

# 0.5AC PAD RETAIL

**0.5 AC PAD  
AVAILABLE**



RAINBOW BLVD & OQUENDO RD.  
Las Vegas, NV 89118

**1,200 - 13,000 RETAIL; RESTAURANT & PAD**

FOR MORE INFORMATION,  
PLEASE CONTACT DEVON SANSONE  
Phone #: 702-321-1927  
Email: [Devon@SansoneInvestments.com](mailto:Devon@SansoneInvestments.com)

[Aerial Link 1](#)  
[Aerial Link 2](#)

**LEASING DETAILS**

Space Available: 1,200 – 12,000 SF

RESTAURANT & RETAIL

0.5 AC DRIVE-THRU/ PAD AVAILABLE

LEASE RATE: \$3.75/SF NNN

TENANT IMPROVEMENT: \$50/SF



**PROPERTY HIGHLIGHTS**

- Rainbow Blvd. North of 215
- October Completion
- Pylon Signage Available
- Restaurant w/ grease trap and Retail available
- 43,000 VPD

**DEMOGRAPHICS**

	1-mile	3-miles	5-miles
<b>POPULATION</b>			
2024 Population	11,245	145,468	378,855
<b>HOUSEHOLDS</b>			
2024 Households	4,312	57,158	150,753
<b>INCOME</b>			
2024 Average Household Income	\$92,194	\$81,316	\$89,384

The information herein was obtained from sources deemed reliable; however we make no guarantees, warranties, or representation as to the completeness or accuracy thereof.

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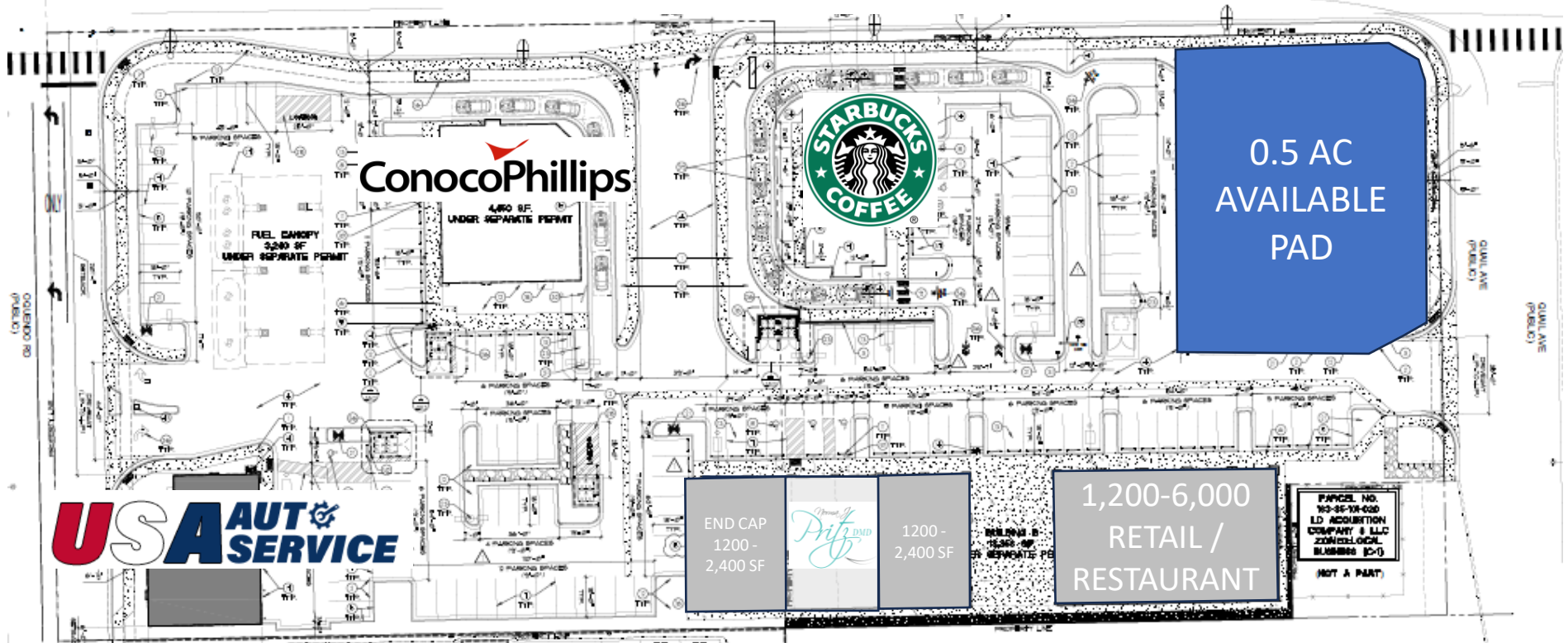




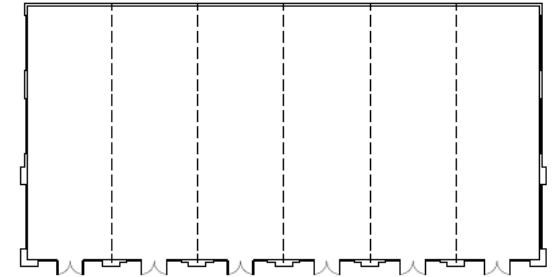
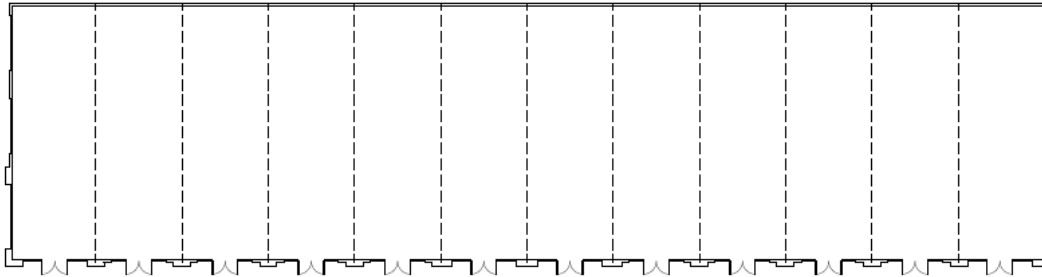
AVAILABLE PAD



**RAINBOW 43,000 VPD**



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