

COMMONS AT WARM SPRINGS

SWC Warm Springs Rd & Rainbow Blvd
7335 S Rainbow Blvd | Las Vegas, NV



RETAIL FOR LEASE

JOIN:



Jeanene McClenahan-Maxson

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✉ jeanene@dunbarcommercial.com

LICENSE# BS.0146680.LLC

Cory Argubright

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LICENSE# S.0179995



LAST UPDATED: 7/30/2024

Dunbar Commercial, Owner/Licensee | 120 South Green Valley Pkwy | Suite 274 | Henderson, NV 89012 | 702.740.0040 | www.dunbarcommercial.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



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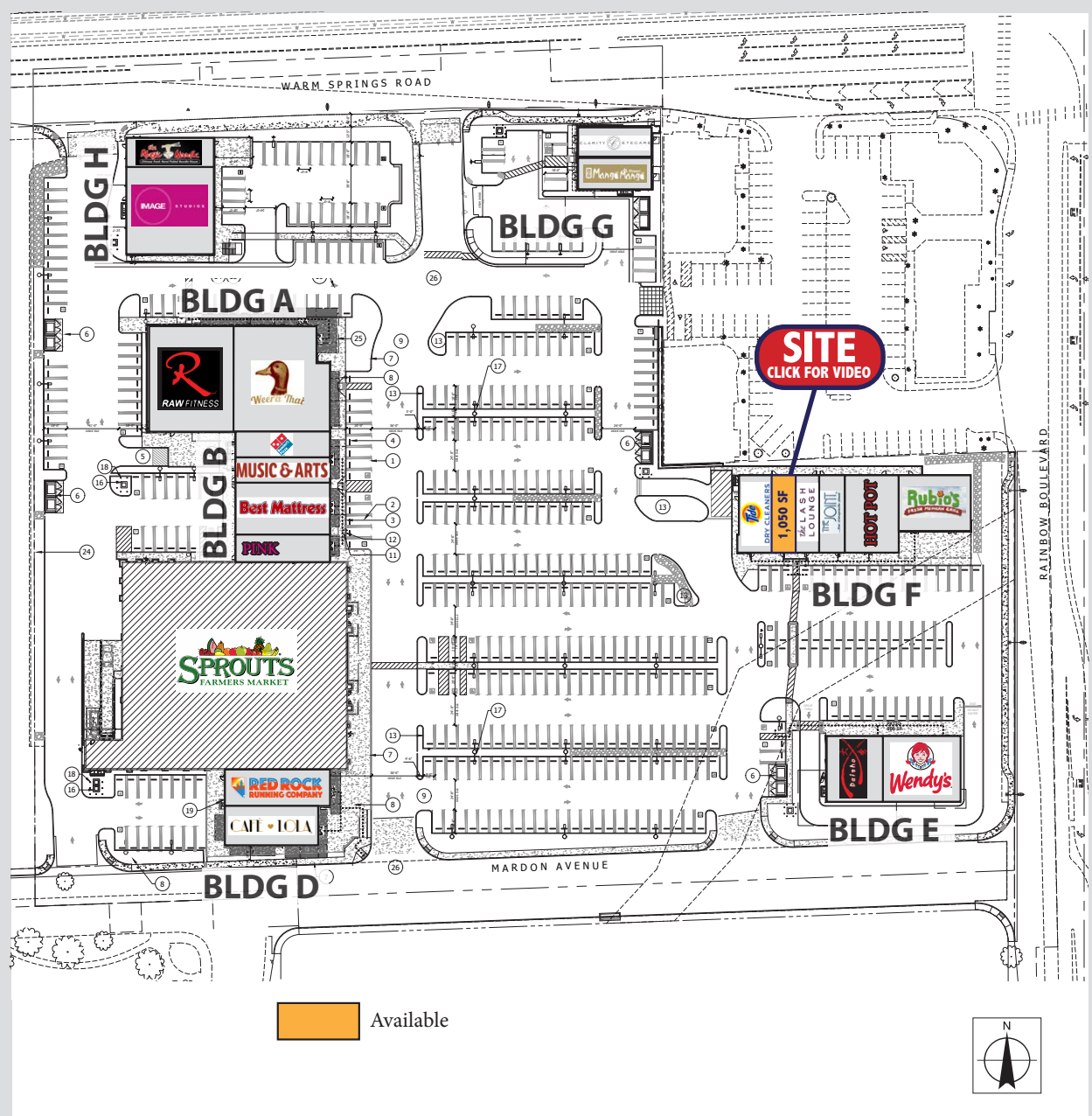
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✓ SUMMARY

- ✓ Size: 1,050 SF
- ✓ Lease Rate: \$45.00 PSF
- ✓ NNNs: \$8.00 PSF
- ✓ Availability: August 2024

🗨 FEATURES

- 🗨 Sprouts Anchored
- 🗨 Less than 1 mile from the I-215 & Rainbow Interchange
- 🗨 Located near San Martin Hospital
- 🗨 Traffic: Rainbow Blvd- 32,500 ADT
Warm Springs-11,000 ADT



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3 MILE DEMOGRAPHICS

2024
Population



129,386

2024 Average
Household Income



\$115,893

2024
Households

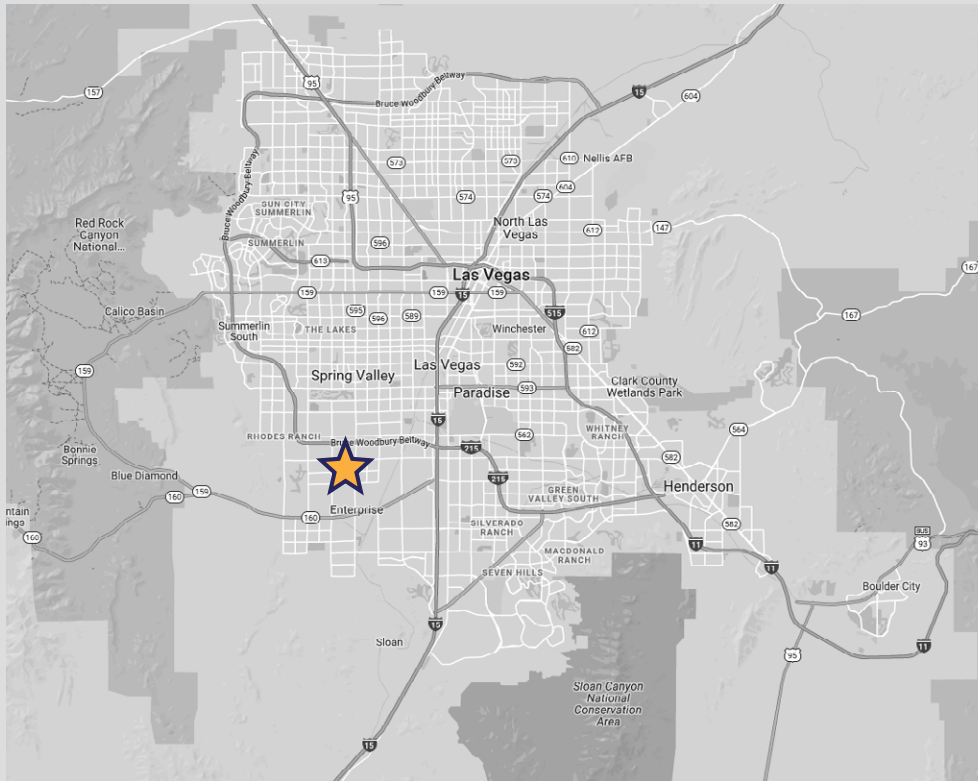


47,909

5-Year Projected
Population Growth



7.6%



DEMOGRAPHIC REPORT

	1 mile	3 miles	5 miles
Census 2020 Summary			
Population	18,969	116,447	337,873
Households	6,800	43,122	128,050
Average Household Size	2.79	2.70	2.63
2024 Summary			
Population	20,141	129,386	367,104
Households	7,197	47,909	138,978
Families	4,776	30,803	87,812
Average Household Size	2.80	2.70	2.64
Owner Occupied Housing Units	4,482	28,121	81,413
Renter Occupied Housing Units	2,715	19,788	57,565
Median Age	37.2	37.1	37.9
Median Household Income	\$88,466	\$91,794	\$87,439
Average Household Income	\$114,544	\$115,893	\$113,154
2029 Summary			
Population	21,735	139,195	385,798
Households	7,862	52,281	147,719
Families	5,179	33,377	92,938
Average Household Size	2.76	2.66	2.61
Owner Occupied Housing Units	4,791	30,054	86,783
Renter Occupied Housing Units	3,072	22,227	60,936
Median Age	38.7	38.7	39.4
Median Household Income	\$103,643	\$106,646	\$103,418
Average Household Income	\$132,968	\$134,810	\$132,206
Trends: 2024-2029 Annual Rate			
Population	1.53%	1.47%	1.00%
Households	1.78%	1.76%	1.23%
Families	1.63%	1.62%	1.14%
Owner Households	1.34%	1.34%	1.29%
Median Household Income	3.22%	3.04%	3.41%

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