

Now Leasing

LAS VEGAS STRIP

MEDICAL



AVAILABLE



ConocoPhillips

S RAINBOW BLVD

48,748 VPD

W OQUENDO RD

Rainbow Blvd. & Oquendo Rd.
Las Vegas, NV 89118

1,200 – 2,400 SF
Retail & Restaurant



Devon Sansone

(702) 321-1927
Devon@SansoneInvestments.com

LAS VEGAS STRIP

SUBJECT PROPERTY

MEDICAL



AVAILABLE



ConocoPhillips

Leasing Details

Space Available: 1,200-2,400 SF

Restaurant & Retail

Lease Rate: \$3.75/SF NNN

Tenant Improvement: \$50/SF

Property Highlights

Rainbow Blvd. North of 215

MARCH Completion

Pylon Signage Available

Restaurant w/ grease trap and Retail available

48,748 Vehicles per day

Demographics

Population

1-mile: 11,245

3-miles: 145,468

5-miles: 378,855

Households

1-mile: 4,312

3-miles: 57,158

5-miles: 150,753

Income

1-mile: \$92,194

3-miles: \$81,316

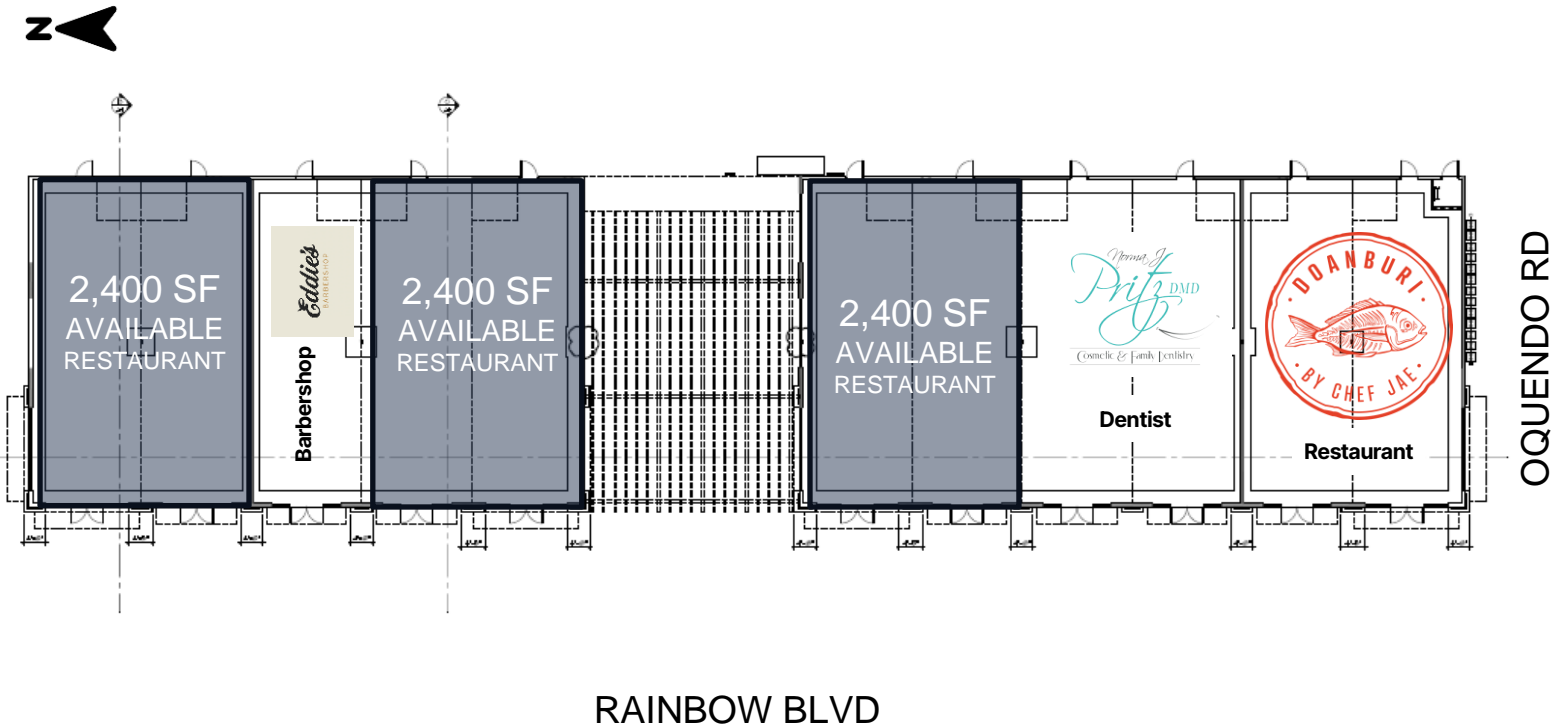
5-miles: \$89,384

Space Plan

Space Available:
1,200-2,400 SF

Restaurant &
Retail

Lease Rate:
\$3.75/SF NNN



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Oquendo Rd.

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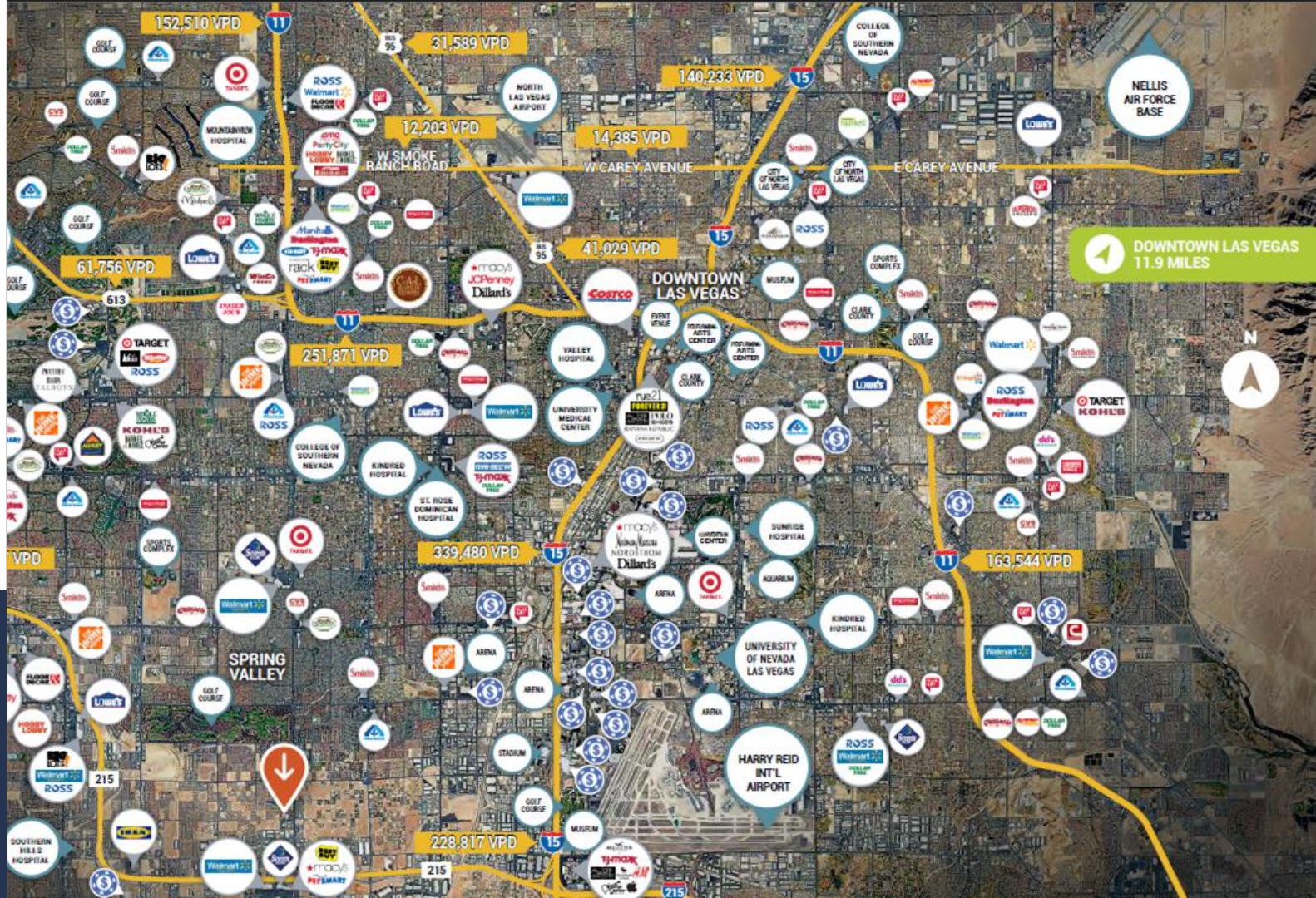
 **SANSONE**
INVESTMENTS

Aerial

76.1K Visits
Over Past 12
Months to Nearby
Restaurant

6.2 miles
To the Las Vegas
Strip

Great for retail and
restaurants



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LAS VEGAS
STRIP 6.2 MILES



LAS VEGAS STRIP

48,748 VPD ON
RAINBOW BLVD.

IMMEDIATE
PROXIMITY TO
FREEWAY;
HOSPITAL; &
SERVICES

Great for retail and
restaurants

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DERMATOLOGY



ConocoPhillips

INLINE
RETAIL
STRIP

SELF
STORAGE



48,748 VPD

W QUENDO ROAD

S RAINBOW
BOULEVARD

893k Visits

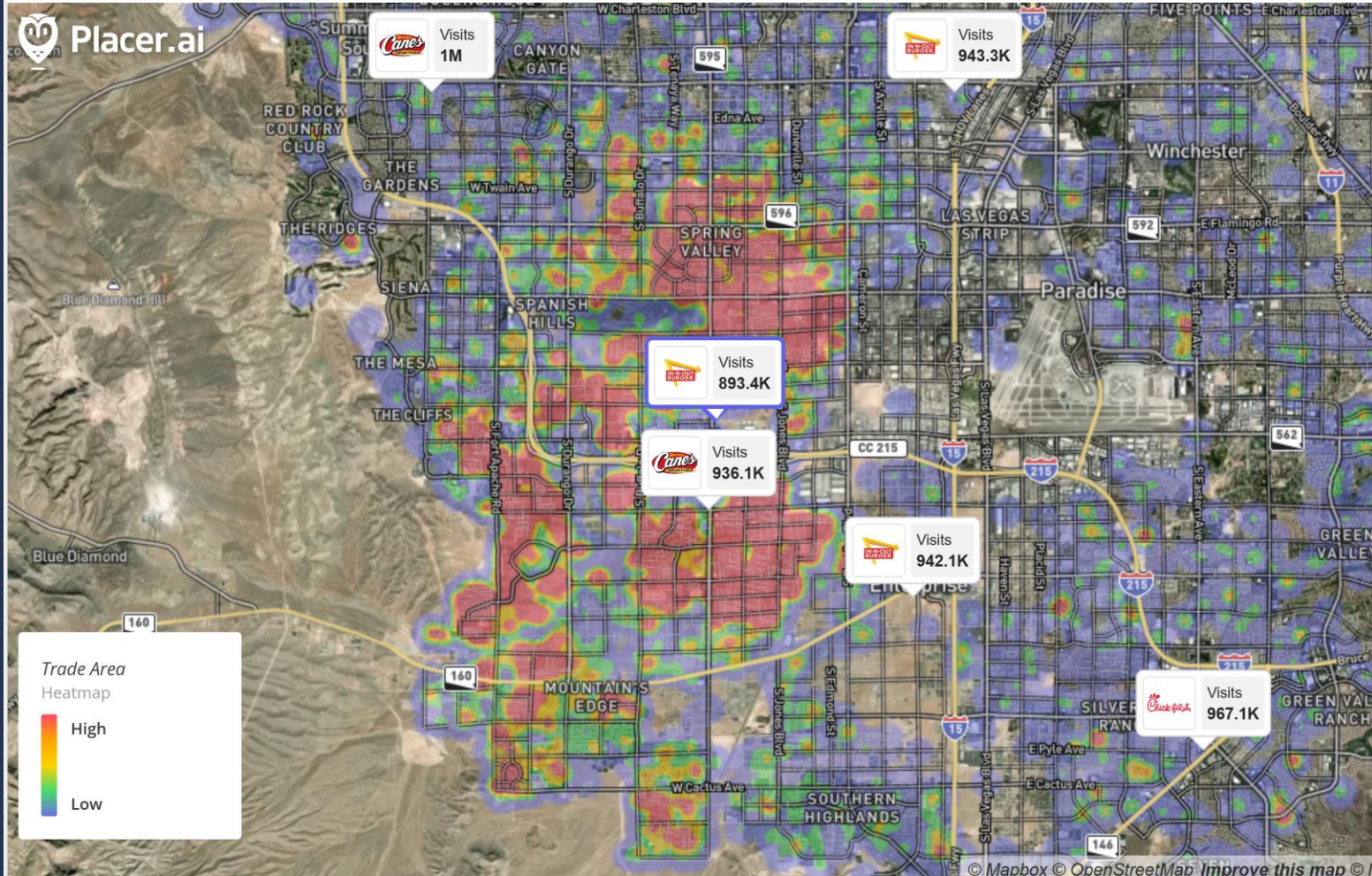
Over the past 12 months at the nearby In-N-Out

15 Minutes

Average dwell time at the nearby In-N-Out

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**Contact us for more information on commercial spaces or
development in the Vegas Valley.**

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SANSONE
INVESTMENTS