

For Lease

Rainbow Pavilion



6070-6090 S. Rainbow Blvd.
Las Vegas, NV 89118

Seth Zeigler
Associate
702.334.3965
szeigler@logicCRE.com
S.0196121

Sean Margulis
Founding Partner
702.340.4251
smargulis@logicCRE.com
S.0070247

Listing Snapshot



\$3.50 PSF NNN
Lease Rate



± 1,254 - 3,679 SF
Available Square Footage

Property Highlights

- ± 2,425 SF 2nd-Generation Salon Space – ideal for salon, spa, med-aesthetic, or boutique beauty concepts.
- ± 1,254 SF 2nd-Generation Restaurant - Former QSR ice cream user equipped with grease trap and existing infrastructure. Ideal for quick-service users.
- Premier Southwest Las Vegas Location – Positioned in one of the busiest and most established retail corridors in the Southwest submarket.
- Strong Co-Tenancy – Join Firehouse Subs, Rosalie's Le French Cafe, Evolve Dance Center, Chabelitas, Lucy's Waffles & Ice Cream, and other established neighborhood retailers.
- Affluent Trade Area – Average household incomes exceeding \$100,000 within a 3–5 mile radius, supporting high-end personal care and service-oriented uses.
- High Traffic Signalized Intersection – Excellent visibility with the site situated at the signalized intersection of S. Rainbow Blvd. & W. Patrick Ln.
 - Strong traffic counts exceeding: ± 259,500 CPD
 - S. Rainbow Blvd.: ± 44,500 CPD
 - W. Russell Rd.: ± 15,000 CPD
 - CC-215: ± 200,000 CPD

Demographics

| | 1-mile | 3-mile | 5-mile |
|-------------------------------|-----------|-----------|-----------|
| 2025 Population | 7,131 | 158,132 | 378,379 |
| 2025 Average Household Income | \$123,483 | \$105,930 | \$109,477 |
| 2025 Total Households | 2,739 | 62,488 | 149,052 |



Schools
Durango High School
± 2,290 Students

Retail
Rainbow Village
market
Denny's
Jack in the Box
TACO BELL

Retail
Fred's
Denny's
ROYAL CUP
Papa John's
SimonMed

Hospitals
Kindred Transitional Care
± 160 Beds

Hospitals
Spring Valley Hospital
± 292 Beds

Schools
Grant Sawyer Middle School
± 1,284 Students

Las Vegas Strip

Future Retail Development

Retail
ROQ Plaza
CONOCO
Starbucks
USA AUTO SERVICE

Future Residential 2 Units Per Acre (Zoned R-E)

AVAILABLE
2ND-GEN QSR
± 1,254 SF

AVAILABLE
2ND-GEN SALON
± 2,425 SF

S. Rainbow Blvd. // 44,500 CPD

W. Patrick Ln.

Future Retail Development

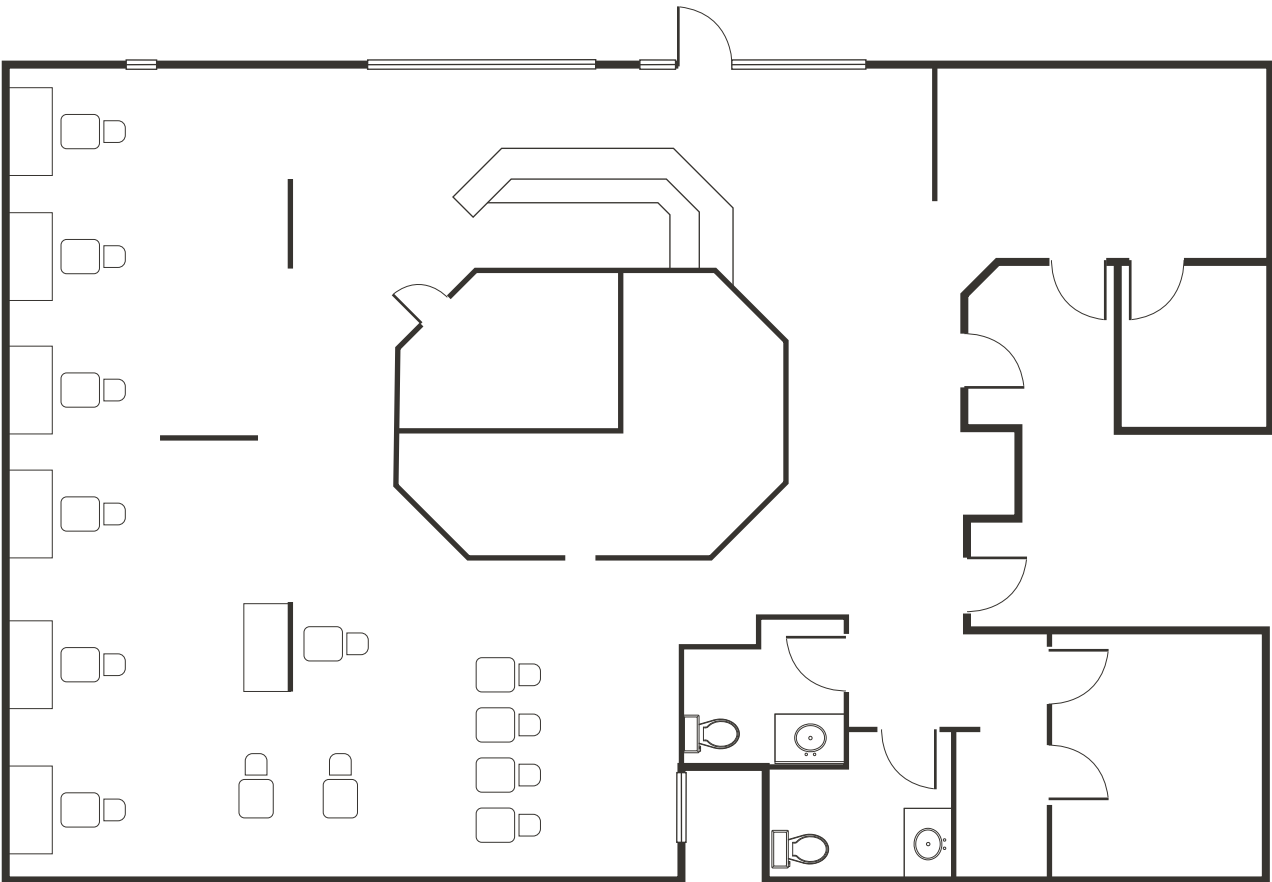
Site Plan

Available Leased

| Suite | Tenant | SF |
|-------|----------------------------------|------------------|
| 1 | Firehouse Subs | ±2,328 SF |
| 2 | Chabelitas | ±1,500 SF |
| 3 | Rosalie's Le French Cafe | ±2,328 SF |
| 4 | Smoke Shop | ±1,600 SF |
| 5 | AVAILABLE (2ND-GEN SALON) | ±2,425 SF |
| 6 | AVAILABLE (2ND-GEN QSR) | ±1,254 SF |
| 7 | The Heavenly Vegan | ±680 SF |
| 8/11 | Evolve Dance Center | ±7,473 SF |
| 9 | The Dance Shoppe | ±686 SF |
| 10 | Las Vegas Pediatrics | ±1,538 SF |

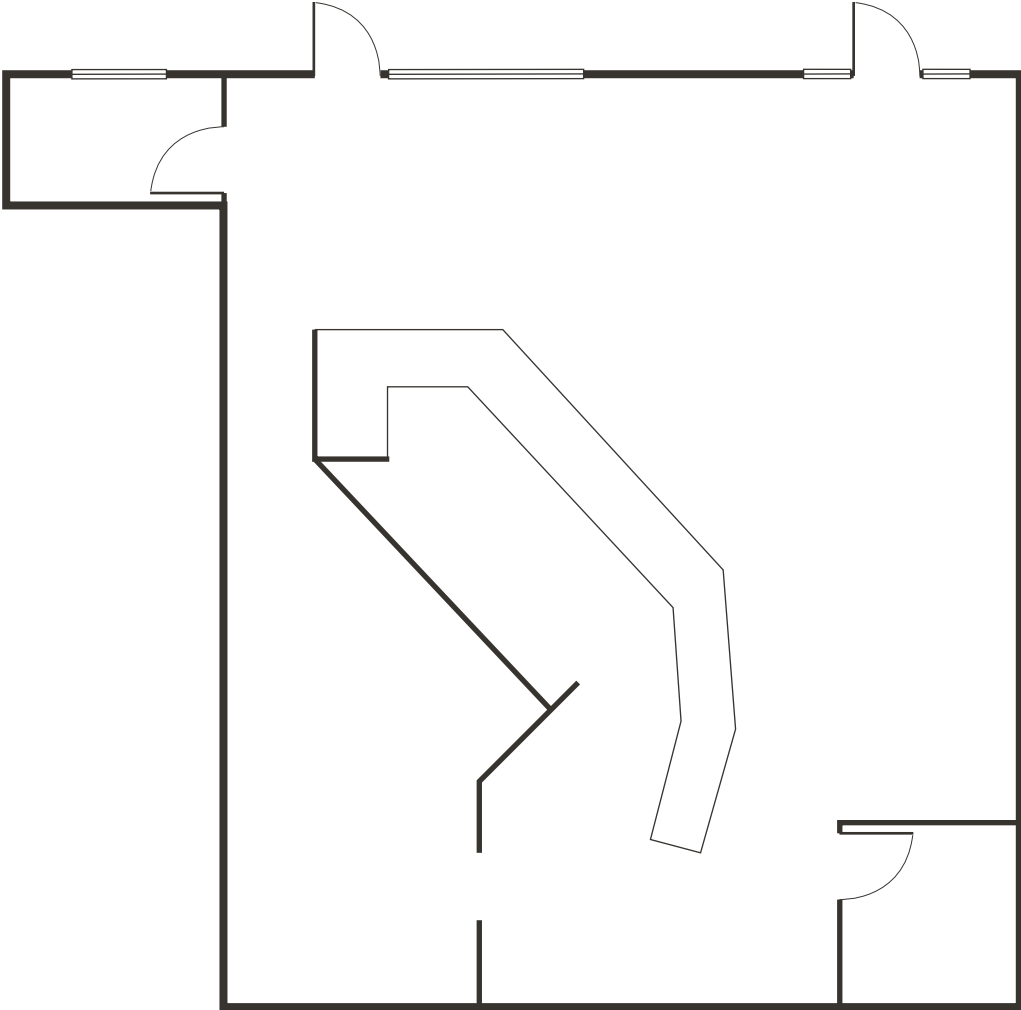


Floor Plan | Suite 5 | ± 2,425 SF 2nd-Gen Salon



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Floor Plan | Suite 6 | ± 1,254 2nd-Gen QSR



[Click for a Virtual Tour](#) 

Property Photos



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For inquiries please reach out to our team.

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