

NOW PRE-LEASING



# RAINBOW OQUENDO CENTER

SWC RAINBOW & OQUENDO • LAS VEGAS, NV 89118

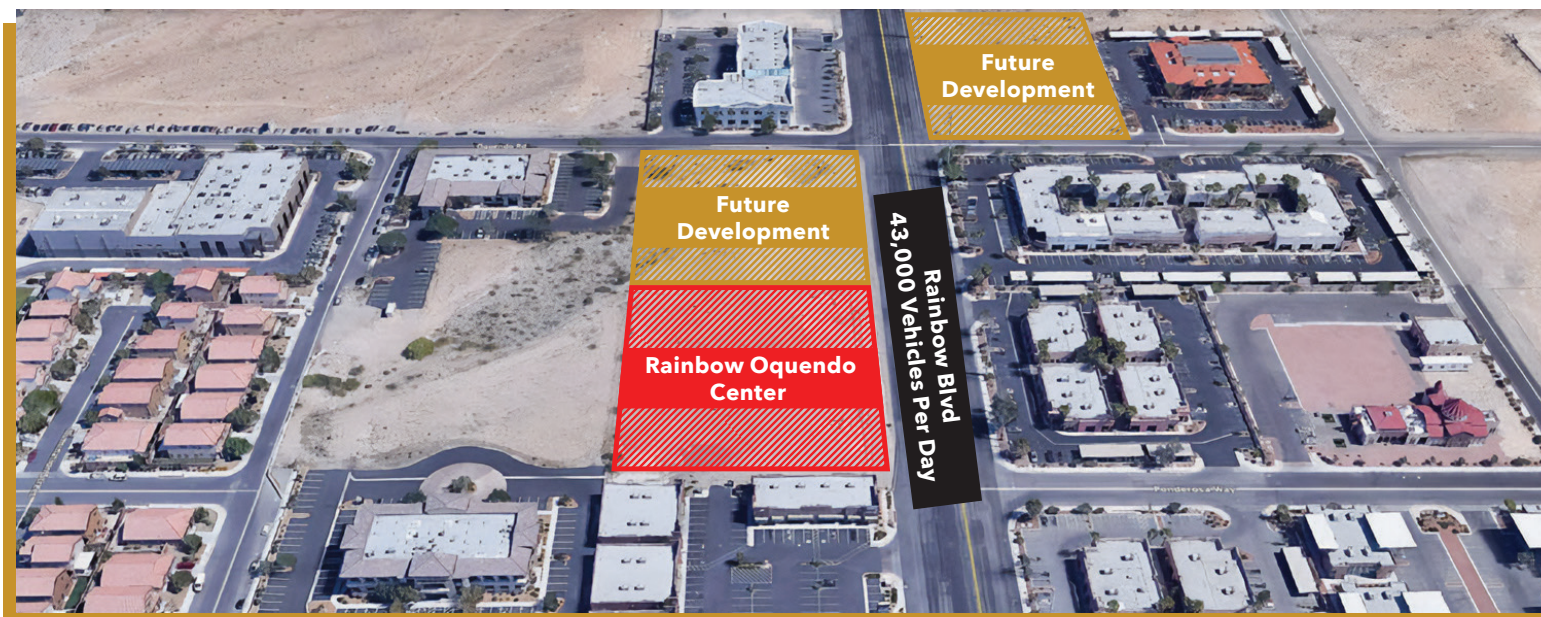


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## HIGHLIGHTS

- Rainbow Frontage (43,000+ cars per day)
- Two (2) Free Standing QSR pads for ground lease (BTS possible for select Tenants)
- Inline Retail Building with suites ranging 1,200-4,500 sq. ft.
- Strong Daytime/Employment base with nearby offices, Schools, and Spring Valley Hospital Campus
- Generous TI Allowances
- Minutes away from the heavily traveled 215 Beltway
- Located in fast growing Southwest sub market
- Ideal for daily needs and other retail and food uses

## PROPERTY SUMMARY

Remington Nevada is proud to present the newest commercial site in the fast-growing Southwest Commercial Market. The site consists of 2.0 acres of C-2 zoned land perfectly situated on Rainbow Blvd. between Russel Rd. and Sunset Rd. minutes away from the 215 Beltway.

Upon completion, the center will have two (2) QSR pads and one (1) 10,000 sq. ft. in line retail building. The site is ready for pre-leasing with an expected delivery date in Q1 2026.



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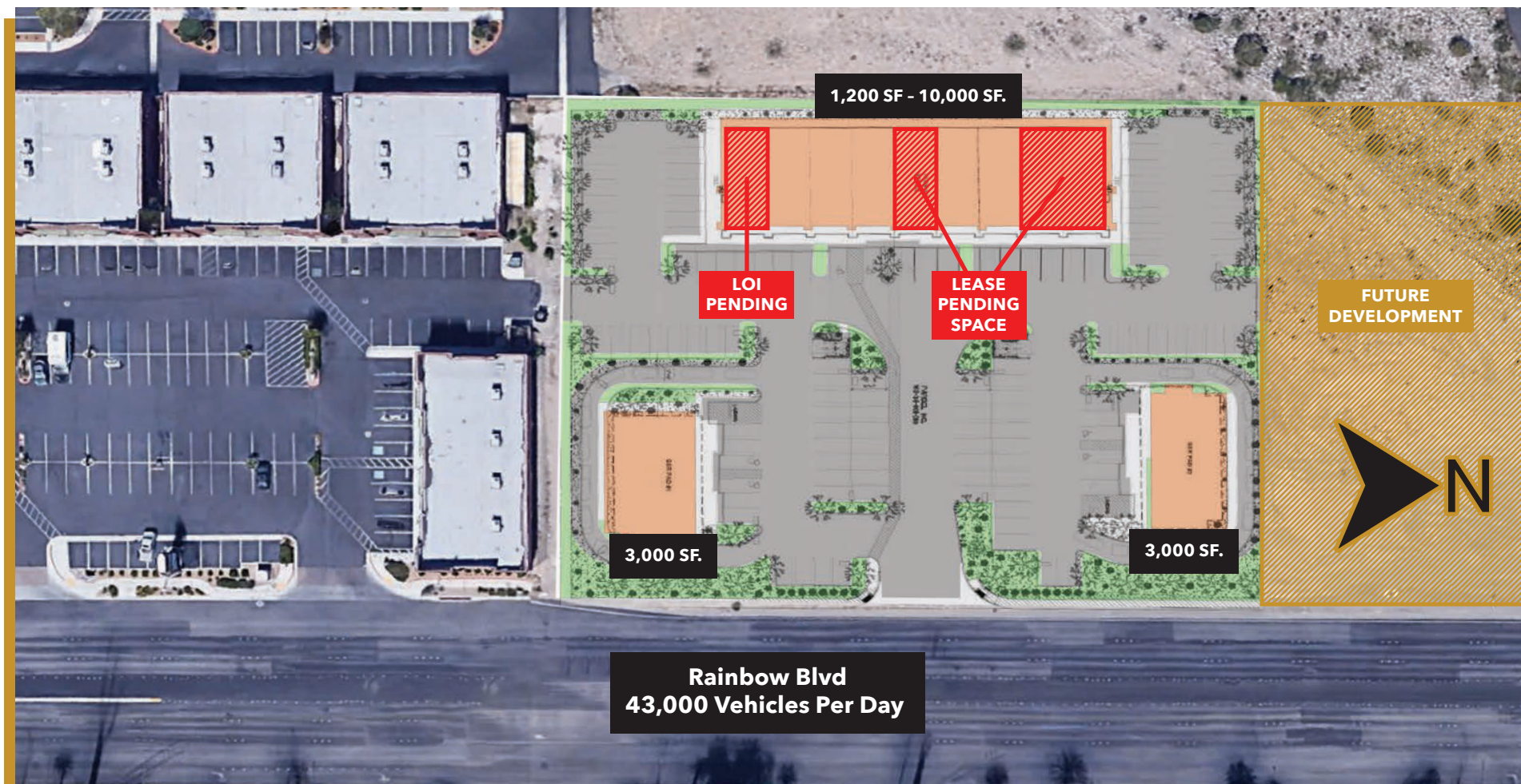






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## SITE PLAN



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## TRADE AREA MAP



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## DEMOGRAPHICS

|                    | 1 Mile    | 3 Mile    | 5 Mile    |
|--------------------|-----------|-----------|-----------|
| 2024 Population    | 8,805     | 151,961   | 391,944   |
| 2027 Population    | 9,997     | 172,735   | 449,684   |
| Employees          | 4,404     | 74,157    | 188,769   |
| Total Businesses   | 131       | 1,476     | 4,692     |
| Avg. HH Income     | \$87,027  | \$79,923  | \$88,324  |
| Med. HH Income     | \$66,023  | \$62,371  | 66,092    |
| Households         | 3,316     | 60,077    | 154,385   |
| Avg. Housing Value | \$338,590 | \$336,885 | \$346,498 |



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