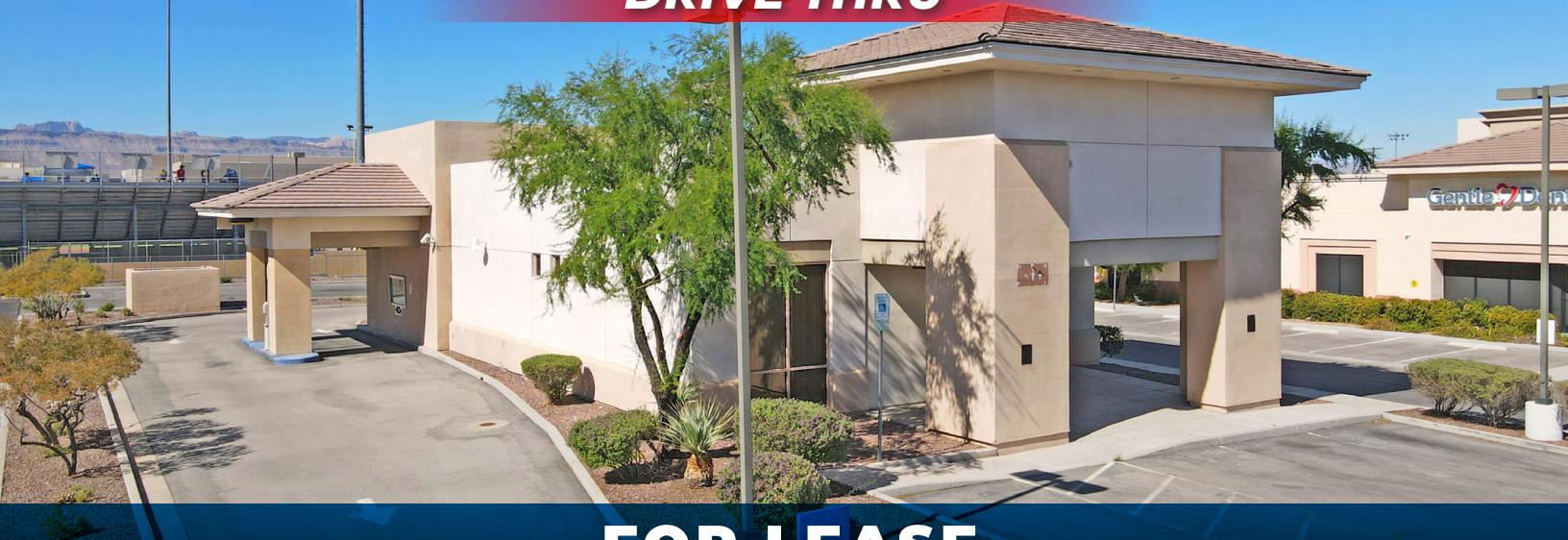


5547 S. RAINBOW BLVD.

DRIVE THRU



FOR LEASE

PROPERTY FEATURES

Lease Rate:	\$2.75 SF/Mo
NNN/CAM:	\$0.95 SF/Mo (estimated)
Lease Type:	NNN
Size:	+/- 1,500 - +/ - 3,090 SF
Term:	5-10 Years
Year Built:	2002
Zoning:	CG - Commercial General
Amenities:	Drive Thru, Pylon Sign
Use:	Bank / Retail / Office / Potential Restaurant / Medical
Parking:	19 Spots

OVERVIEW

5547 S Rainbow Blvd is a single-tenant or owner-occupant commercial property built in 2002, comprising approximately 3,090 square feet on a 0.61-acre parcel. Formerly used as a bank with a drive-thru, the property is situated along the highly trafficked Rainbow Boulevard corridor in the Southwest Las Vegas (Spring Valley) submarket. Currently available for lease, this well-positioned asset offers a flexible bank build-out with a drive-thru lane, allowing for a straightforward conversion to retail or restaurant use. Its prime frontage along Rainbow Boulevard provides exceptional visibility and exposure, further enhanced by ample surface parking and prominent pylon signage.

HIGHLIGHTS

- Access to Interstate 215 Highway
- Landlord Offering Tenant Improvement Allowance for Qualified Applicants.
- Located in the heart of The Southwest
- Across from Spring Valley Hospital Medical Center

Disclaimer: Our information is deemed reliable but not guaranteed. Tenant to verify all information.

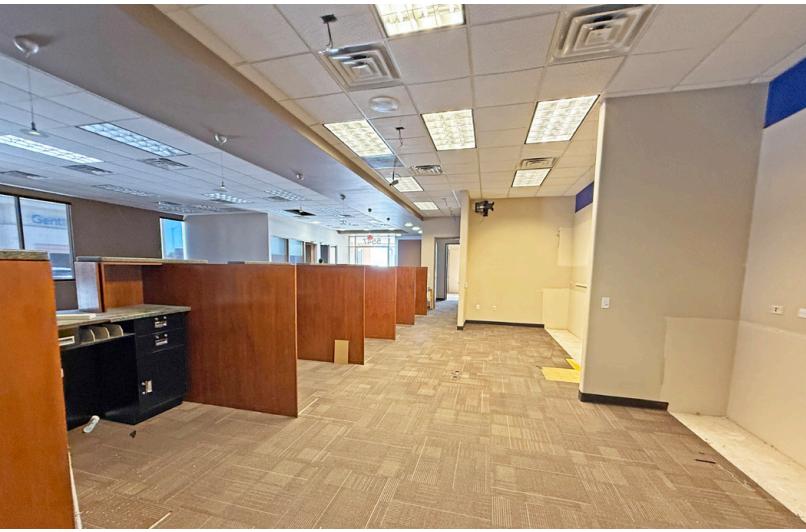
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