

RETAIL FOR LEASE
±2,229 SF AVAILABLE



ARROYO RIDGE SHOPPES

6965 S RAINBOW BLVD,
LAS VEGAS, NV 89118

 CURBLIN

CBRE

PROPERTY HIGHLIGHTS



Available: ±2,229 SF



Positioned within the Southwest Las Vegas submarket, a high-growth corridor with strong residential expansion



Shadow anchored by The Arroyo Market Square over 1 million square foot Power Center



High-visibility neighborhood retail location with strong street frontage serving dense surrounding Master Planned communities of Nevada Trails and Coronado Ranch.



Excellent regional connectivity with immediate freeway access



Class A, freestanding multi-tenant retail asset



Diversified, service-oriented tenancy providing daily-needs traffic



Prominent pylon signage and storefront visibility



SITE PLAN



A0100	Jamba Juice	1,531 SF	B0120	Capriotti's Sandwhich Shop	1,600 SF
A0105	T-Mobile	3,435 SF	B0125	Qudoba Mexican Grill	2,549 SF
A0110	Panda Express	2,000 SF	B0130	AVAILABLE	2,229 SF
B0100	Papa Johns	1,355 SF	B0130	Arroyo Dental	1,577 SF
B0105	European Wax Center	1,579 SF	6945	Scoundrels Tavern & Eatery	9,821 SF
B0110	Nuyu Chiropractic	1,581 SF	6985A	7 Eleven / Popeyes	6,281 SF
B0115	Revolution Salon	1,600 SF			

AREA DEMOGRAPHICS



POPULATION



OF HOUSEHOLDS



AVERAGE HOUSEHOLD SIZE



AVERAGE HOUSEHOLD INCOME



MEDIAN AGE

	POPULATION	# OF HOUSEHOLDS	AVERAGE HOUSEHOLD SIZE	AVERAGE HOUSEHOLD INCOME	MEDIAN AGE
1 Mile	12,811	4,771	2.68	\$118,483	37.0
3 Mile	140,359	52,629	2.61	\$116,771	38.0
5 Mile	384,028	147,862	2.59	\$117,732	38.6

EDUCATION



Bachelor's/
Graduate/
Professional
Degree

	1 MILE	3 MILES	5 MILES
Bachelor's/ Graduate/ Professional Degree	31.2%	37.3%	35.9%



Associates
Degree

	1 MILE	3 MILES	5 MILES
Associates Degree	12.0%	9.7%	9.8%



Some College,
No Degree

	1 MILE	3 MILES	5 MILES
Some College, No Degree	18.6%	19.8%	20.1%



High School
Graduate

	1 MILE	3 MILES	5 MILES
High School Graduate	19.4%	21.1%	21.7%

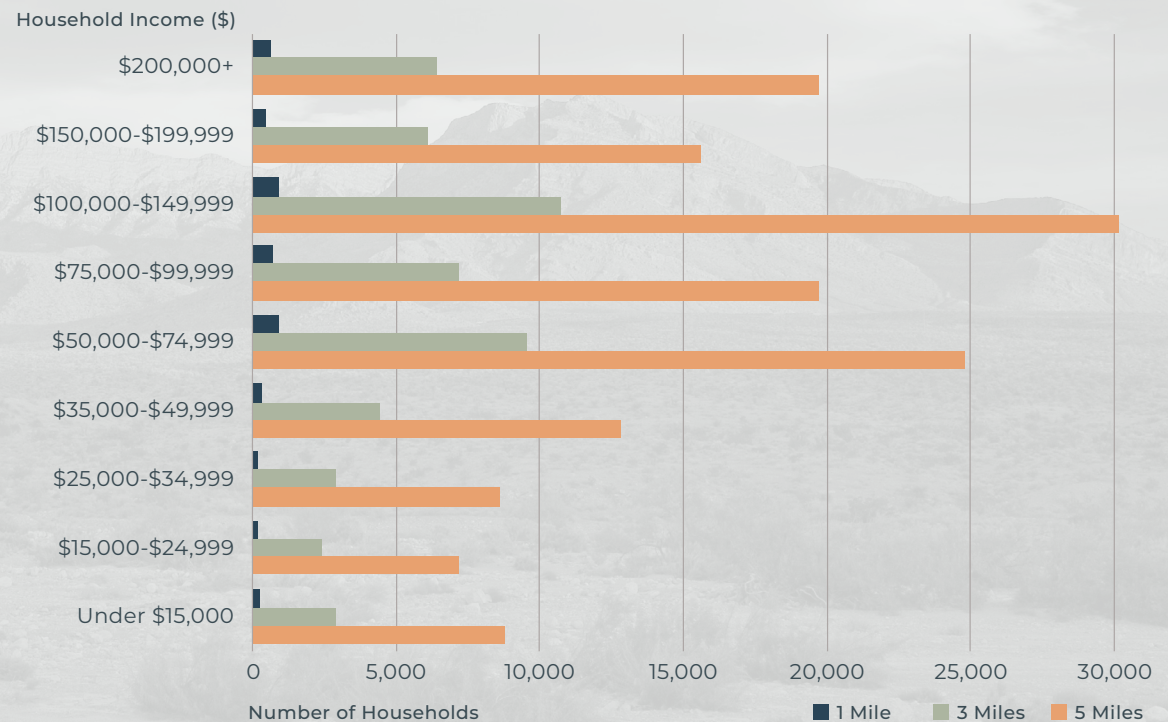
No High
School
Diploma

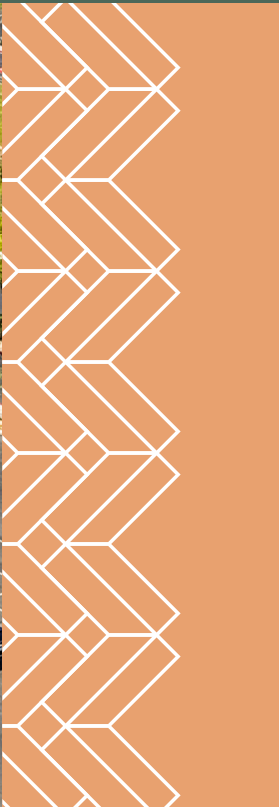
	1 MILE	3 MILES	5 MILES
No High School Diploma	4.6%	4.7%	4.8%

Source: Esri 2025

INCOME

2025 HOUSEHOLD INCOME DISTRIBUTION





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