

# GLAZER

Properties

## Spring Valley Town Center

4240 South Rainbow Boulevard, Las Vegas, Nevada 89103



### Property Description

Gross Leasing Area:	58,005
Zoning:	C-2
Traffic Count:	96,395 Vehicles Per Day

### Demographics

	1 Mile	3 Miles	5 Miles
Population	25,388	172,235	431,317
Households	9,223	69,927	171,826
Average Household Income	\$62,537	\$68,148	\$74,813

### TENANTS INCLUDE

1. Available 3,577 sq. ft.
2. Available 1,350 sq. ft.
3. Chinese Restaurant
4. Pure Dental
5. Furniture Store
6. Nail Experts
7. Sport Cuts
8. University Medical Services
9. Pharmacy
10. Water & Ice Cream Store
11. Pre-Marketing 2,719 sq. ft.
12. Cigarettes Cheaper
13. Cellphone Repair Shop
14. Available 1,257 sq. ft.
15. Available 1,890 sq. ft.
16. The UPS Store
17. Superior Insurance
18. Pre-Marketing 1,600 sq. ft.
19. Available 1,440 sq. ft.
20. Massage Spa
21. Boost Mobile
22. 7-Eleven
23. Crowbar Cocktail Lounge
24. Available 1,200 sq. ft.
25. Mexican Restaurant
26. Leslie's Pool Supplies
27. Fatburger
28. The Kickin' Crab
29. Buffalo Wild Wings Go
30. Smog Busters



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