

FOR LEASE

2218 S. Rainbow Blvd.
Las Vegas, NV 89146

Lincoln | **GATSKI**
COMMERCIAL
REAL ESTATE SERVICES

***3% Co-op Commission**



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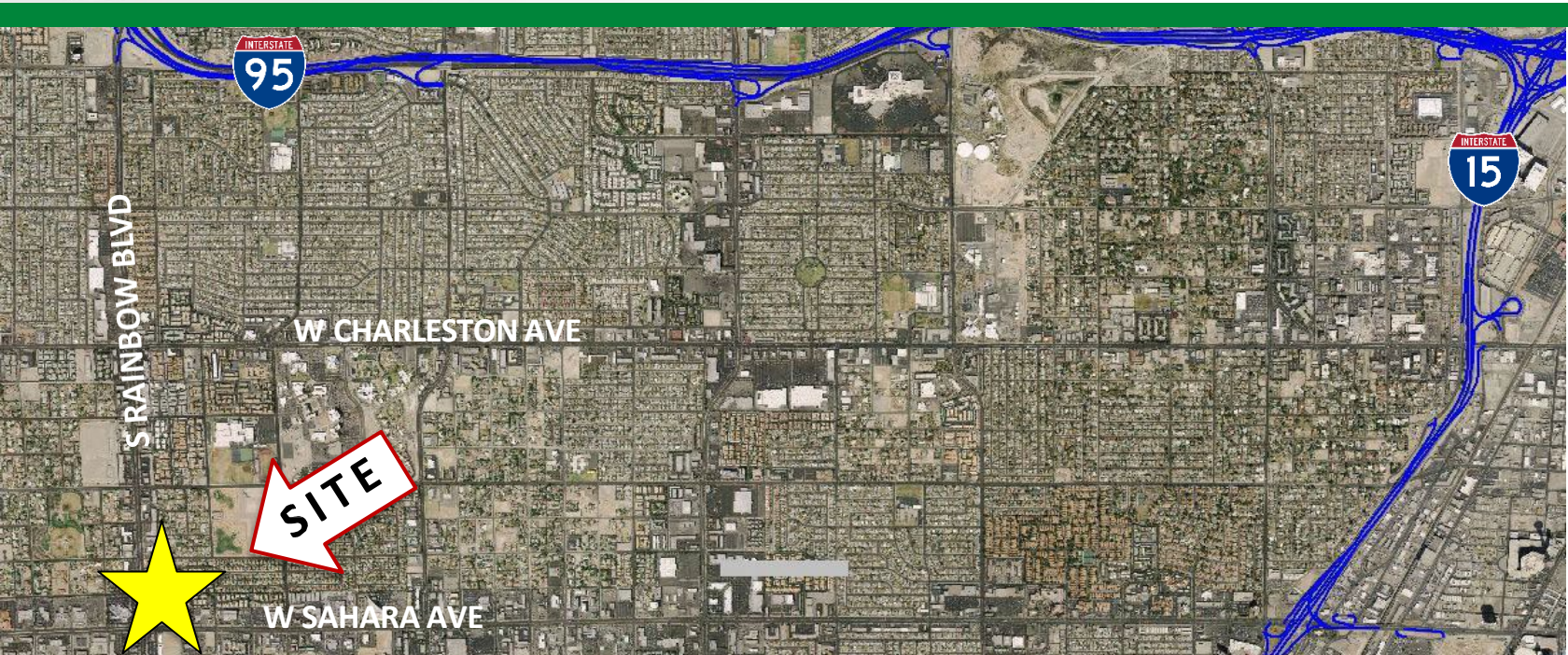
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Join the center with the World's largest Harley Davidson retailer. Excellent retail location, in major shopping center. Location has great visibility. Buffet @ Asia brings extremely high traffic to the center. Spaces are vacant and ready to be occupied.

FEATURES

- **Intro Rates from \$1.50/PSF NNN**
- 1,360 – 1,789 SF Available
- CAM: \$0.53
- World's Largest Harley Davison anchored ctr.
- High traffic intersection - Sahara & Rainbow
- Tenant improvements negotiable
- Great signage

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	9,681	66,650	215,920
Avg. Household Income	\$46,829	\$49,365	\$43,829
Total Housing Units	3,685	24,704	79,955

S. Rainbow Blvd.	W. Sahara Ave.	50,563 VPD
W. Sahara Ave.	S. Rainbow Blvd.	39,000 VPD
S. Rainbow Blvd.	El Parque Ave.	52,125 VPD

Suite	Square Feet	Rate	Space Description
2208	1,360	\$1.50	Former optometrist office