

FOR LEASE



SAHARA AVE

RAINBOW BLVD

North

2550 S RAINBOW BOULEVARD | Las Vegas, NV 89146

SPACE AVAILABLE FOR LEASE

1st Floor Suites: \$2.00/SF/Mo NNN
2nd Floor Suites: \$1.00 - \$1.50/SF/Mo NNN
(2025 estimated CAMs are \$0.80 PSF)

SAHARA RAINBOW CENTER - Welcome to the very busy SE hard corner intersection of Sahara Avenue and Rainbow Boulevard! If location matters to your business, the central location and busy intersection of Sahara and Rainbow is outstanding. Traffic counts at over 100,000 cars per day! The Retail/Office use suites are a blank slate and Landlord will install building standard commercial grade flooring and paint at no expense to the Tenant. Free months rent available (conditions apply).



FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

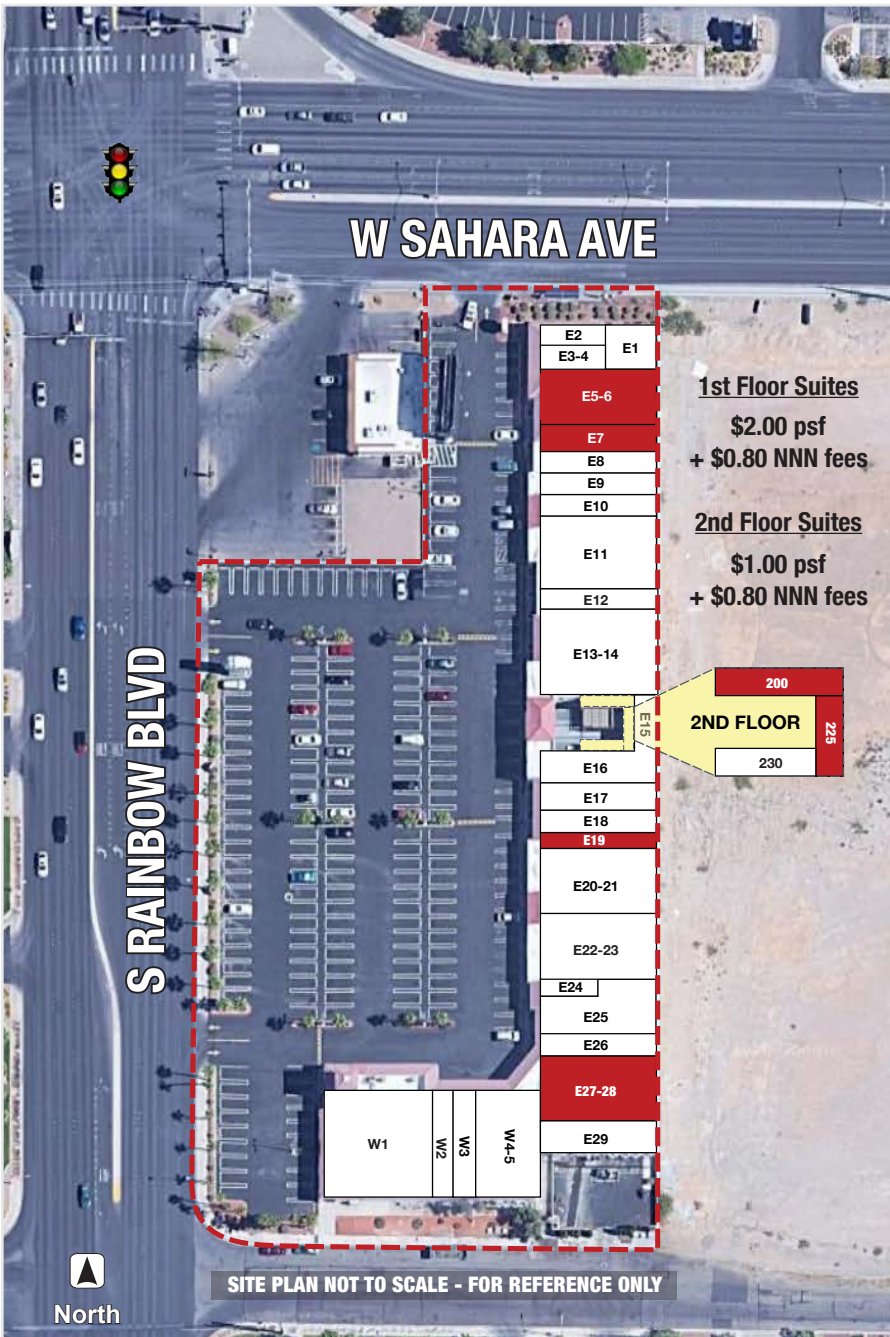
o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2490 Paseo Verde Pkwy, Ste 115, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

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AVAILABLE SUITE(S)

| SUITE | SIZE/PSF | TENANTS |
|---------------|--------------|----------------------------------|
| E1 | 950 | Sawbuck Investments |
| E2 | 900 | Labor Finders |
| E3-4 | 903 | West Sahara Jewelers |
| E5-6 | 2,560 | AVAILABLE |
| E7 | 896 | AVAILABLE (Shell) |
| E8-9-10 | 3,008 | Nevada Organic Remedies |
| E11 | 1,600 | Nevada Organic Remedies |
| E12 | 1,024 | Tattoo |
| E13-14 | 2,596 | Cheba Hut |
| 200 | 1,280 | AVAILABLE |
| 225 | 528 | AVAILABLE |
| 230 | 714 | Her Secret Beauty |
| E15-16 | 1,302 | Samee Side Dishes |
| E17 | 1,280 | Bluebird Barbers |
| E18 | 1,152 | Curl Up N Dye |
| E19 | 1,024 | AVAILABLE |
| E20-21 | 2,176 | Sweis Inc |
| E22-23 | 2,176 | GG Collective |
| E24 | 536 | Tail Waggers Grooming |
| E25 | 1,538 | Stitchers Paradise |
| E26 | 1,152 | NV Nail Spa |
| E27-28 | 2,176 | AVAILABLE |
| E29 | 1,280 | KOS Allure |
| W-4-5 | 2,176 | Pho Sing Sing Vietnamese Cuisine |
| W3 | 1,152 | Happy Daze Smokeshop |
| W2 | 1,024 | Brogue Lifestyle |
| W1 | 3,996 | Chickpeas Mediterranean |



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INTERIOR PHOTOS - SUITES E5-6 (2,560 SF) - \$2.00/SF/Mo



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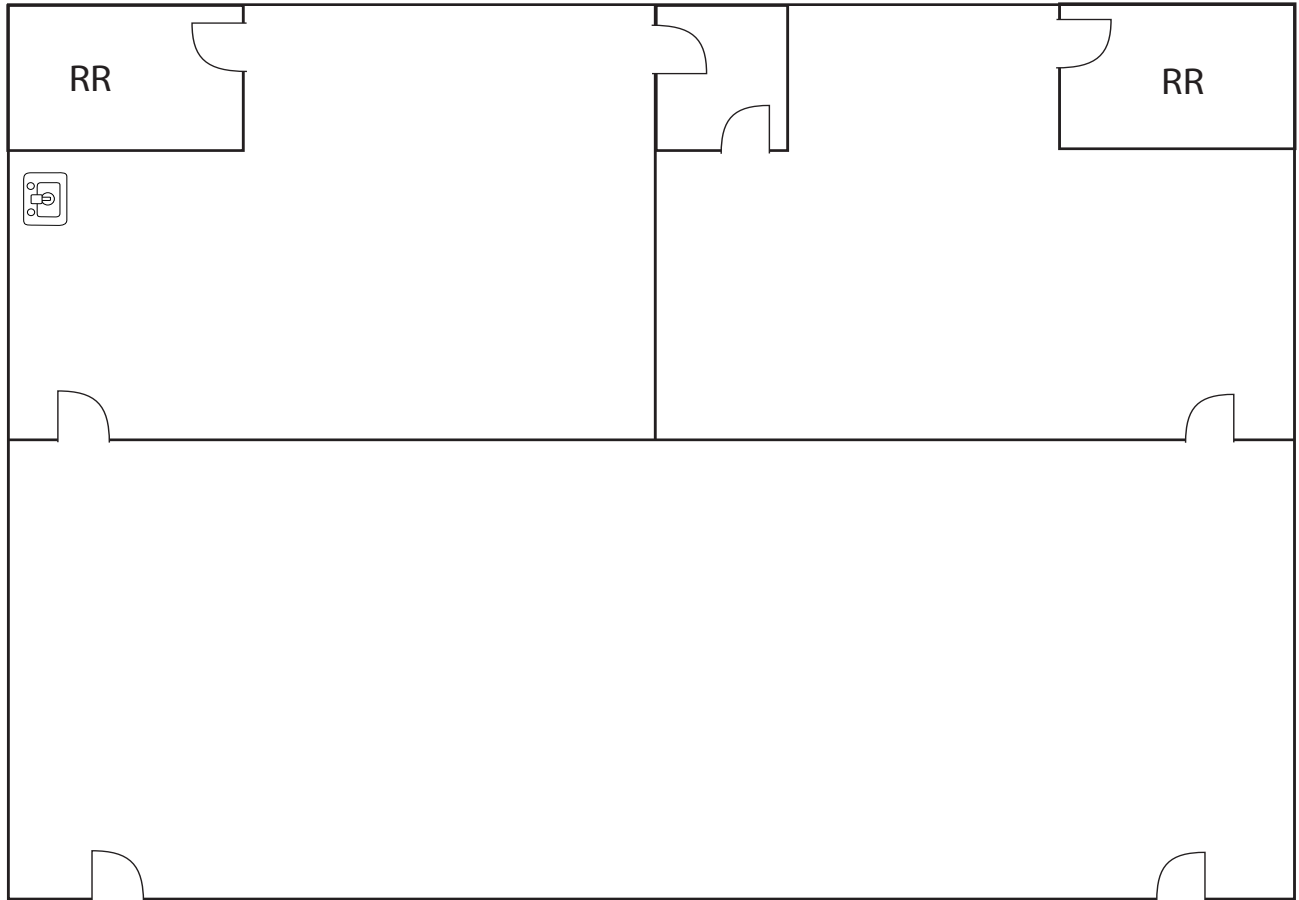
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FLOOR PLAN

SUITES E5-6 - 2,560 SF



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INTERIOR PHOTOS - SUITE E7 (896 SF) - \$2.00/SF/Mo



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INTERIOR PHOTOS - SUITE E19 (1,024 SF) - \$2.00/SF/Mo



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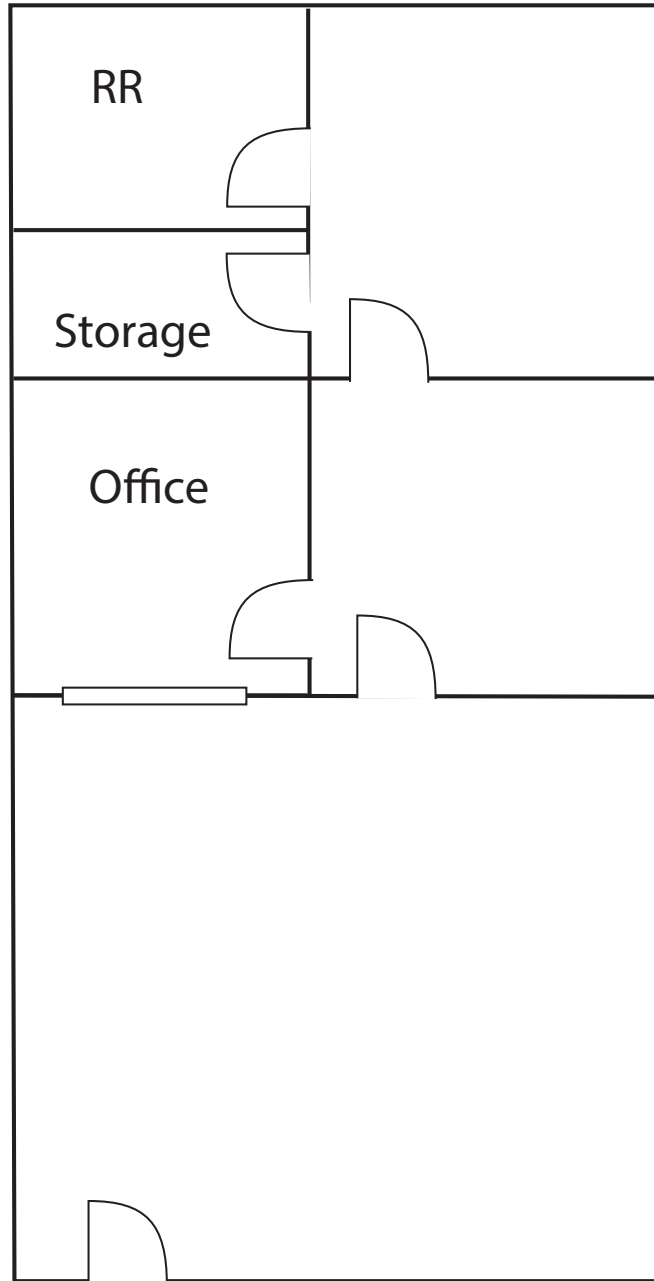
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FLOOR PLAN

SUITE E19 - 1,024 SF



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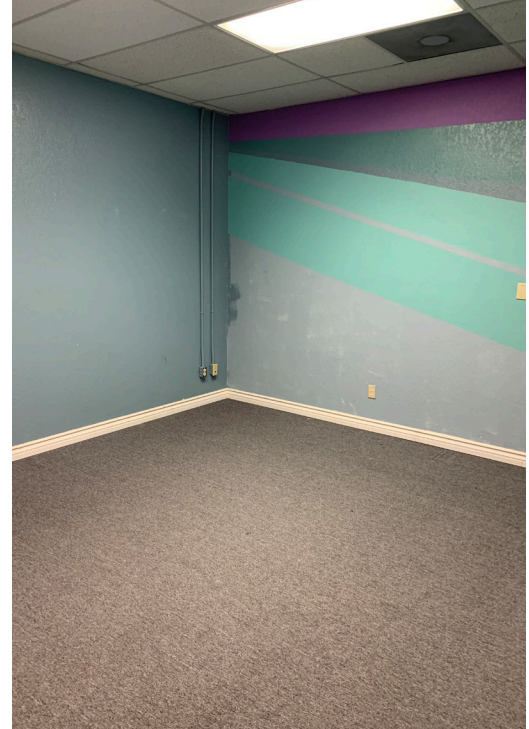
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INTERIOR PHOTOS - SUITE E27-28 (2,176 SF) - \$2.00/SF/Mo



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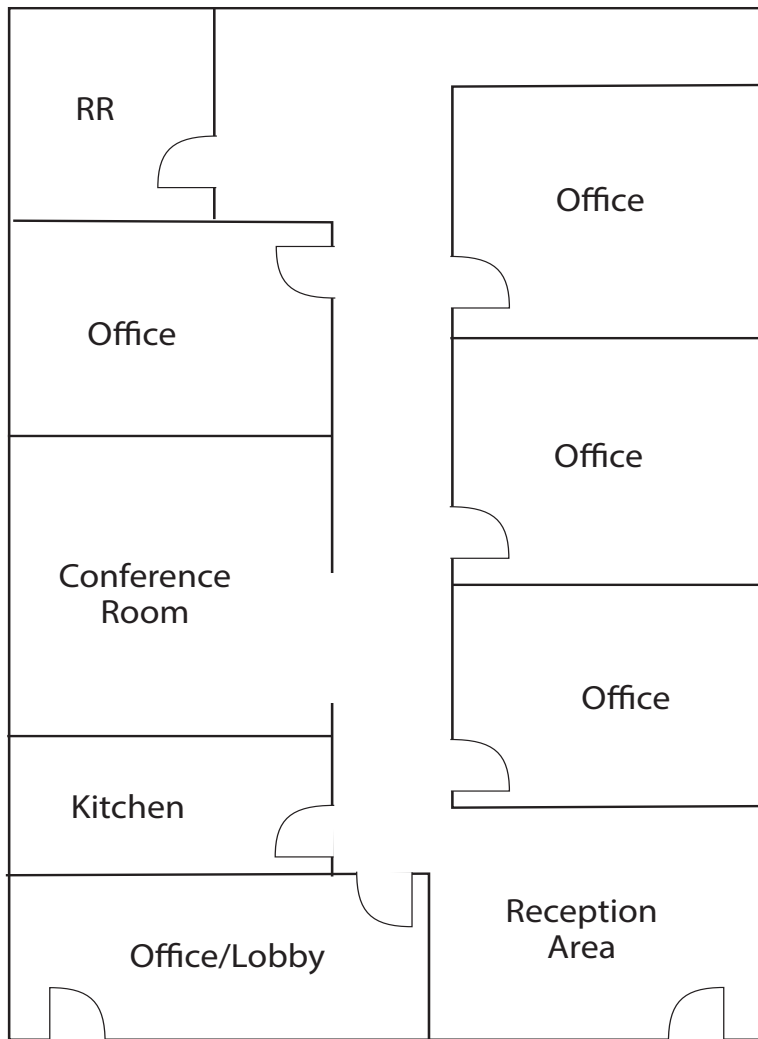
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FLOOR PLAN

SUITE E27-28 - 2,176 SF



THIS FLOOR PLAN IS NOT TO SCALE

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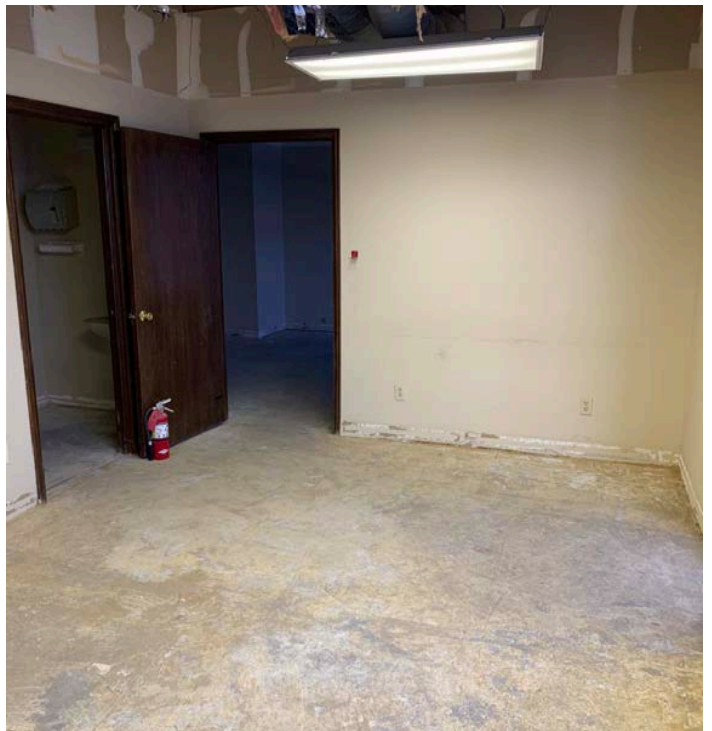
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INTERIOR PHOTOS - SUITE 200 (1,280 SF) - \$1.00/SF/Mo



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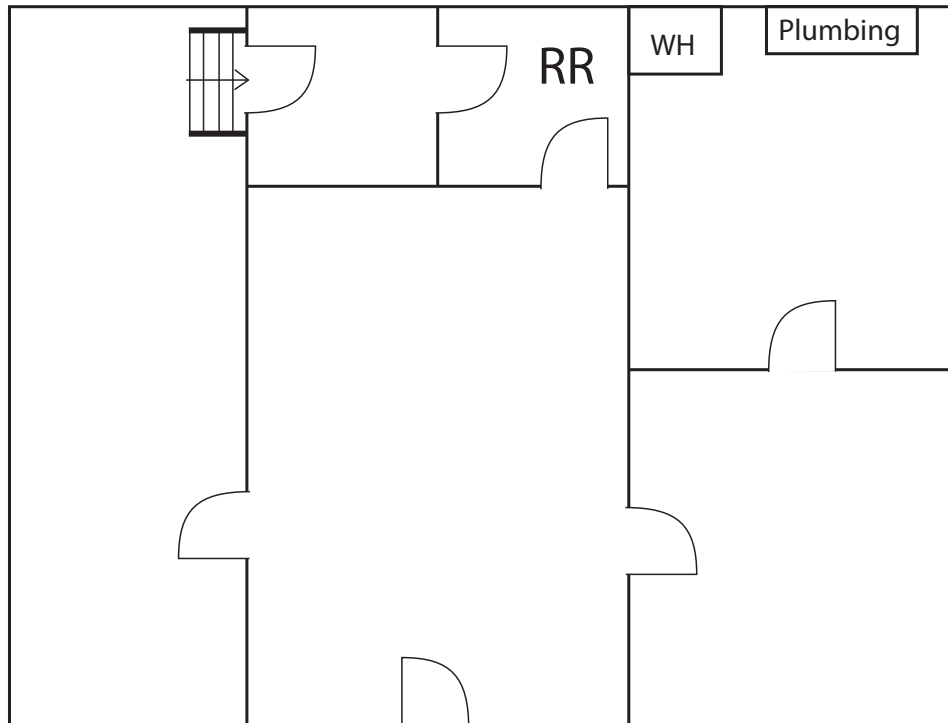
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FLOOR PLAN

SUITE 200 - 1,280 SF



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INTERIOR PHOTOS - SUITE 225 (528 SF) - \$1.50/SF/Mo



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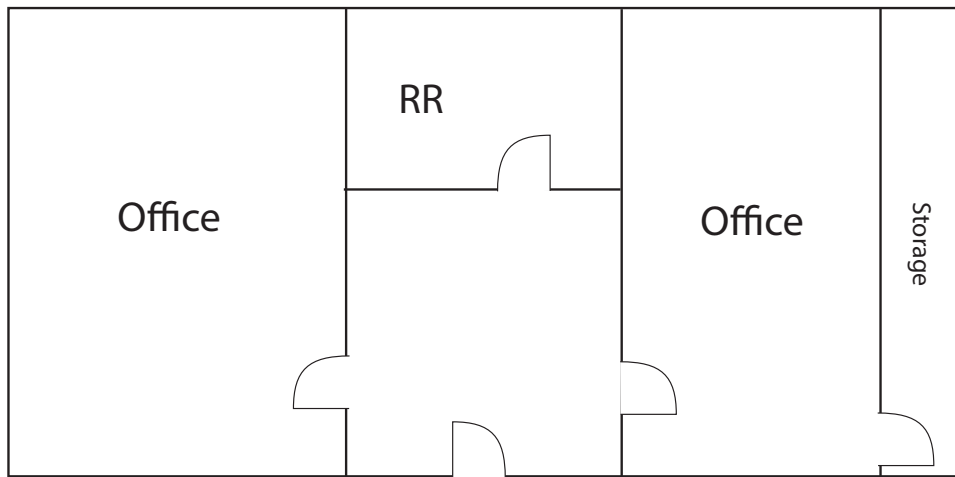
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FLOOR PLAN

SUITE 225 - 528 SF



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PROPERTY PHOTOS



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PROPERTY PHOTOS



2nd Floor Suites

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