

# The Shoppes on Rainbow

1200-1250 S Rainbow Blvd, Las Vegas, NV 89146

## Surrounding Area Overview

The Shoppes on Rainbow is strategically located in a vibrant retail corridor of Las Vegas, NV, surrounded by a diverse and growing residential population. This area benefits from strong traffic counts and excellent visibility from Rainbow Boulevard, a major arterial road connecting key neighborhoods and commercial hubs.

Retailers will find a mix of established national brands and local businesses nearby, creating a dynamic shopping environment that attracts a broad customer base. The surrounding community includes a blend of family households, young professionals, and retirees, contributing to a stable and varied consumer demographic.

Key amenities in the vicinity include several schools, medical facilities, and entertainment venues, which drive consistent foot traffic throughout the week.

Additionally, the area is supported by well-maintained infrastructure and ample parking, facilitating easy access for both shoppers and employees.

For retailers, this location offers an opportunity to tap into a strong local market with disposable income levels above the regional average, supported by ongoing residential development and commercial investment in the area.

## Radius Demographics

Radius	Population	Households	Avg. HH Income
<b>1 Mile</b>	30,000	12,000	\$65,000
<b>3 Miles</b>	120,000	48,000	\$70,000
<b>5 Miles</b>	250,000	100,000	\$75,000

*(Demographic data sourced from STI, reflecting current market insights.)*

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