



**PAD B**

**PAD D**

**CACTUS AVE**

**RAINBOW BLVD**

# CACTUS SHOPS

N-NWC CACTUS AVE & RAINBOW BLVD, LAS VEGAS, NV 89178

**RETAIL PADS AVAILABLE FOR BTS, RBTS AND GROUND LEASE**



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# PROPERTY INFORMATION

**±8,260 SF**  
PAD B

**±3,200 SF**  
PAD D - WITH DRIVE THRU

Previously approved for free standing building with drive thru

Convenient cross-access to Cactus Ave & Rainbow Blvd with 41,000 VPD combined

Property is located in the high growth Southwest Las Vegas market, between Southern Highlands and Mountain's Edge communities

Less than 2 miles to Blue Diamond Rd and less than 4 miles to I-15 freeway



**±0.77 AC (Pad B)**

**±0.69 AC (Pad D)**

Parcel Size



**General Commercial (C-2)**

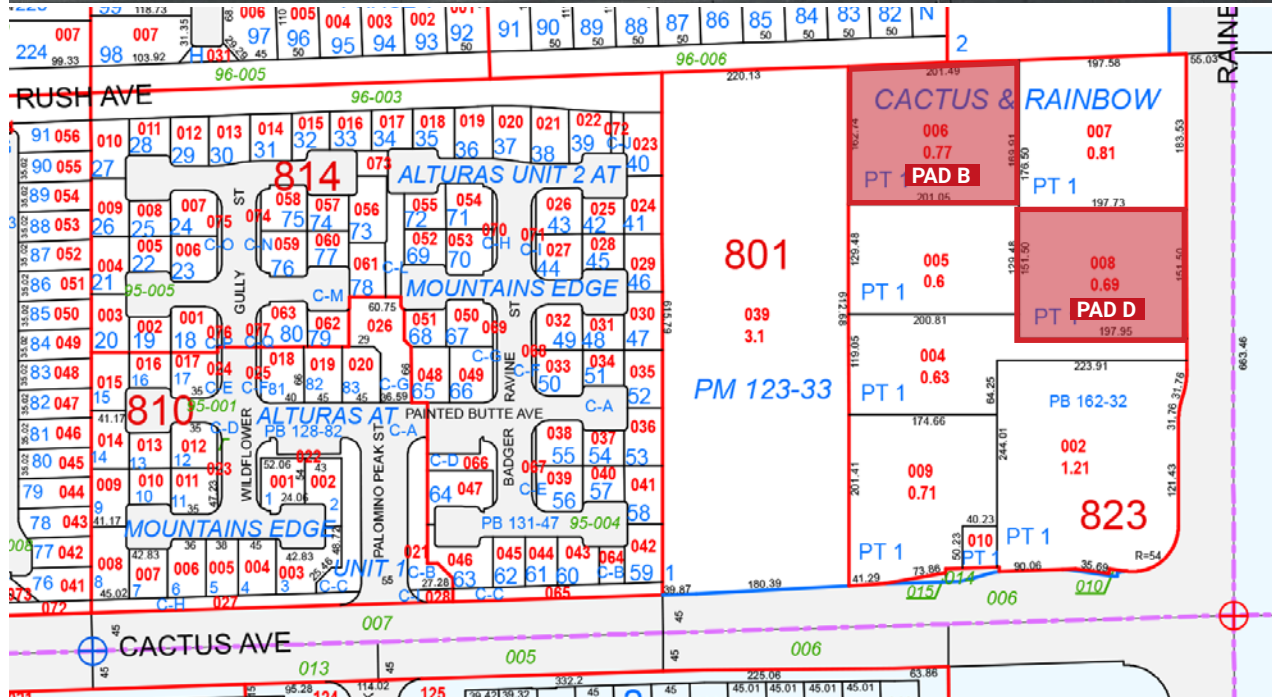
Zoning



**176-27-823-006**

**176-27-823-008**

Parcel Number



# SITE PLAN



# AREA DEMOGRAPHICS



## POPULATION

1 Mile	3 Miles	5 Miles
20,222	109,166	245,634



## AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$141,765	\$143,229	\$136,363



## TRAFFIC COUNTS

Cactus Ave	Rainbow Blvd
22,100 VPD	19,600 VPD

Sources:  
SitesUSA 2025  
TRINA, NV DOT 2024



# HOUSING GROWTH

UNDER CONSTRUCTION

PLANNED

COMPLETED





[www.roicre.com](http://www.roicre.com)



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# FOR MORE INFORMATION

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