



Est. 1987

CAMBRIDGE GROUP LTD

TIMES SQUARE SHOPPING CENTER

4012 S Rainbow Blvd. Suite N, Las Vegas, Nv 89103

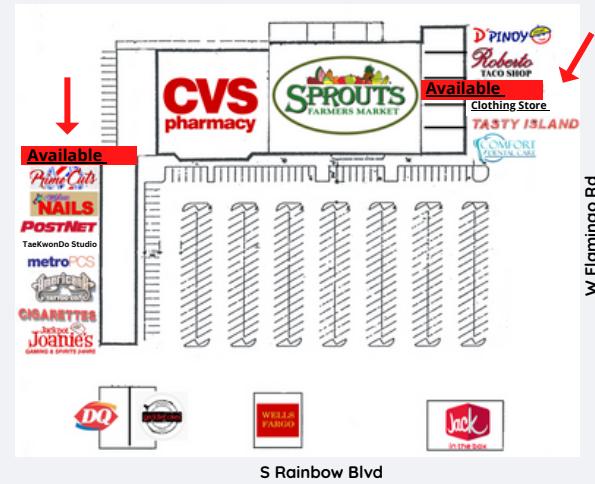


TIMES SQUARE SHOPPING CENTER IS LOCATED ON THE NORTH EAST CORNER OF THE BUSY FLAMINGO RD. AND RAINBOW BLVD. THIS INTERSECTION BOASTS AN ASTONISHING 48,677 VEHICLES PER DAY. THIS CENTER IS ANCHORED BY SPROUTS FARMERS MARKET AND CVS BUT ALSO CONSISTS OF OTHER NATIONAL TENANTS LIKE DAIRY QUEEN, WELLS FARGO, AND JACK IN THE BOX. LEASING AT THIS CENTER IS A GREAT OPPORTUNITY FOR BUSINESSES TO BE EXPOSED TO POTENTIAL CUSTOMERS THROUGH WALKING TRAFFIC AND EXPOSURE TO THE STREET. SUITE N IS A FORMER SMOOTHIE SHOP. BEING 1,250 SF, THIS UNIT WOULD BE GREAT FOR A SMALL CAFE/RESTAURANT CONCEPT. SUITE E IS A FORMER ALLSTATE OFFICE WITH FRONTAGE TO FLAMINGO RD. THIS UNIT IS 900 SF WITH ONE BATHROOM

LOCATION: 4012 S. RAINBOW SUITE N
 CROSS STREETS: RAINBOW BLVD & W. FLAMINGO RD
 PROPERTY TYPE: NEIGHBORHOOD RETAIL CENTER
 ZONING DESCRIPTION: C-2

HIGHLIGHTS:

- HIGH TRAFFIC COUNTS AT THE INTERSECTION
- EASY ACCESS OFF FLAMINGO RD. OR RAINBOW BLVD.
- SPROUTS FARMERS MARKET AND CVS PHARMACY ANCHORED
- REMODELED FLOORING
- VISIBILITY TO FLAMINGO RD.



AVAILABLE SPACES:

4012 s. Rainbow Suite N | Former Smoothie Shop

Lease Rate: \$2.25/SF

Lease Type: NNN (.53/sf)

Size: 1,250 +/- SF

6820 W Flamingo Suite E | Former AllState

Lease Rate: \$2.25/SF

Lease Type: NNN (.53/sf)

Size: 900 +/- SF

FOR MORE INFORMATION:

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