

FOR LEASE

5875 S. Rainbow Blvd Suite #206-208

Las Vegas, NV 89118



OFFERING SUMMARY

Available SF:	6,700-9,400 SF
Lease Rate:	\$1.50-\$1.75 SF/M (NNN)
Lot Size:	1.86 Acres
Building Size:	38,000 SF
Zoning:	General Commercial

PROPERTY OVERVIEW

Omniterra Solutions is proud to present, Eldan Center, A mixed office/retail, 38,000 sq ft commercial center with a unique Greco-Roman façade. The property has availability for a second-generation medical space with Six offices total, three of which have sinks.

PROPERTY HIGHLIGHTS

- Built-Out Dance Studio (Previously a Fitness Studio)
- Bathrooms have Showers and Lockers
- +/- 45,000 Daily Traffic Count
- 3 Large Rooms within Studio
 - 1 – Dimension 20 x 83
 - 2 – Dimensions 20 x 56
 - 3 – Dimensions 48 x 60



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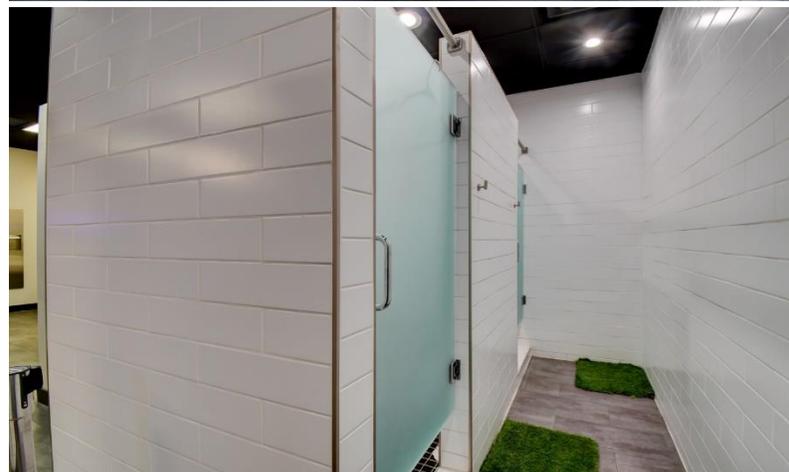
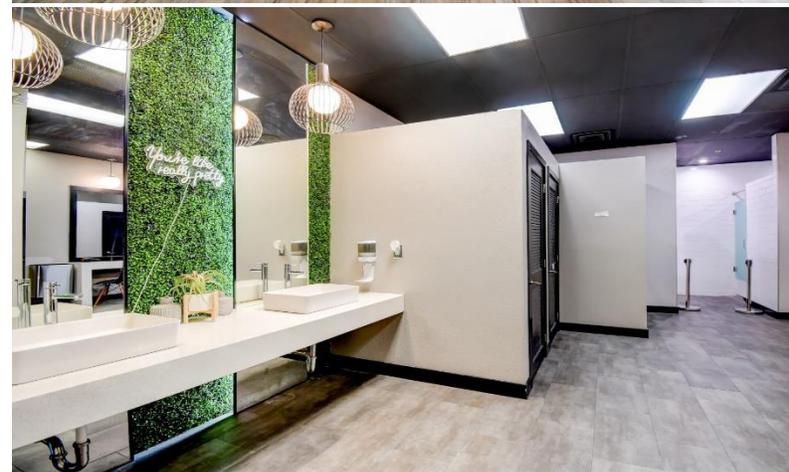
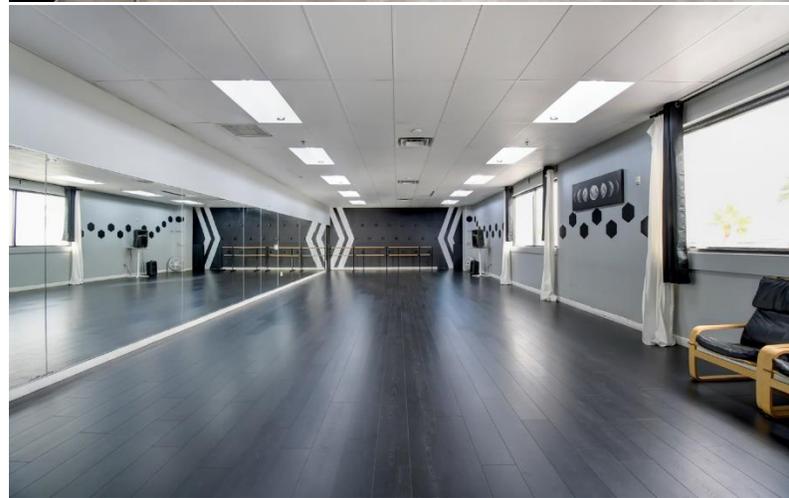
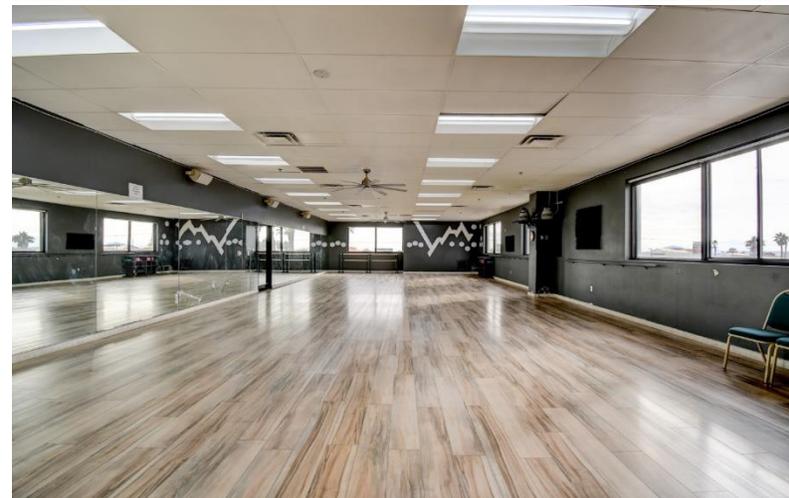
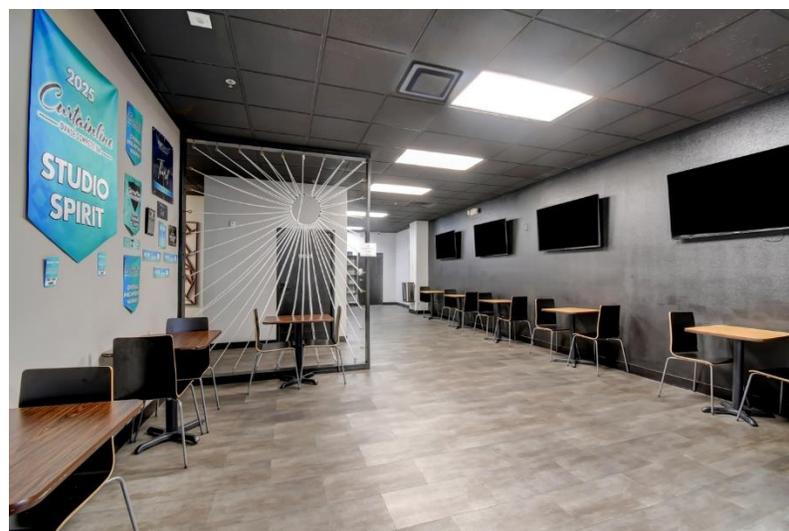
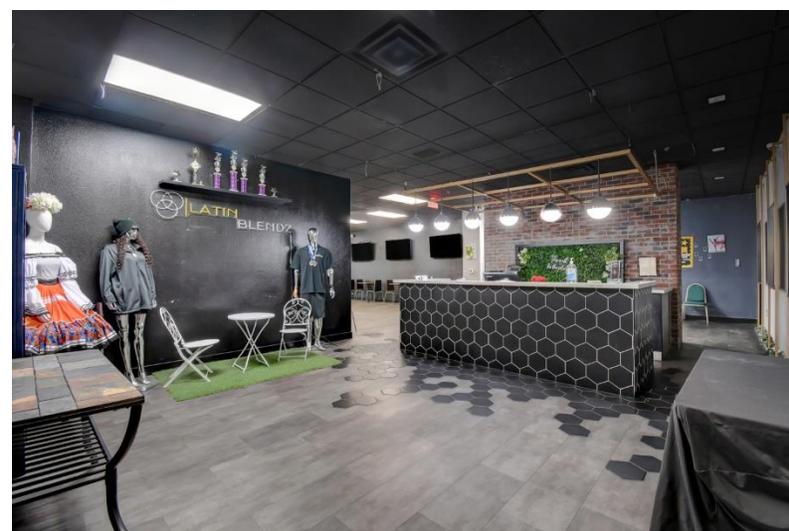
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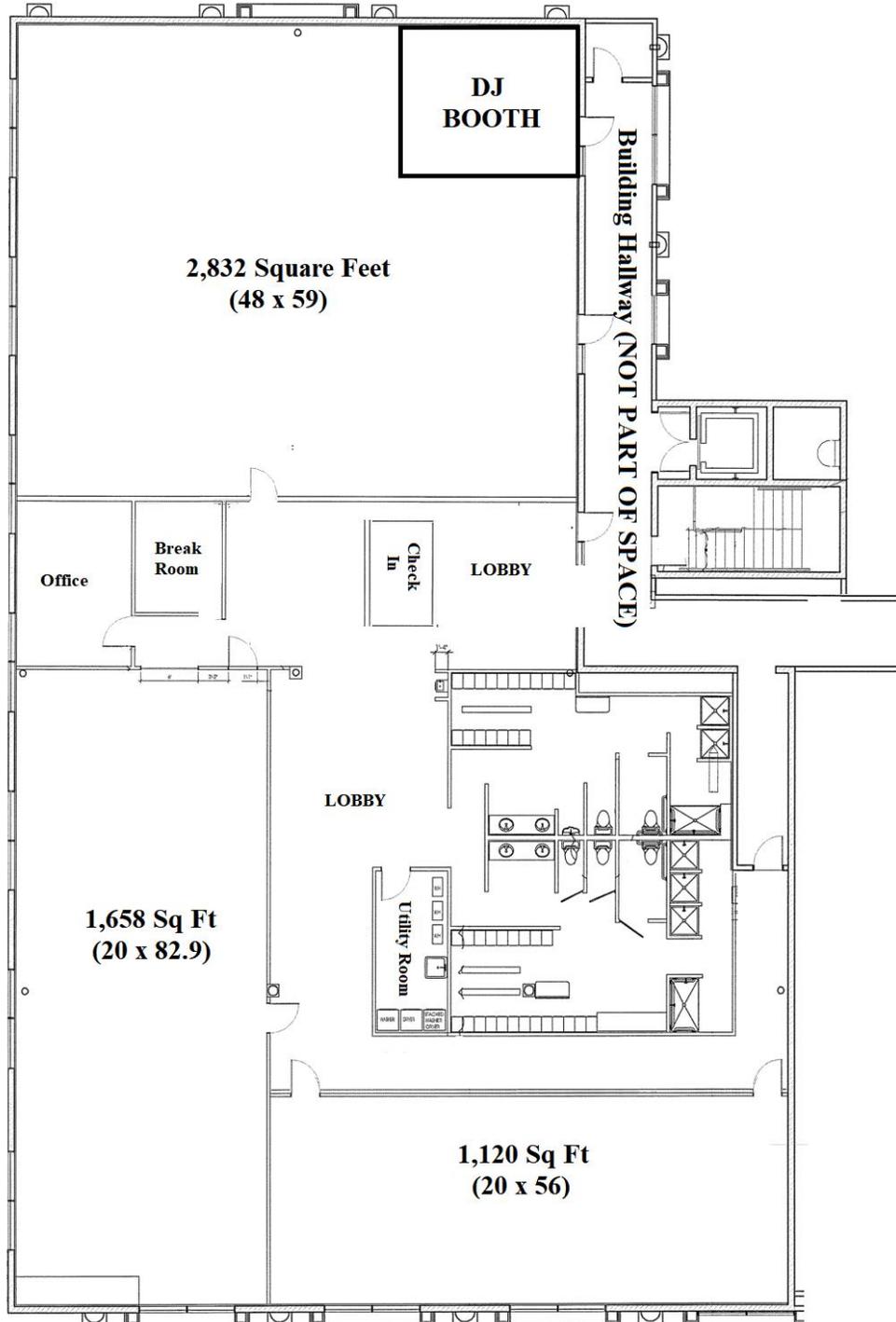
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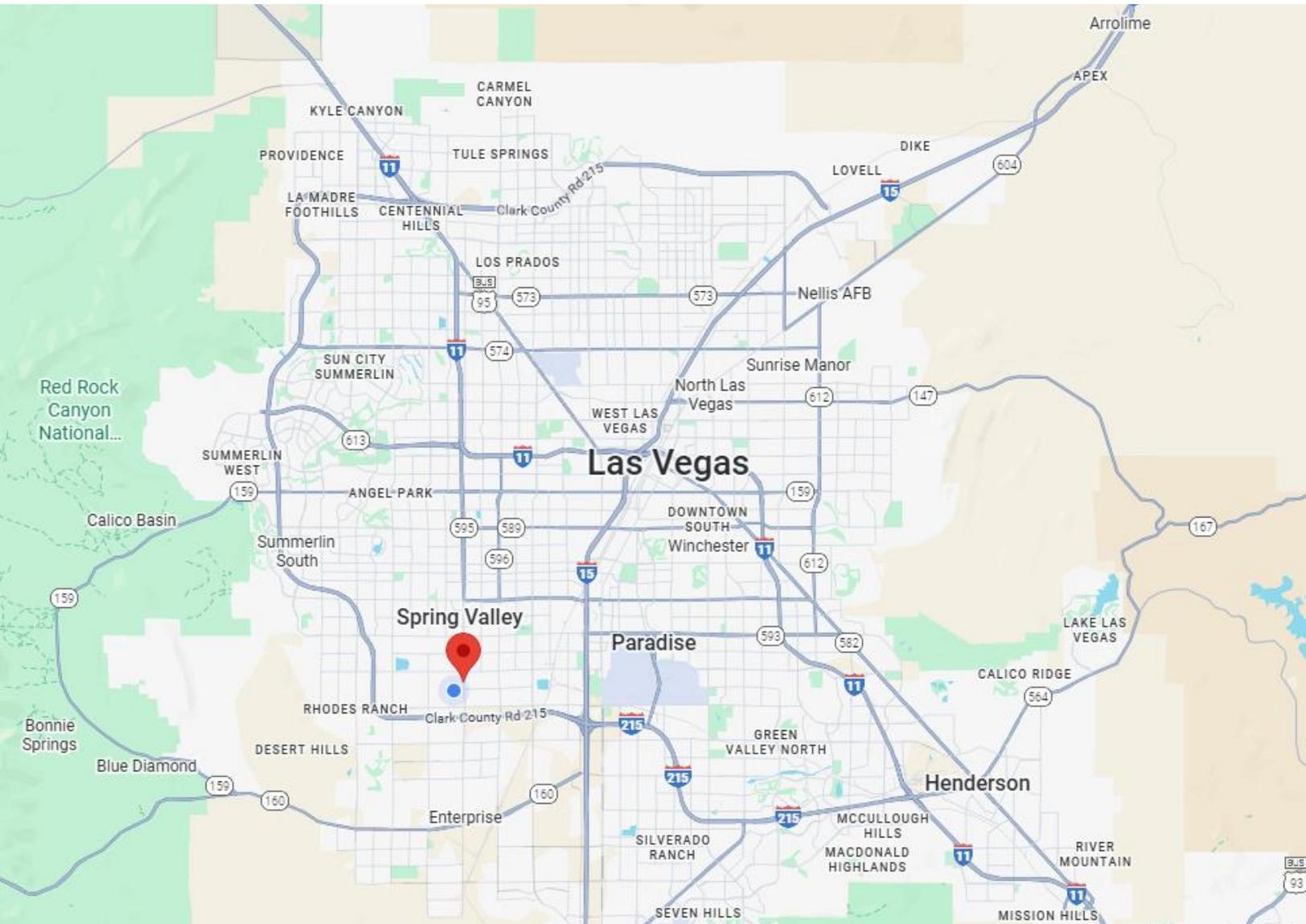
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DEMOGRAPHICS

Population	2 miles	5 miles	10 miles
2020 Population	58,409	357,085	1,188,029
2024 Population	61,891	380,498	1,249,586
2029 Population Projection	66,833	411,259	1,347,731
Annual Growth 2020-2024	1.5%	1.6%	1.3%
Annual Growth 2024-2029	1.6%	1.6%	1.6%
Median Age	39.7	38.8	39.5
Bachelor's Degree or Higher	23%	24%	24%
U.S. Armed Forces	7	185	1,252

Income	2 miles	5 miles	10 miles
Avg Household Income	\$81,796	\$87,907	\$86,498
Median Household Income	\$62,524	\$66,144	\$61,934
< \$25,000	4,527	25,601	97,359
\$25,000 - 50,000	5,569	31,355	105,837
\$50,000 - 75,000	4,722	27,258	85,204
\$75,000 - 100,000	3,138	19,878	60,045
\$100,000 - 125,000	2,161	13,319	39,835
\$125,000 - 150,000	1,393	9,284	29,295
\$150,000 - 200,000	1,710	11,126	33,200
\$200,000+	1,414	10,992	39,930

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