

WARM SPRINGS & RAINBOW RETAIL SPACE AVAILABLE

S/SEC Warm Springs & Rainbow | 4950 S Rainbow Blvd | Las Vegas, NV 89139



| | |
|--------------|-------------------------|
| AVAILABLE | 1.01 Acres |
| JURISDICTION | CC Enterprise - 89139 |
| ZONING | Commercial General (CG) |
| APN | 17611117005 |

PROPERTY HIGHLIGHTS

- Sublease Available Until 8/31/28
- * DO NOT DISTURB TENANT*
- Prime Real Estate on Busy Rainbow Corridor
- Lat/Long: 36.052396, -115.242482

NEARBY TENANTS



Firestone

DOLLAR TREE



SPROUTS FARMERS MARKET

ANYTIME FITNESS

2024 DEMOGRAPHIC SNAPSHOT



Population: 3-mile radius **125,027**



Average HH Income: **\$120,644**



Traffic Counts: Rainbow **39,716 vpd**



Contact: Laurie Norkus • o: 702.221.2500 ext. 304 • lnorkus@newmarketadvisors.com



CHAINLINKS
RETAIL ADVISORS

5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com

NewMarket Advisors



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WARM SPRINGS & RAINBOW

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2024 ESTIMATED DEMOGRAPHICS



Population

| | |
|--------|----------------|
| 1-Mile | 24,322 |
| 3-Mile | 125,027 |
| 5-Mile | 361,000 |



Average Household Income

| | |
|--------|------------------|
| 1-Mile | \$120,059 |
| 3-Mile | \$120,644 |
| 5-Mile | \$120,473 |



Number of Households

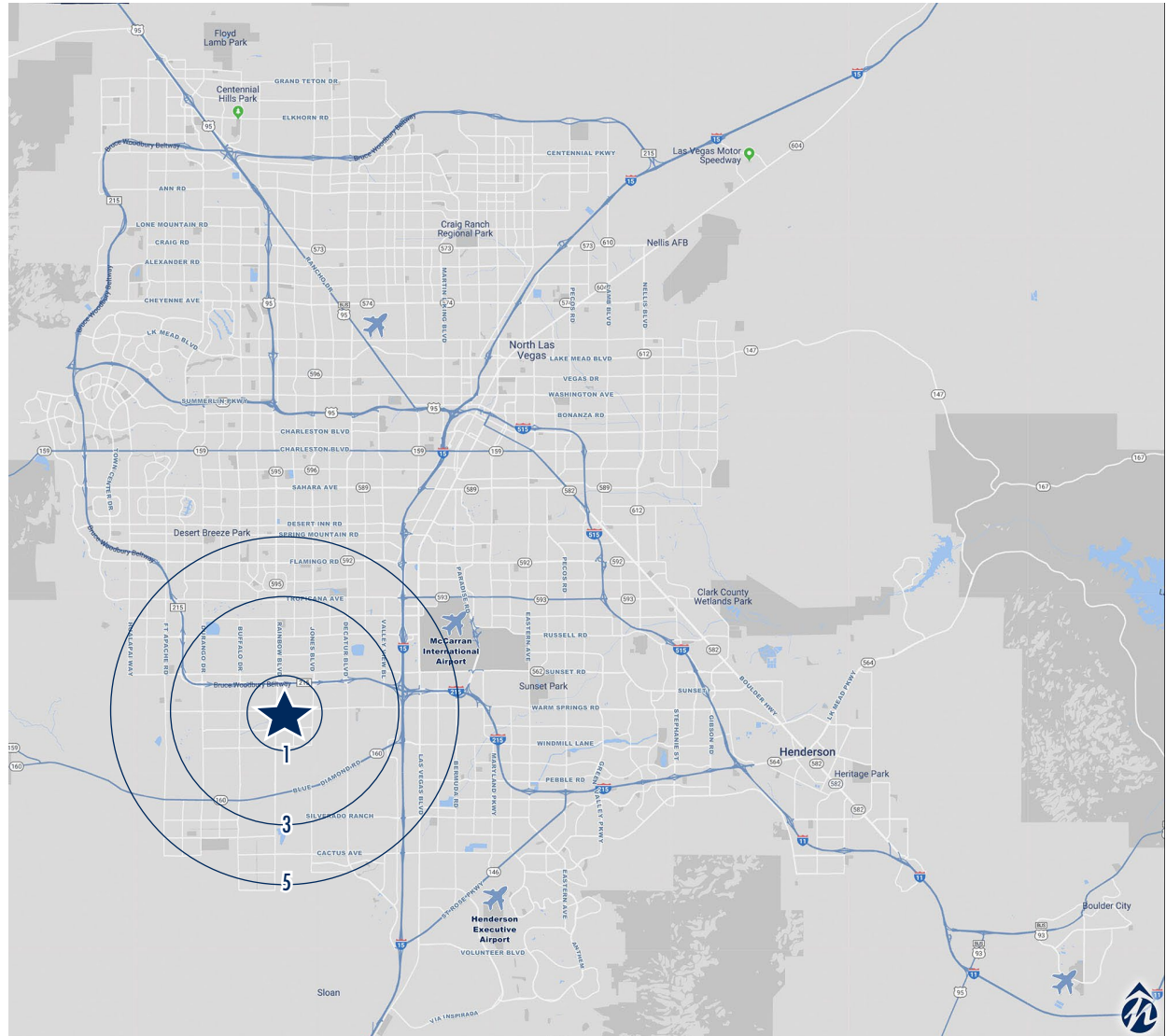
| | |
|--------|----------------|
| 1-Mile | 8,749 |
| 3-Mile | 47,014 |
| 5-Mile | 140,462 |



Daytime Population (Employees)

| | |
|--------|----------------|
| 1-Mile | 5,865 |
| 3-Mile | 50,634 |
| 5-Mile | 142,090 |

LAS VEGAS VALLEY



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