

RETAIL / RESTAURANT
FOR LEASE
1,500 - 7,000 SF



DAPPER
COMPANIES

ANDREA SANTANNA // ANDREA@DAPPERDEVELOPMENT.COM // 702.997.5711

BLUE DIAMOND & RAINBOW SOUTHWEST LAS VEGAS, NV 89113



PROPERTY DESCRIPTION

This property sits west of the northwest corner of Rainbow Blvd. and Blue Diamond Rd. in the booming southwest area of Las Vegas. The project is adjacent to a future multifamily development with more than 340 units planned. Now seeking restaurant and inline retail users to serve nearby communities including Mountain's Edge, Rhodes Ranch and more.

APN: 176-22-601-035

HIGHLIGHTS

- Total 38,700 SF of retail
- Spaces available from 1,500 - 7,000 SF
- 2,400 SF drive thru space available
- Adjacent to multifamily development project with more than 340 units planned
- Direct access to Blue Diamond Road
- Surrounded by established communities and future housing developments

BLUE DIAMOND & RAINBOW

SOUTHWEST LAS VEGAS, NV 89113

// SITE PLAN



- | | |
|------------------------------|-------------------------|
| 1 VESTA COFFEE | 4 PACIFIC DENTAL |
| 2 NOIR NAIL BAR | 5 MILK COW |
| 3 SOURDOUGH & Co. | |



BLUE DIAMOND & RAINBOW

SOUTHWEST LAS VEGAS, NV 89113

// CONSTRUCTION PHOTOS





BLUE DIAMOND & RAINBOW

SOUTHWEST LAS VEGAS, NV 89113

// COMMUNITY

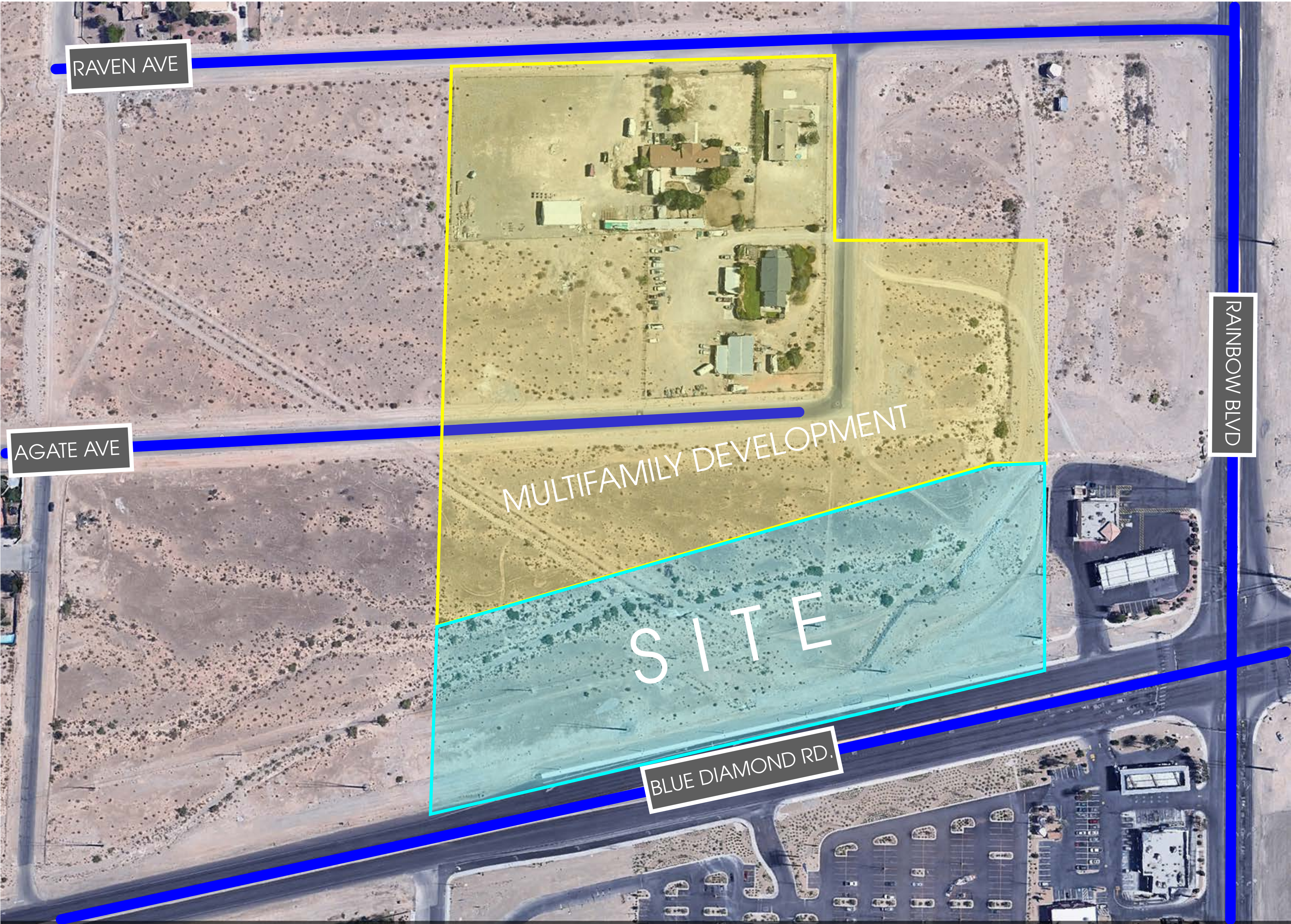


Mountain's Edge is a Master Planned Community in the southwest part of Las Vegas. It is built on 3,500 acres with nearly 15,000 homes and apartments. Revered for its beautiful, quiet, safe community and affordable mid-size, single-family homes, it is considered one of the best master-planned communities of Las Vegas. Created in 2005, Mountain's Edge continues to grow and flourish.

BLUE DIAMOND & RAINBOW

SOUTHWEST LAS VEGAS, NV 89113

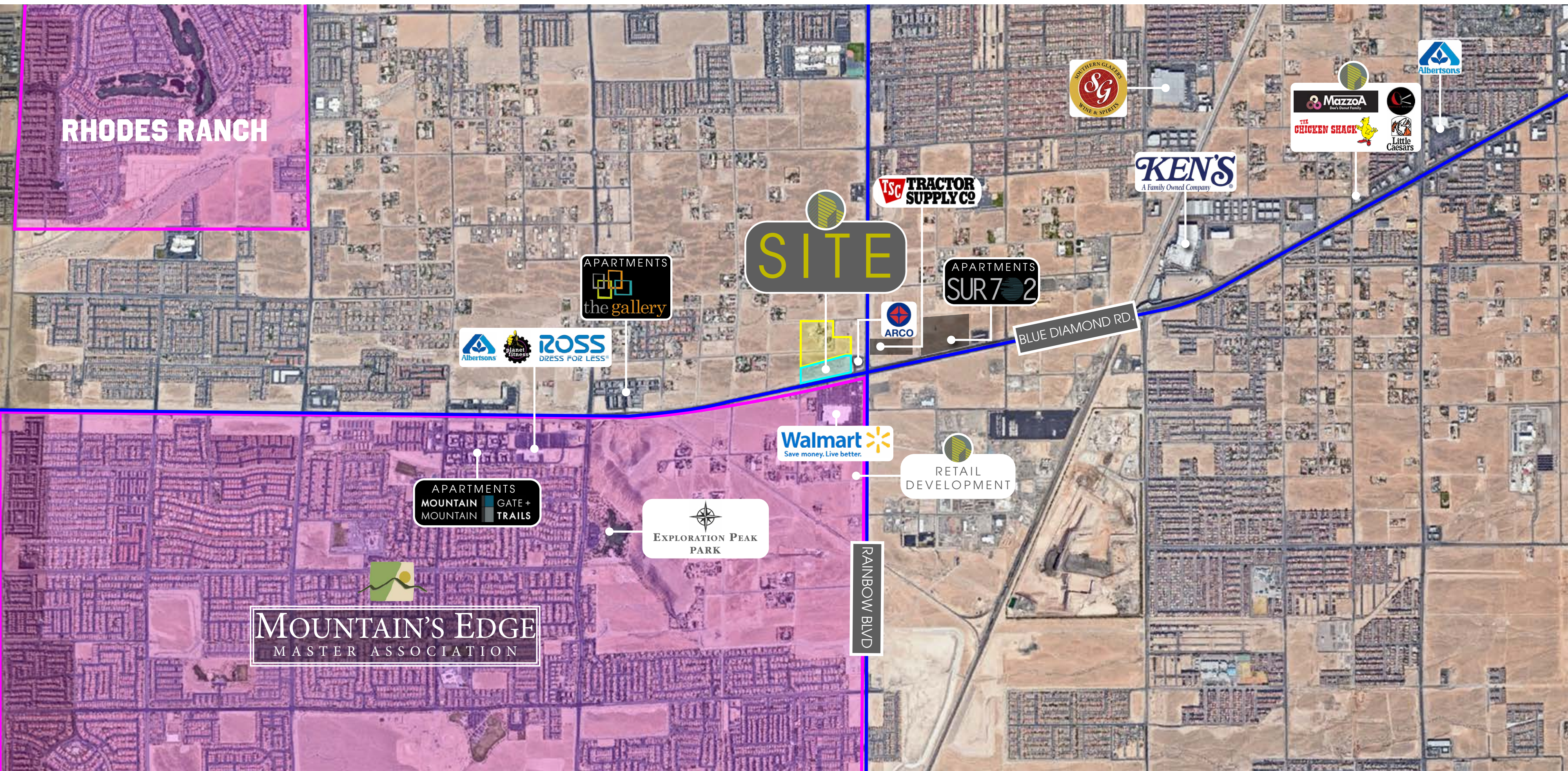
// AERIAL MAP - CLOSE UP



BLUE DIAMOND & RAINBOW

SOUTHWEST LAS VEGAS, NV 89113

// AERIAL MAP - LOCAL



BLUE DIAMOND & RAINBOW

SOUTHWEST LAS VEGAS, NV 89113

// AERIAL MAP - VICINITY



Blue Diamond