

For Lease

# Rainbow Promenade



**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**

**± 1,200 SF**

**AVAILABLE**

**± 2,496 - 4,992 SF**

**Retail**

**Pepper's**

**Retail**

**Best in the West**

Durlington BUY FIVE BELOW  
iZOSS TJ-MAXX JOANN  
PETSMART Marshalls rack

US-95 Freeway // 189,000 CPD

N. Rainbow Blvd. // 58,000 CPD

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

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## Listing Snapshot



**\$2.25 - \$3.00 PSF NNN**  
Lease Rate



**± 1,200 - 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.
- ± 1,200 SF inline retail space featuring an open floor plan, flexible layout options for a variety of retail or service users
- 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   |







**Parks**  
Doc Romeo Athletic Park

**Hospitals**  
Mountain View Hospital

**Retail**  
Cheyenne Commons  
Walmart FLOOR DECOR  
ROSS  
Rainbow  
Goodwill  
Marty Callender's

**Schools**  
Berkeley L. Bunker Elementary School

**AVAILABLE**  
± 10,500 SF  
Freestanding Building

**AVAILABLE**  
± 2,496 - 4,992 SF  
2nd-Gen Medical

**Retail**  
Best in the West  
Dorlington  
ROSS  
PET SMART  
Five Guys  
Burger King  
Tyrmax  
JoAnn  
Marshall's  
rack

**Multifamily**  
Bavington Court Housing Complex

**Retail**  
Whole Foods Plaza  
WHOLE FOODS  
FIVE GUYS  
Rubio's  
PARENSHOUSE  
Yogurtland

**Multifamily**  
Sterling Summerland Apartments

**AVAILABLE**  
± 1,200 SF

W. Smoke Ranch Rd. // 12,200 CPD

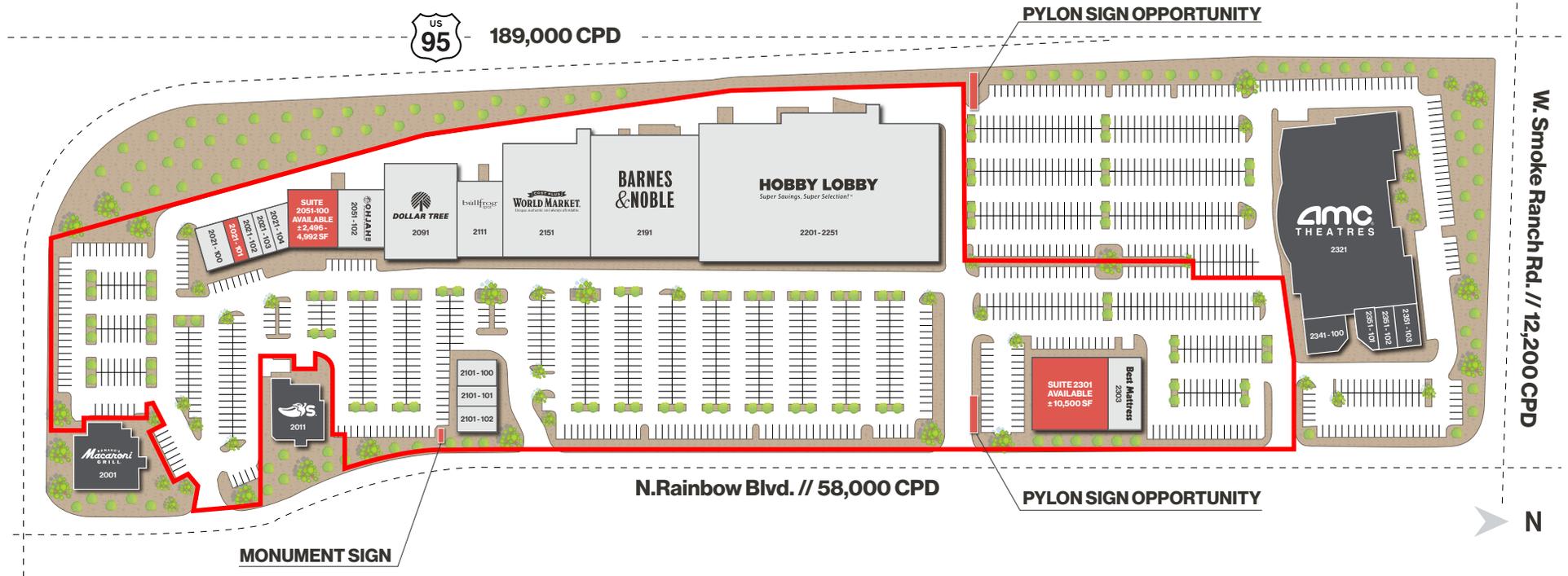
US-95 Freeway // 189,000 CPD

W. Lake Mead Blvd. // 27,000 CPD

N. Rainbow Blvd. // 158,000 CPD

# Site Plan

Available ■ NAP ■



| Suite           | Tenant                              | SF                       | Suite     | Tenant                   | SF         | Suite       | Tenant                        | SF                |
|-----------------|-------------------------------------|--------------------------|-----------|--------------------------|------------|-------------|-------------------------------|-------------------|
| 2021-100        | Pearle Vision                       | ±2,460 SF                | 2051-102  | Ohja Japanese Restaurant | ±4,992 SF  | 2101-100    | Cricket Wireless              | ±2,000 SF         |
| <b>2021-101</b> | <b>AVAILABLE - 7/1/2026</b>         | <b>±1,200 SF</b>         | 2091      | Dollar Tree              | ±13,000 SF | 2101-101    | Unicorn Nails                 | ±1,500 SF         |
| 2021-102        | Freeway Insurance                   | ±1,200 SF                | 2111      | Bullfrog Spas            | ±6,489 SF  | 2101-102    | China A Go Go                 | ±2,000 SF         |
| 2021-103        | Nevada Department of Administration | ±1,200 SF                | 2151      | Cost Plus World Market   | ±18,960 SF | <b>2301</b> | <b>AVAILABLE - Party City</b> | <b>±10,500 SF</b> |
| 2021-104        | Desert Birkenstock                  | ±1,710 SF                | 2191      | Barnes & Noble           | ±24,900 SF | 2303        | Best Mattress                 | ±4,500 SF         |
| <b>2051-100</b> | <b>AVAILABLE - Former e7</b>        | <b>±2,496 - 4,992 SF</b> | 2201-2251 | Hobby Lobby              | ±64,795 SF |             |                               |                   |

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

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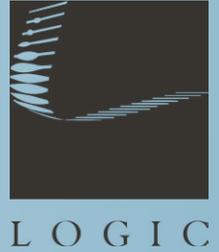
Retail  
**ROMANO'S Macaroni GRILL**

# Property Photos



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For inquiries please reach out to our team.

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