

RAINBOW COMMONS | SOUTHWEST LAS VEGAS

6580 S Rainbow Blvd

LAS VEGAS, NV 89118



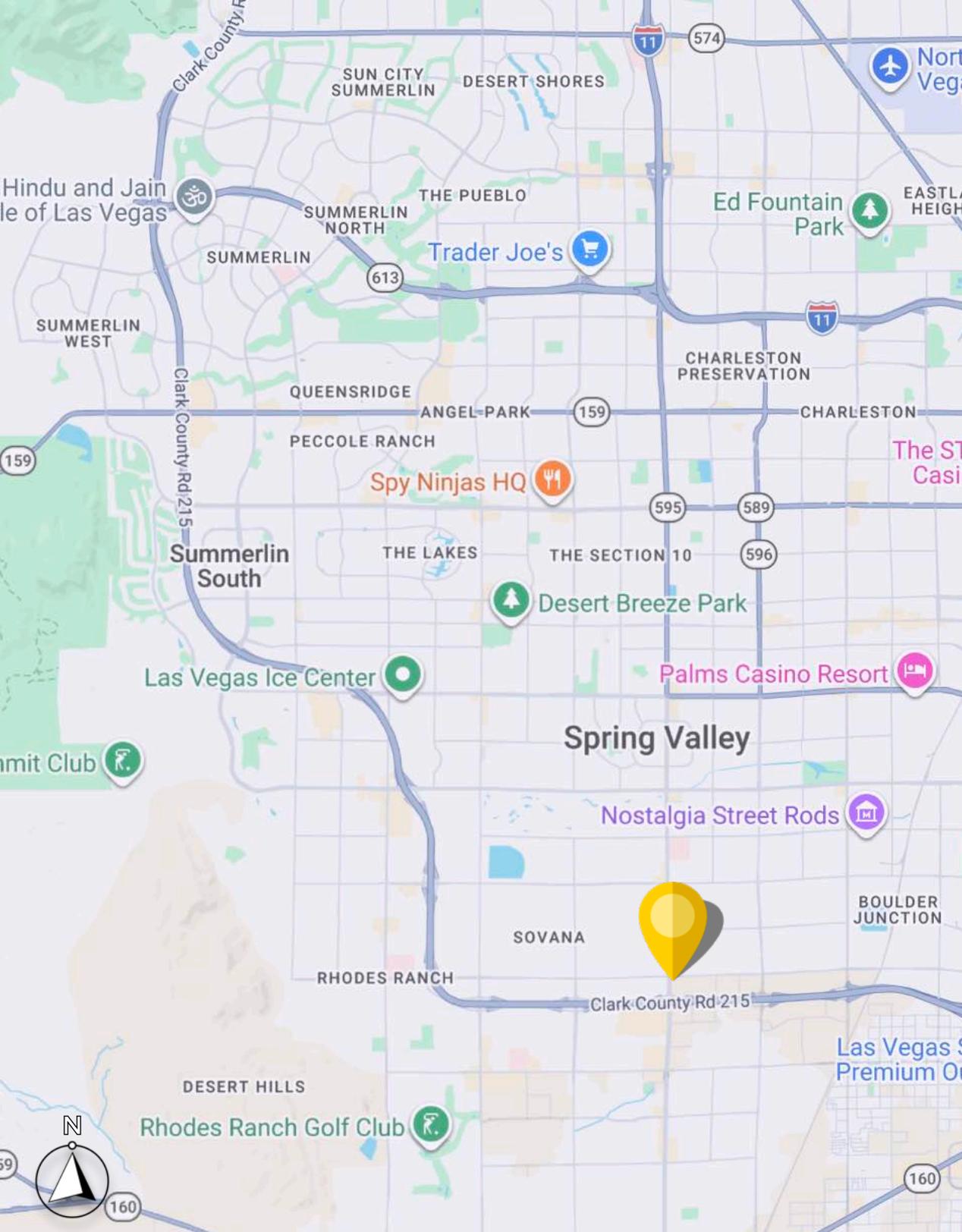
2ND GEN RESTAURANT ±990 SF | \$3.75 PSF/MO + NNN | S RAINBOW BLVD & 215 BELTWAY

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9420 W Sahara Ave Ste 100 | Las Vegas, NV





## PROPERTY SUMMARY

SUBMARKET: HTS Southwest Las Vegas  
 APN: 176-02-110-022  
 ZONING: Commercial General (C-G)  
 JURISDICTION: Clark County, Enterprise  
 BUILT : 2020  
 CENTER: Rainbow Commons  
 TENANTS: In-N-Out Burger, 7-Eleven, California Fish Grill, Greek Chicken, Dragon Tiger Noodle, and 26,000 SF Office Condo

## DEMOGRAPHICS

	1-mile	3-miles	5-miles
 POPULATION	5,770	141,602	372,345
 HOUSEHOLDS	2,129	54,075	143,291
 MEDIAN HH INCOME	\$72,072	\$69,870	\$70,720

# AVAILABLE SPACE

## SUITE 103

**SIZE:** ±990 SF

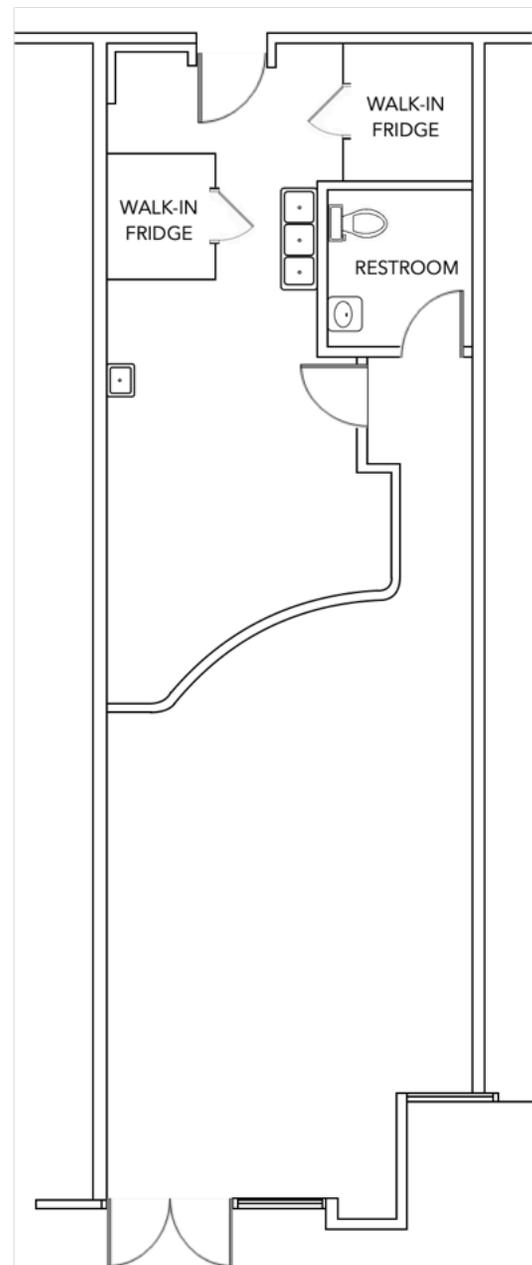
**RATE:** \$3.75 PSF/mo

**NNN:** \$1.03 PSF/mo *estimated*

**TOTAL:** \$4,732.20/mo

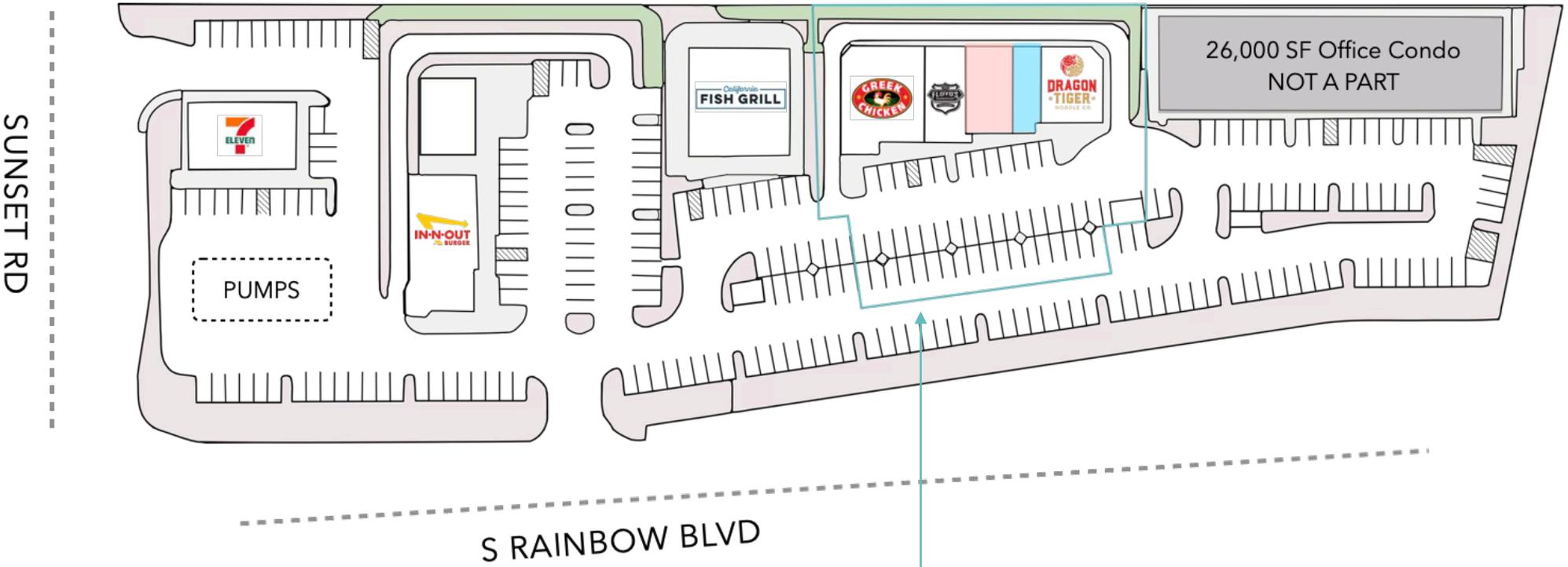
**DETAILS:** Former Mr. Potato with partial kitchen buildout.

- One (1) Walk-in Refrigerator
- One (1) Walk-in Freezer
- 3-Compartment Sink
- Grease Trap
- Private Restroom



\* Floor plan is not to exact scale. Intended for general information purposes only.

# RAINBOW COMMONS SITE MAP



- 6510 7-Eleven
- 6530 In-N-Out Burger
- 6560 California Fish Grill
- 6590 26,000 SF Office Condo Building

LANDLORD'S PARCEL	
6580-100	Greek Chicken (Drive-thru)
6580-101	Floyd's 99 Barbershop
6580-102	Brazilian BBQ user (Coming Soon)
6580-103	<b>Available</b>
6580-104	Dragon Tiger Noodle Co

PHOTOS



# MAP



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