

6960 S. RAINBOW BLVD

LAS VEGAS NV 89118



**FREESTANDING RESTAURANT BUILDING FOR SALE - 6,586 SF
(EXISTING TENANT TO VACATE)**

SALE: \$4,750,000 (\$721 PSF)

BRETT RATHER

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CAST

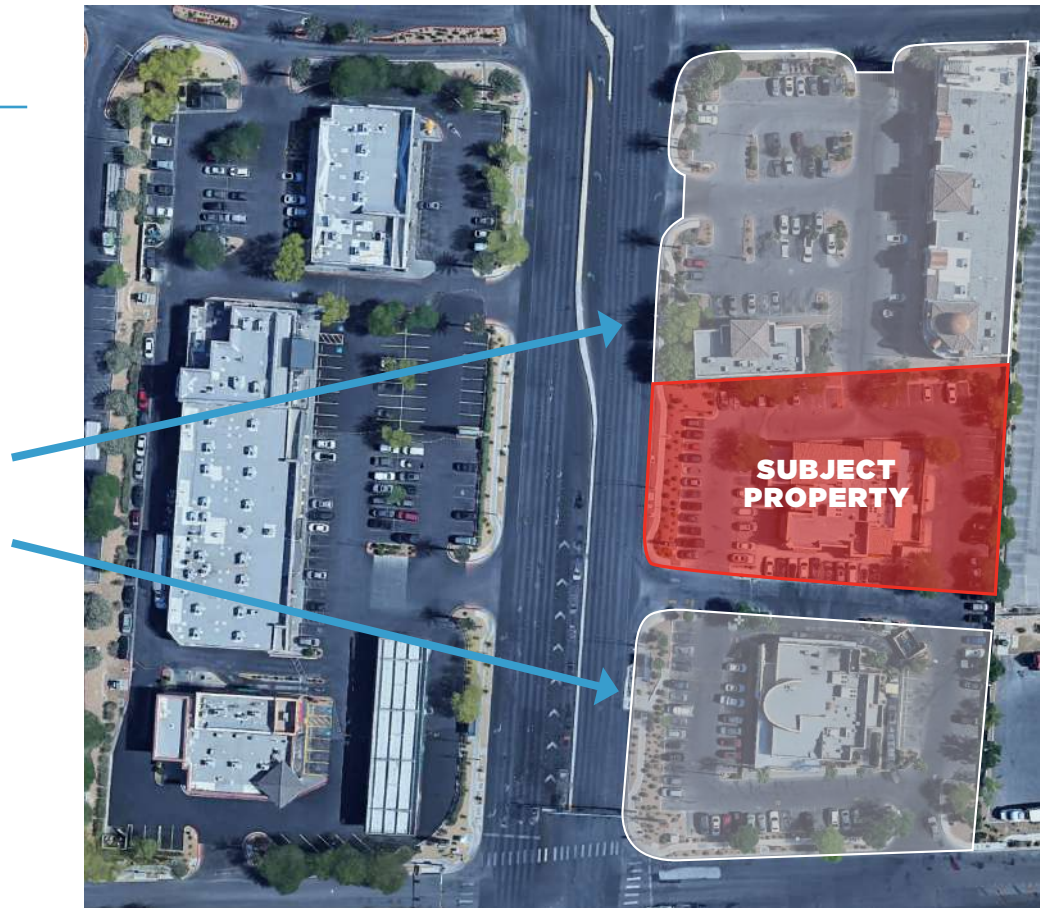
PROPERTY HIGHLIGHTS

- Zoning: Commercial General (CG)
- 1.06 Acres
- Year Built: 2009
- Please Do Not Disturb Tenant
- **Subject property has exclusive parking for it's customers and a non-reciprocal easement to utilize neighboring parcels parking**
- Turn-Key Restaurant Space including Grease Trap, Multiple Hoods, Walk-in Cooler/Freezer, etc. (Existing Tenant to Vacate)
- 1,500 Feet from I-215, Frontage on Rainbow Blvd.
- 53,500 CPD at Rainbow and Warm Springs intersection

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2029 Projection	13,070	145,570	406,247
2024 Estimate	12,124	134,390	374,995
2020 Census	11,555	124,434	346,949



AERIAL MAP

WEST RUSSELL ROAD (13,500 VPD)

SOUTH BUFFALO DRIVE

WEST SUNSET ROAD

167,000 VPD



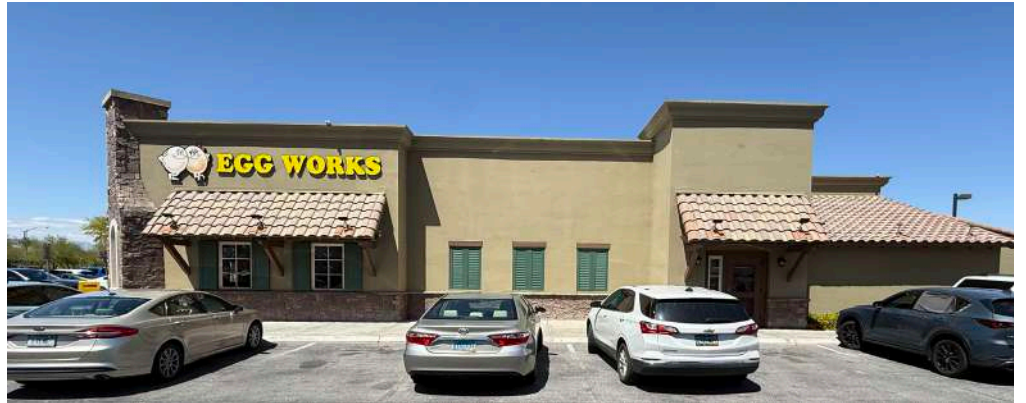
SOUTH RAINBOW BOULEVARD (46,500 VPD)

S RAINBOW BLVD (53,500 VPD)

SOUTH JONES BOULEVARD



PROPERTY PHOTOS





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Freestanding Restaurant For Sale - 6,586 SF

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FOR MORE INFORMATION, PLEASE CONTACT

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