER INCLUDE DOTTY'S CASINO, STARBUCKS, LEE'S LIQUOR AND WIENER-SCHNITZEL YOUR SPACE IS AMONG THE BEST OF THE BEST - WITH STARBUCKS SEEING ON AVERAGE 500 CUSTOMERS PER DAY.

LOCATION: 1750 S RAINBOW BLVD  
 CROSS STREETS: RAINBOW & OAKLEY  
 PROPERTY TYPE: RETAIL CENTER  
 ZONING: C-1

## HIGHLIGHTS:

- HIGH TRAFFIC COUNTS
- EASY ACCESS
- SURROUNDED BY NATIONAL TENANTS
- SECOND GEN. RETAIL SPACE
- FREE RENT AVAILABLE



## AVAILABLE SPACES:

Suite #19

Lease Rate: \$1.55/SF

Lease Type: NNN (.42/sf)

Size: 889 +/- SF

## FOR MORE INFORMATION:

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