

5695 N. RAINBOW BOULEVARD

LAS VEGAS, NV 89130



**FORMER DAY CARE CENTER
FOR SALE/LEASE**

Tom Wagener, CCIM

Senior Vice President
NRE License # BS.1001520
(702) 751-4084

twagener@gatsli.commercial.com

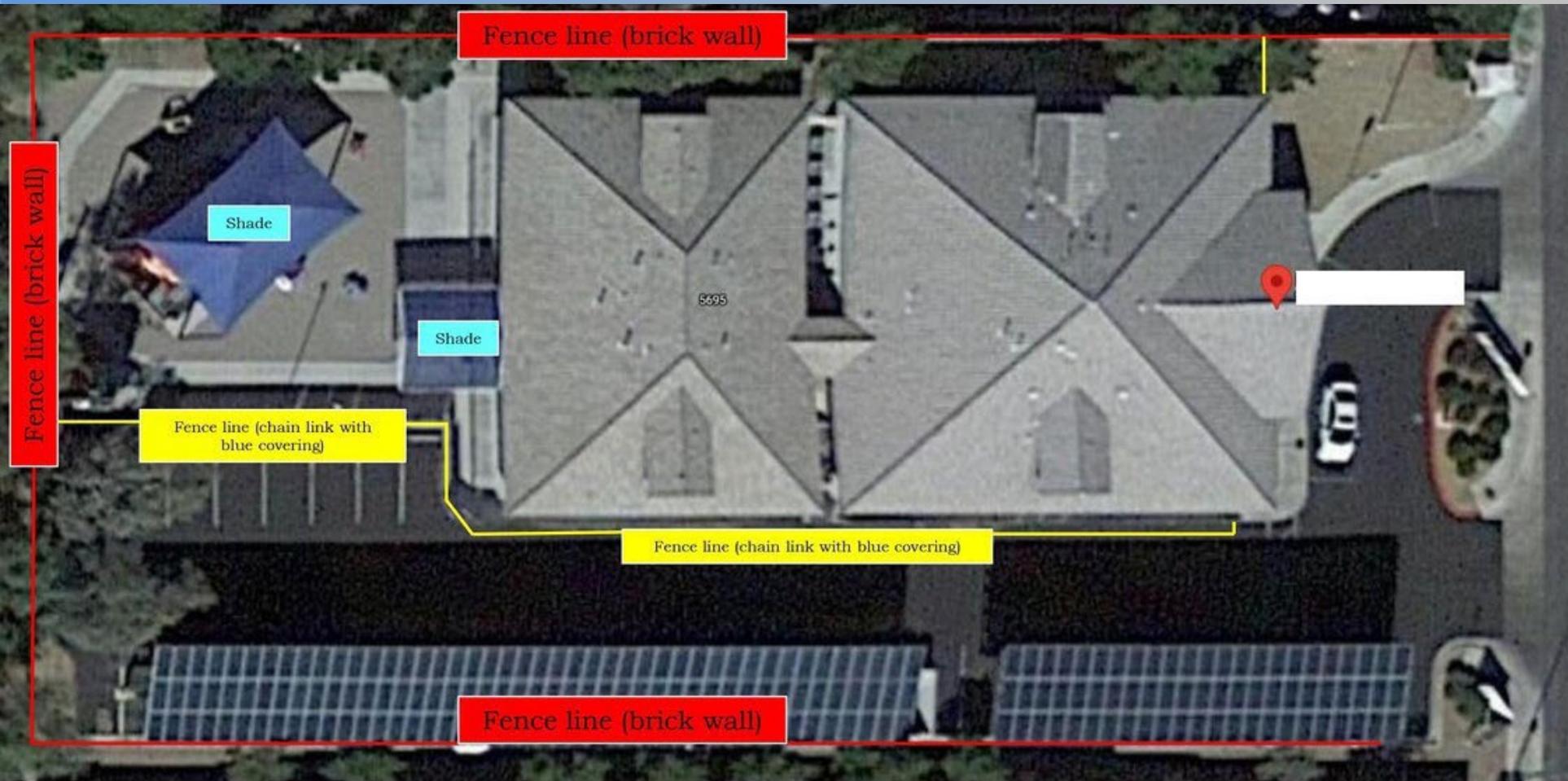
Denn Hamilton

Senior Associate
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Lincoln

DAY CARE CENTER AVAILABLE FOR SALE/LEASE



5695 N. Rainbow Boulevard is located right in heart of Las Vegas, Nevada and offers a fully renovated facility that is perfect for any children-related uses.

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Las Vegas, NV 89130

FOR SALE

- Former Retail Day Care Center
- **Asking: \$3,200,000.00**
- 9,732 Square Feet
- 0.94 Acres
- Built in 2004
- Zoned: R-D

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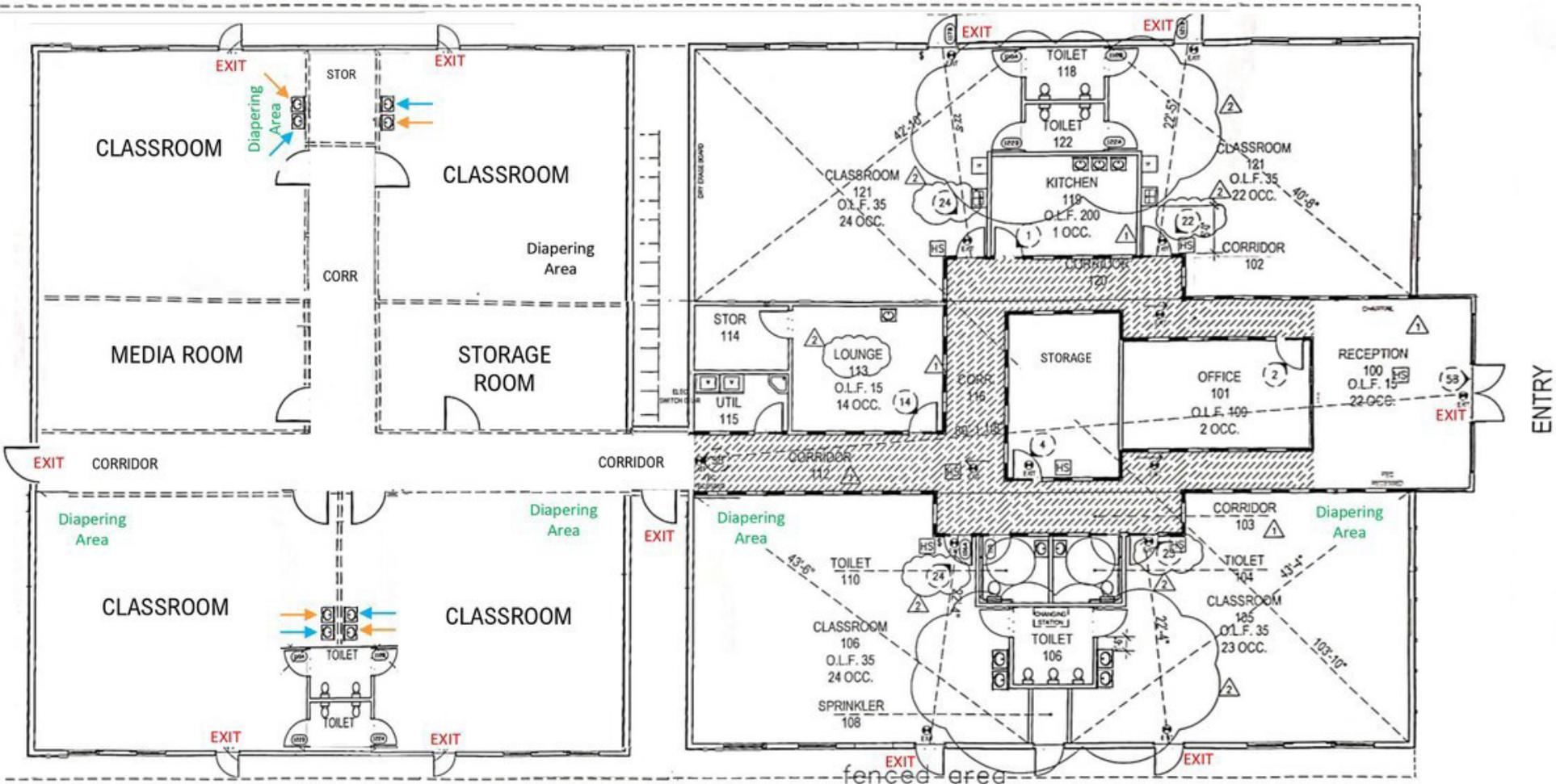
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SITE

5695 N Rainbow Blvd

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Traffic Counts

Collection & CrossStreets	Volume (2022)
WAnn Rd/CactusHolly Ln W	18,706
WAnn Rd/Gilbert Ln E	24,654
WAnn Rd/RioVista St W	35,386
NRainbow Blvd/Tropical PkwyN	3,082