

# RETAIL / RESTAURANT

FOR LEASE

1,200 - 7,000 SF



 **DAPPER**  
COMPANIES  
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**BLUE DIAMOND & RAINBOW** SOUTHWEST LAS VEGAS, NV 89113



## PROPERTY DESCRIPTION

This property sits west of the northwest corner of Rainbow Blvd. and Blue Diamond Rd. in the booming southwest area of Las Vegas. The project is adjacent to a future multifamily development with more than 340 units planned. Now seeking restaurant and inline retail users to serve nearby communities including Mountain's Edge, Rhodes Ranch and more.

Spaces to be delivered Summer 2026.

APN: 176-22-601-035

## HIGHLIGHTS

- Total 38,700 SF of retail
- Spaces available from 1,200 - 7,000 SF
- Adjacent to multifamily development project with more than 340 units planned
- Direct access to Blue Diamond Road
- Surrounded by established communities and future housing developments

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// SITE PLAN



**1 VESTA COFFEE**

**2 NOIR NAIL BAR**

**3 SOURDOUGH & Co.**

**4 DEGREE WELLNESS**

**5 BABA'S HOT CHICKEN**

**6 PILATES ADDICTION**

**7 PACIFIC DENTAL**

**8 SMITH THERAPY PARTNERS**

**9 MILK COW**



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// CONSTRUCTION PHOTOS





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// COMMUNITY

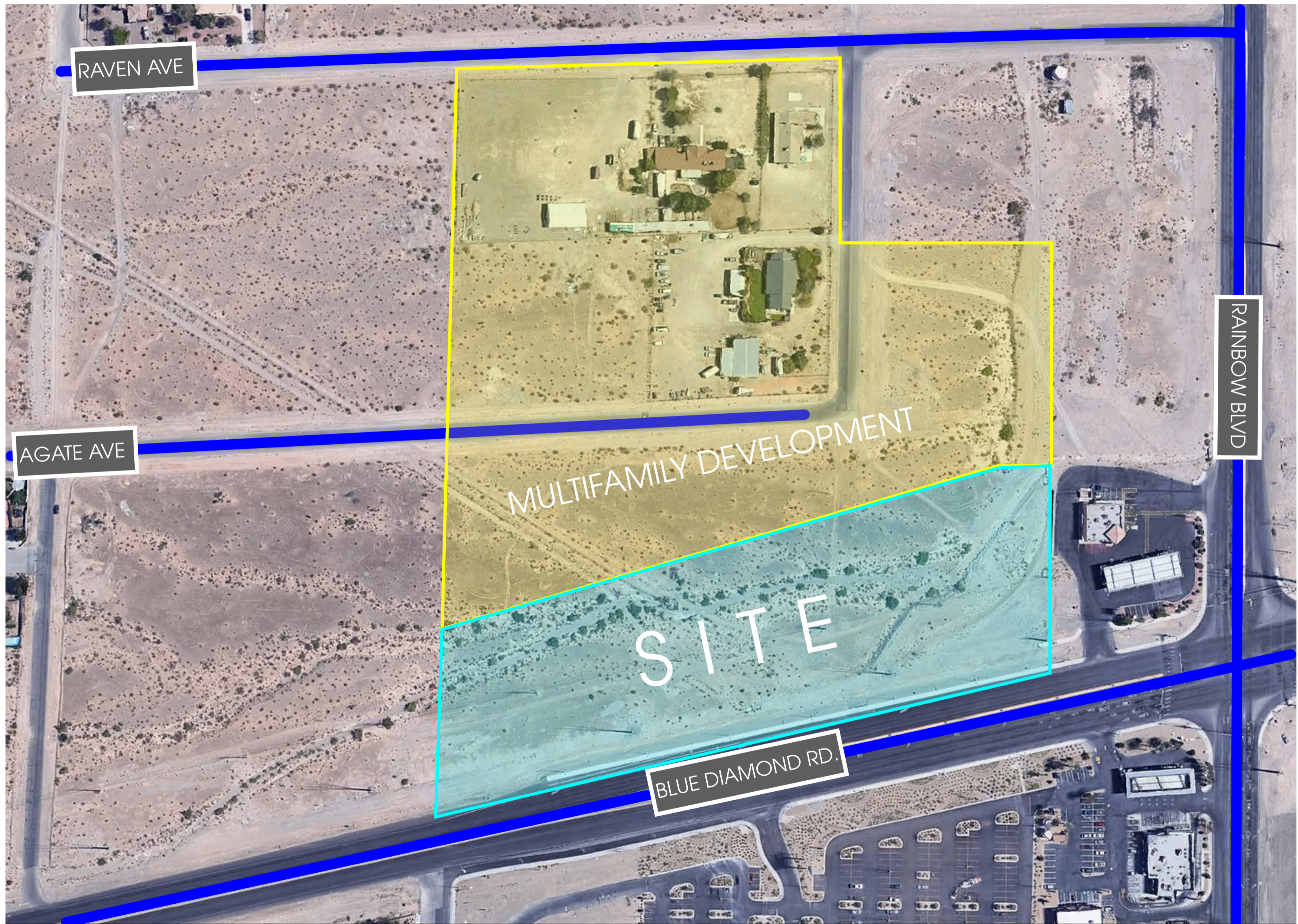


Mountain's Edge is a Master Planned Community in the southwest part of Las Vegas. It is built on 3,500 acres with nearly 15,000 homes and apartments. Revered for its beautiful, quiet, safe community and affordable mid-size, single-family homes, it is considered one of the best master-planned communities of Las Vegas. Created in 2005, Mountain's Edge continues to grow and flourish.

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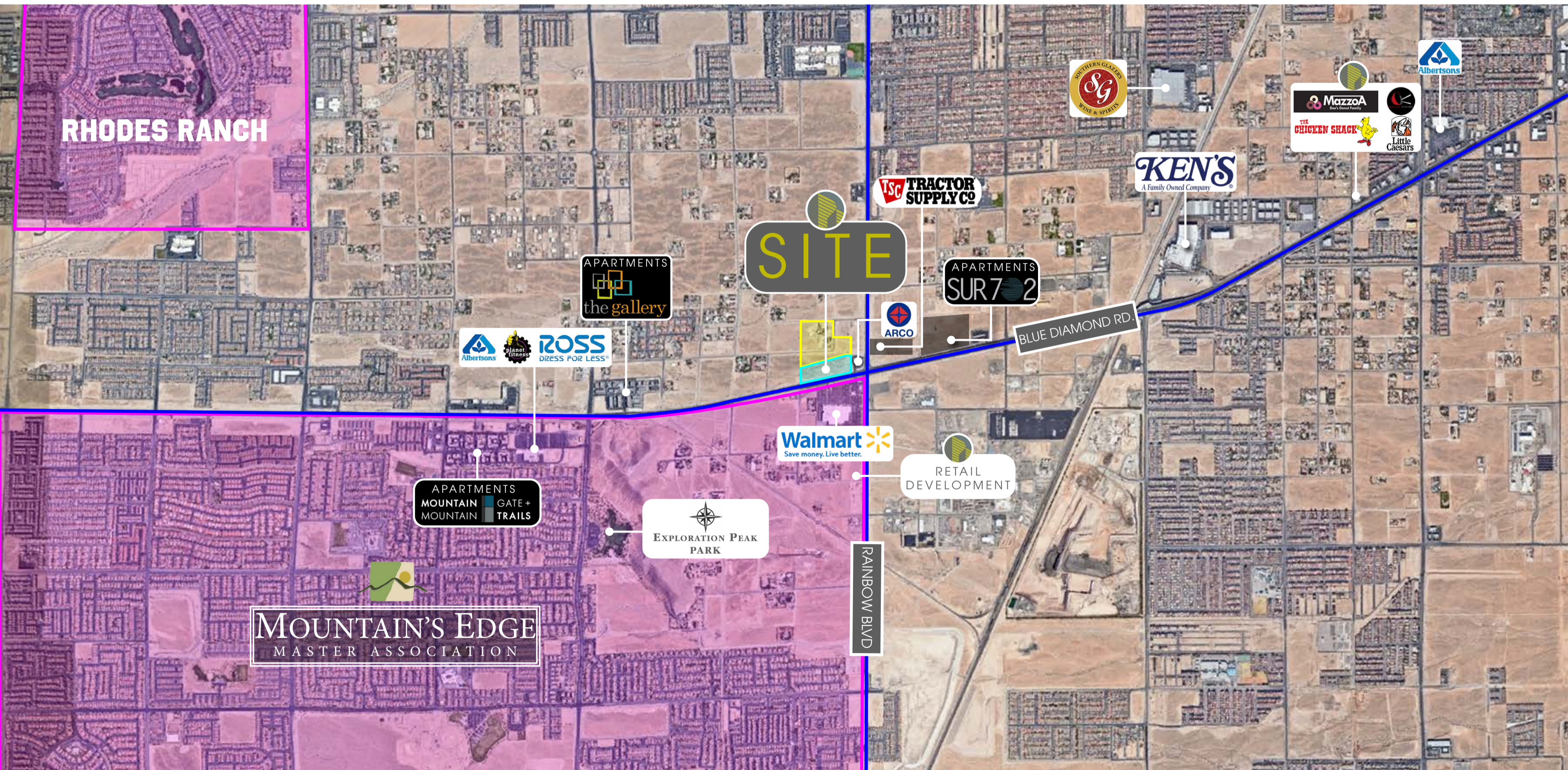
// AERIAL MAP - CLOSE UP



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// AERIAL MAP - LOCAL



# BLUE DIAMOND & RAINBOW

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// AERIAL MAP - VICINITY

