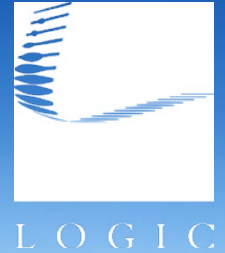


For Lease

# Rainbow Pavilion



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

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## Listing Snapshot



**\$2.50 - \$3.50 PSF NNN**  
Lease Rate



**± 1,500 - 1,600 SF**  
Available Square Footage

## Property Highlights

- ± 1,538 SF 2nd-Generation Medical Space – Former pediatrics and urgent care clinic featuring a built-out reception area, multiple private treatment rooms, and existing plumbing fixtures—ideal for medical, dental, or wellness users.
- ± 1,500 SF 2nd-Generation Restaurant - Former QSR pizza user equipped with a hood, grease trap, and existing infrastructure. Ideal for quick-service users.
- ± 1,600 SF End Cap Space – Former tutoring center with strong visibility and signage opportunities, offering flexible layout options suitable for retail, office, or service-oriented users.
- Excellent visibility with the site situated at the signalized intersection of S. Rainbow Blvd. & W. Patrick Ln.
- Strong traffic counts exceeding ± 259,000 CPD
- S. Rainbow Blvd.: ± 45,500 CPD
- W. Russell Rd.: ± 14,500 CPD
- CC-215: ± 199,000 CPD
- Join Firehouse Subs, Evolve Dance Center, Le French Cafe and many more!

## 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**

**Hospitals**  
**Kindred Transitional Care**  
± 160 Beds

**Hospitals**  
**Spring Valley Hospital**  
± 292 Beds

**Schools**  
**Grant Sawyer Middle School**  
± 1,284 Students

Las Vegas Strip

**Future Development**  
**Future Retail Development**

**Retail**  
**ROQ Plaza**

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

**AVAILABLE**  
**2ND-GEN QSR**  
± 1,500 SF

**AVAILABLE**  
**2ND-GEN MEDICAL**  
± 1,538 SF

**AVAILABLE**  
**ENDCAP**  
± 1,600 SF

S. Rainbow Blvd. // 45,500 CPD

W. Patrick Ln.

**Future Development**  
**Future Retail Development**



# Site Plan

Available Leased

Suite	Tenant	SF
1	Firehouse Subs	±2,328 SF
2	AVAILABLE 2ND-GEN QSR	±1,500 SF
3	Rosalie's Le French Cafe	±2,328 SF
4	AVAILABLE ENDCAP	±1,600 SF
5	American Male	±2,425 SF
6	Lucy's Waffles & Ice Cream	±1,254 SF
7	The Heavenly Vegan	±680 SF
8/11	Evolve Dance Center	±7,473 SF
9	The Dance Shoppe	±686 SF
10	AVAILABLE 2ND-GEN MEDICAL	±1,538 SF



Property Photos





# LOGIC Commercial Real Estate

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For inquiries please reach out to our team.

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