



The Shoppes on Rainbow

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



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The Shoppes on Rainbow

\$20.00 /SF/YR

For lease: 14,900SF located at Rainbow Plaza Shopping Center, 1200 S. Rainbow Blvd., Las Vegas, NV 89146. Premier corner frontage with dominant signage. Features a large open showroom plus back-of-house storage. Anchored by Dollar Tree with excellent visibility along Rainbow Blvd. Traffic counts: Rainbow Blvd., 30,000–40,000 ADT; Charleston Blvd., 45,000–55,000 ADT. Total GLA: 64,610 SF. Zoning: C1/C2. Parking: 4–5/1,000 SF. Co-tenants include AutoZone and service retail. Dense surrounding residential and daytime population....

- 14,900 sf end cap location on Rainbow Blvd with excellent exposure and signage opportunities.
- Anchored by Dollar Tree and AutoZone, with a strong daily customer draw.
- Approximately 40,000 VPD travel on Rainbow Blvd past this location.



Rental Rate:	\$20.00 /SF/YR
Property Type:	Shopping Center
Center Type:	Neighborhood Center
Stores:	9
Center Properties:	1
Frontage:	RAINBOW BLVD
Gross Leasable Area:	64,610 SF
Walk Score ®:	60 (Moderately friendly)
Transit Score ®:	40 (Fairly friendly)
Taxes:	\$0.11 USD/SF/MO
Operating Expenses:	\$0.25 USD/SF/MO
Rental Rate Mo:	\$1.67 /SF/MO

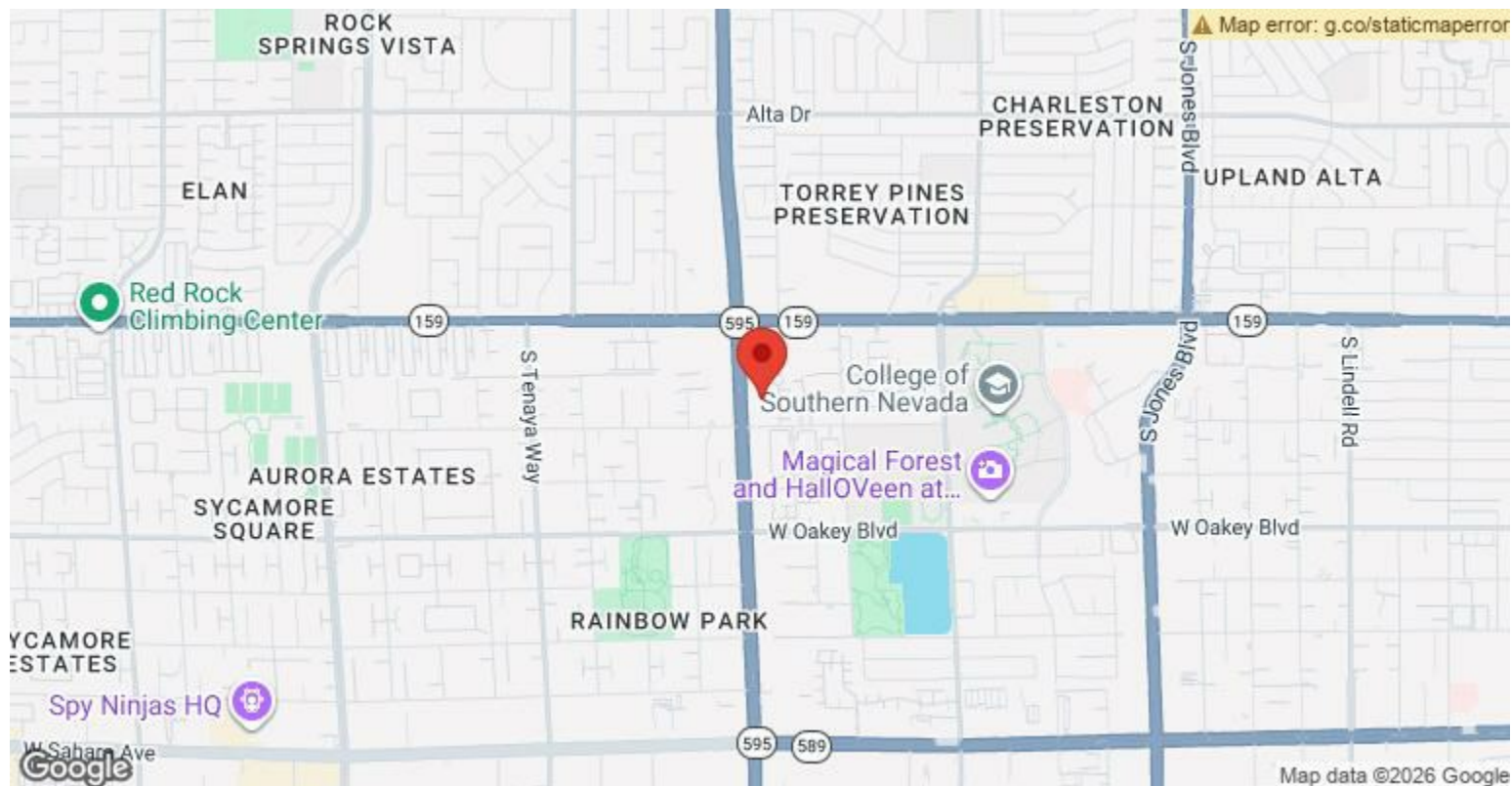
1st Floor Ste 1250

Space Available	14,900 SF
Rental Rate	\$20.00 /SF/YR
Date Available	
Service Type	Triple Net (NNN)
Built Out As	Specialty
Space Type	Relet
Space Use	Retail
Lease Term	5 - 10 Years

Approximately 14,900 SF available in a prime end-cap location with excellent street-front exposure along Rainbow Boulevard in Las Vegas, Nevada. Prominent signage opportunities are available on the monument sign and storefront. The space features an open floor plan, back-office and storage areas, and a grade-level roll-up door at the rear of the space.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
AutoZone	-	
Battle Born Fencing Club	-	
Crafty Cake Shop	-	
Designs By Simmons	-	
Dollar Tree	-	
Golden Barbershop	-	
Modern Furniture	-	
Zenith Jiu Jitsu	-	
Zia Records	-	



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Property Photos

