

RAINBOW PLAZA

2655 - 2685 S. Rainbow Boulevard, Las Vegas, Nevada 89146

AVAILABLE
For Lease



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Las Vegas, Nevada 89118
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Leasing Details



\$1.40 - 1.50 PSF MG
Lease Rate



±978 SF - ±2,604 SF
Space Available



West Central
Submarket

Property Highlights

- Professional office spaces available
- Multi-tenant office buildings include move in ready space for professional office use
- High visibility signage available
- Covered/uncovered parking available
- 24-Hour building access
- This location offers high traffic counts of ±51,338 VPD on S. Rainbow Blvd.
- Close to many retail services, restaurants and other amenities in the immediate area



Demographics

	1 mile	3 miles	5 miles
Population			
2025 Population	±7,315	±199,770	±459,860
Average Household Income			
2025 Average Household Income	\$149,673	\$87,010	\$99,491

Property Details

+ Address:	2655 - 2685 S. Rainbow Blvd., Las Vegas, NV 89146
+ Jurisdiction:	Clark County
+ Submarket:	Las Vegas
+ Zoning:	(C-P) Office and Professional

RAINBOW PLAZA

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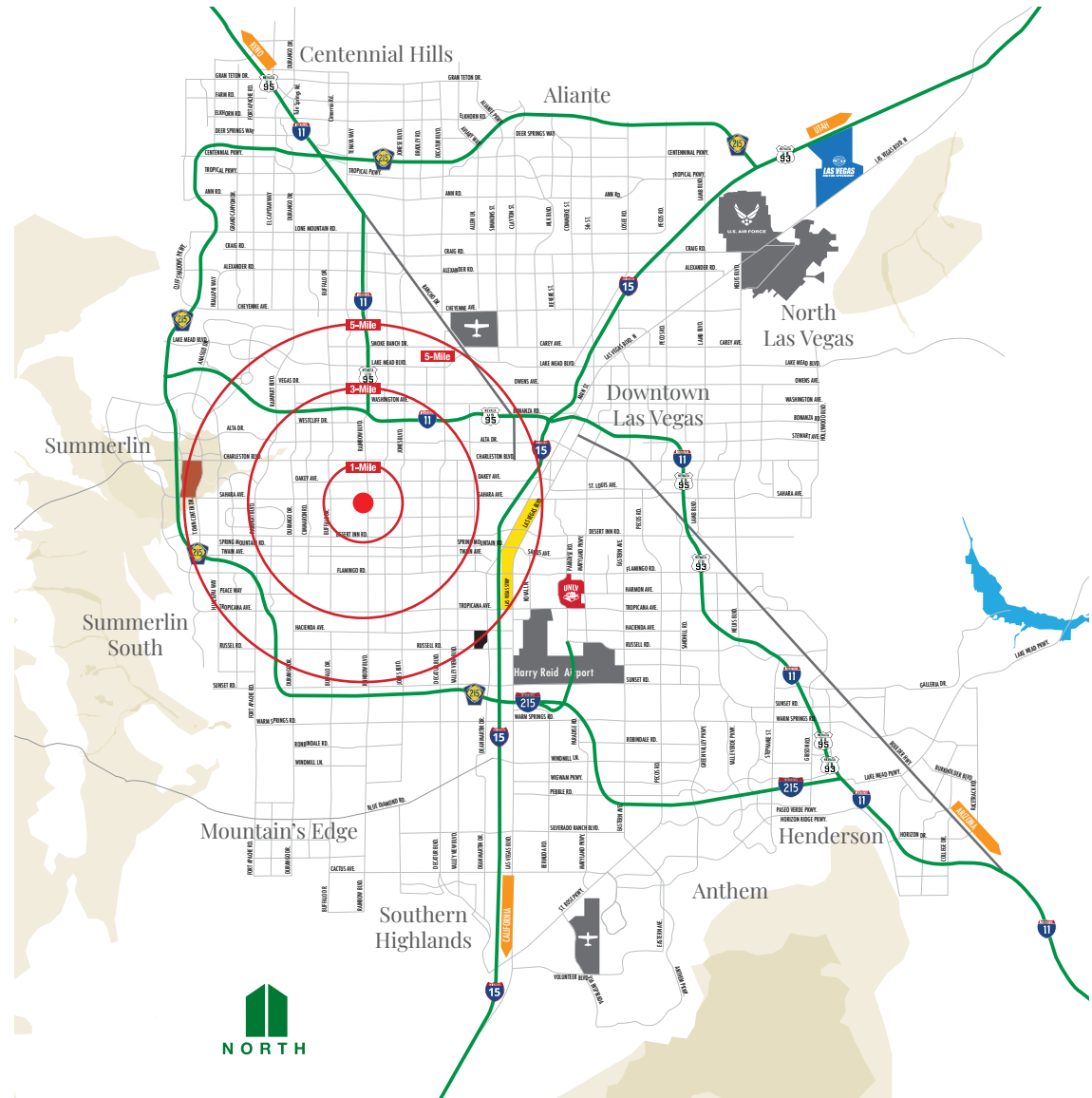
For Lease

Population	1 mile	3 miles	5 miles
2010 Population	7,240	194,449	422,780
2020 Population	7,369	199,200	451,300
2025 Population	7,315	199,770	459,860
2030 Population	7,424	202,333	472,562
2010-2020 Annual Rate	0.18%	0.24%	0.65%
2020-2025 Annual Rate	-0.14%	0.05%	0.36%
2025-2030 Annual Rate	0.30%	0.26%	0.55%
2025 Median Age	47.3	40.0	40.0

Households	1 mile	3 miles	5 miles
2025 Wealth Index	156	63	76
2010 Households	2,739	75,154	165,597
2020 Households	2,709	77,648	180,546
2025 Total Households	2,754	79,231	187,279
2030 Total Households	2,817	80,978	194,230
2010-2020 Annual Rate	-0.11%	0.33%	0.87%
2020-2025 Annual Rate	0.31%	0.39%	0.70%
2025-2030 Annual Rate	0.45%	0.44%	0.73%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$149,673	\$87,010	\$99,491
2030 Average Household Income	\$162,199	\$97,972	\$110,989
2025-2030 Annual Rate	1.62%	2.40%	2.21%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	2,984	86,231	200,947
2020 Total Housing Units	2,941	83,028	200,593
2025 Total Housing Units	2,958	83,633	205,641
2025 Owner Occupied Housing Units	1,944	37,917	88,634
2025 Renter Occupied Housing Units	810	41,314	98,645
2025 Vacant Housing Units	204	4,402	18,362
2030 Total Housing Units	3,051	86,162	213,561
2030 Owner Occupied Housing Units	2,003	39,792	93,399
2030 Renter Occupied Housing Units	814	41,186	100,831
2030 Vacant Housing Units	234	5,184	19,331







RAINBOW PLAZA

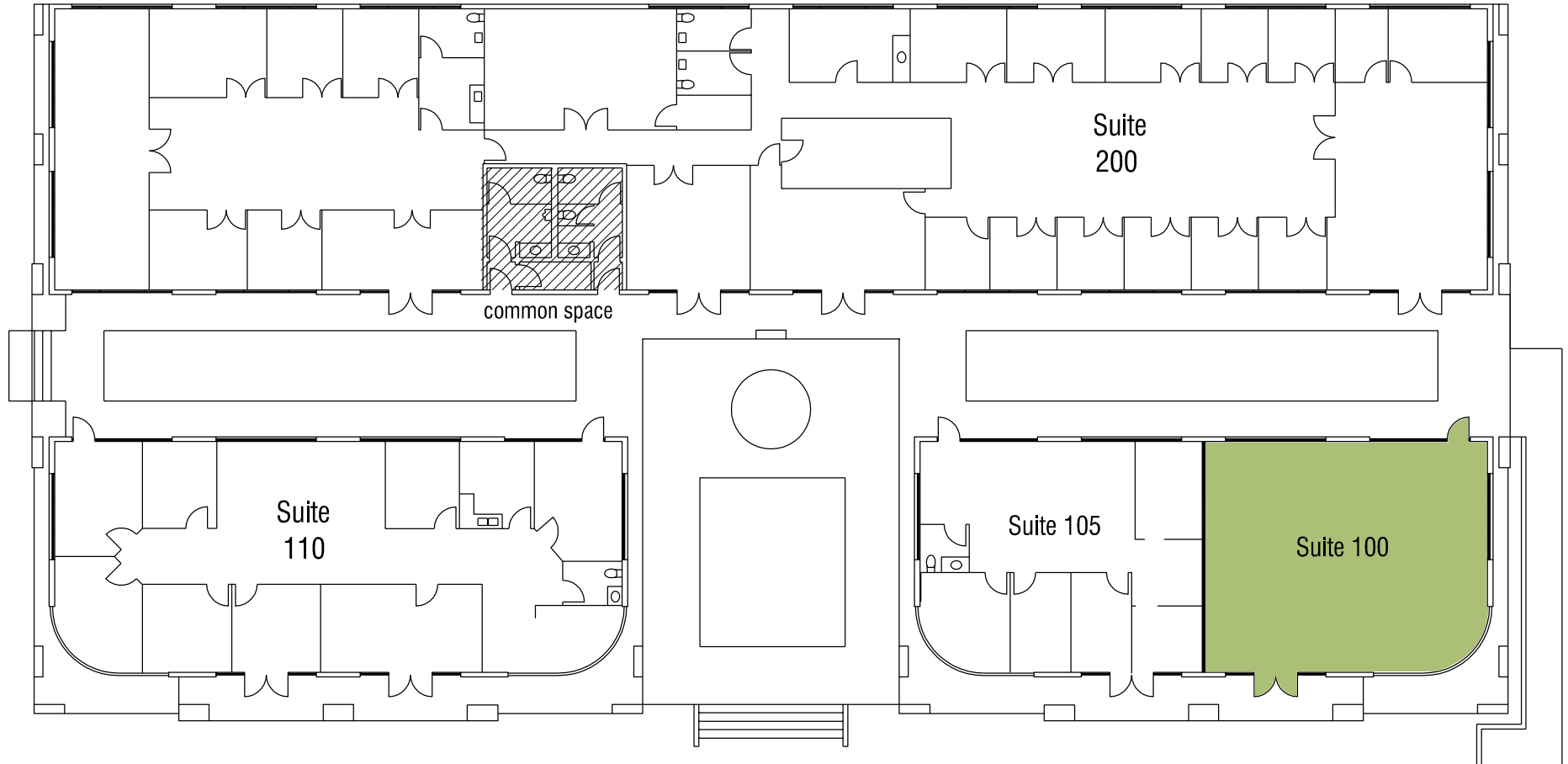
2655 - 2685 S. Rainbow Blvd., Las Vegas, NV 89146

For Lease

Building	Floor	Suite	Total SF	Lease Rate	Monthly Rent	Availability
2655	1	100	±1,405 SF	\$1.40 - \$1.50 / PSF MG	\$1,967.00 - \$2,107.50	Immediately
2655	1	401-403	±2,604 SF	\$1.40 - \$1.50 / PSF MG	\$3,645.60 - \$3,906.00	May 1 st , 2026
2655	1	410	±978 SF	\$1.40 - \$1.50 / PSF MG	\$1,369.20 - \$1,467.00	Immediately

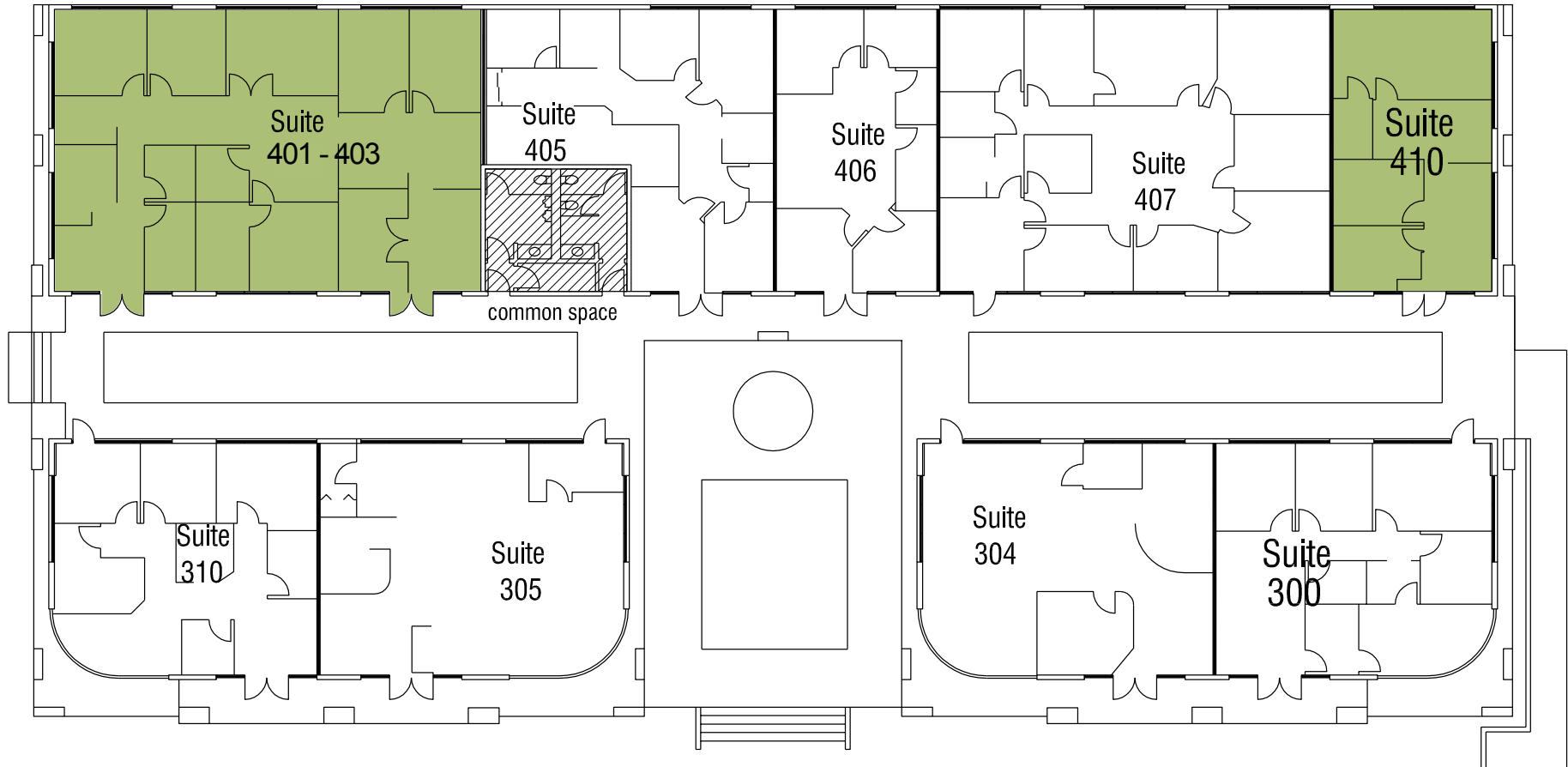


2655 South Rainbow Blvd.
First Floor

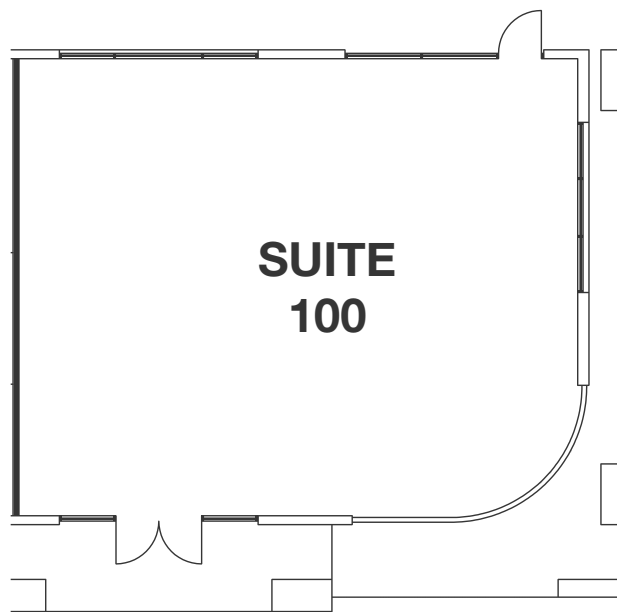


*Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

2655 South Rainbow Blvd. First Floor



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Leasing Details



\$1.40 - \$1.50 PSF MG **\$1,967.00 - \$2,107.50**

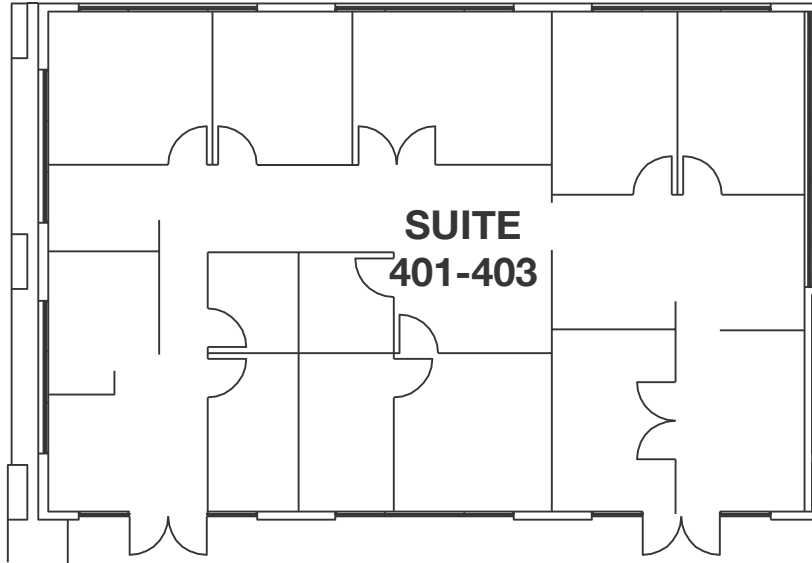
Monthly Lease Rate

Monthly Rent

2655 S. Rainbow Blvd.

- + Floor:** First
- + Suite:** 100
- + Total SF:** ±1,405
- + Available:** February 1, 2026

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Leasing Details



\$1.40 - \$1.50 PSF MG

Monthly Lease Rate



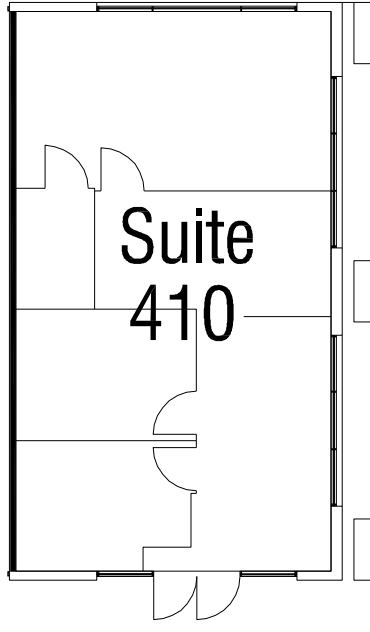
\$3,645.60 - \$3,906.00

Monthly Rent

2655 S. Rainbow Blvd.

- + Floor:** First
- + Suite:** 401-403
- + Total SF:** ±2,604
- + Available:** May 1, 2026

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Leasing Details



\$1.40 - \$1.50 PSF MG

Monthly Lease Rate



\$1,369.20 - \$1,467.00

Monthly Rent

2655 S. Rainbow Blvd.

- + Floor:** First
- + Suite:** 410
- + Total SF:** ±978
- + Available:** Immediately

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Clark County Nevada


Synopsis


As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**
Land Area
(Square Miles)

 **2,265,461**
Population

 **298**
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Professional Sports



Synopsis

The Las Vegas metropolitan area is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself.

The Las Vegas Valley has four major league professional teams: the Vegas Golden Knights of the NHL (began play in 2017 as the region's first major pro team), the Las Vegas Raiders of the NFL (began play in 2020), the Las Vegas Aces of the WNBA (began play in 2018), and the Las Vegas Athletics of the MLB (inaugural season will commence at its new ballpark for the 2028 season).

Las Vegas is home to three minor league sports teams: the Las Vegas Aviators of Minor League Baseball, The Las Vegas Lights FC of the USL Championship, the league at the second of US men soccer league system, The Henderson Silver Knights of the American Hockey league of the NHL. The Las Vegas Lights are currently the only team playing in the city of Las Vegas, at the city-owned Cashman Field.

Source: www.wikipedia.com


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Nevada Tax Advantages

NEVADA

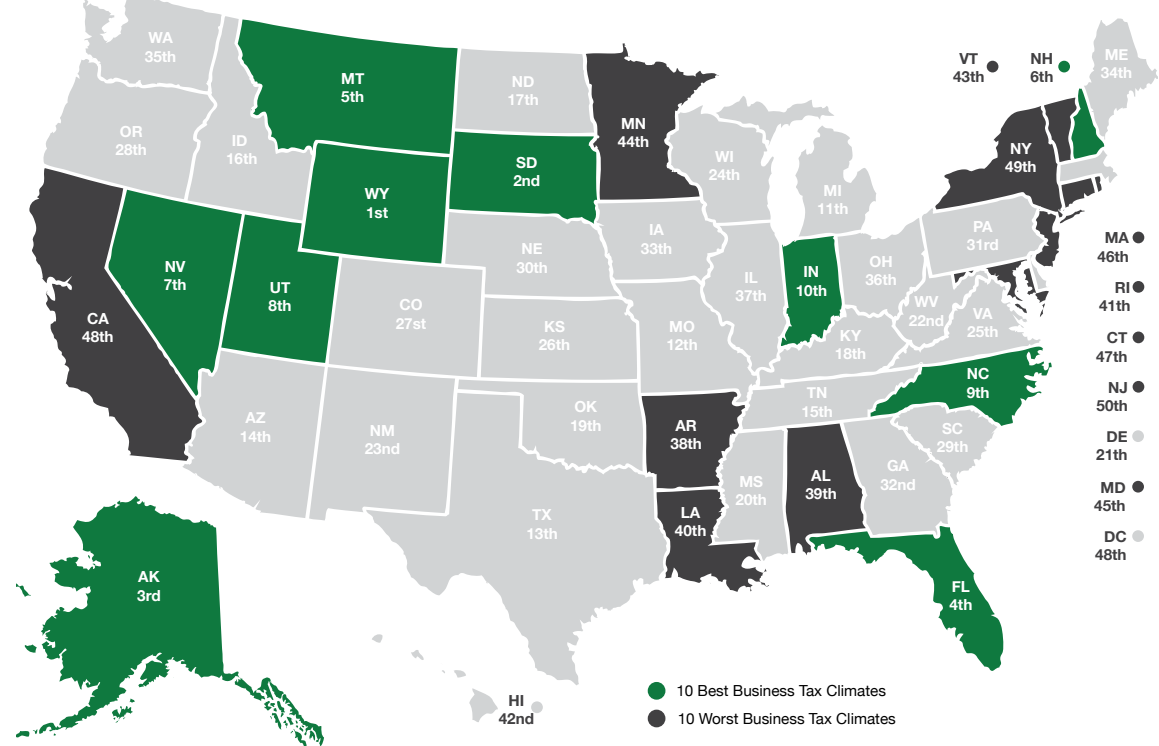
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2024 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation’s 2020 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor’s Office of Economic Development; www.TaxFoundation.org



Road Transportation

Las Vegas, and surrounding towns are less than one day’s drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world’s freight from the Pacific Coast to America’s Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



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