

For Sublease

W. Sahara Ave. & Rainbow Blvd.



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2727 S. Rainbow Blvd.
Las Vegas, NV 89146

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Listing Snapshot



± 7,700 - 21,900 SF
Available Square Footage



\$1.25 PSF NNN
Lease Rate



May 31, 2030
Lease Term



\$0.29 PSF
CAMs

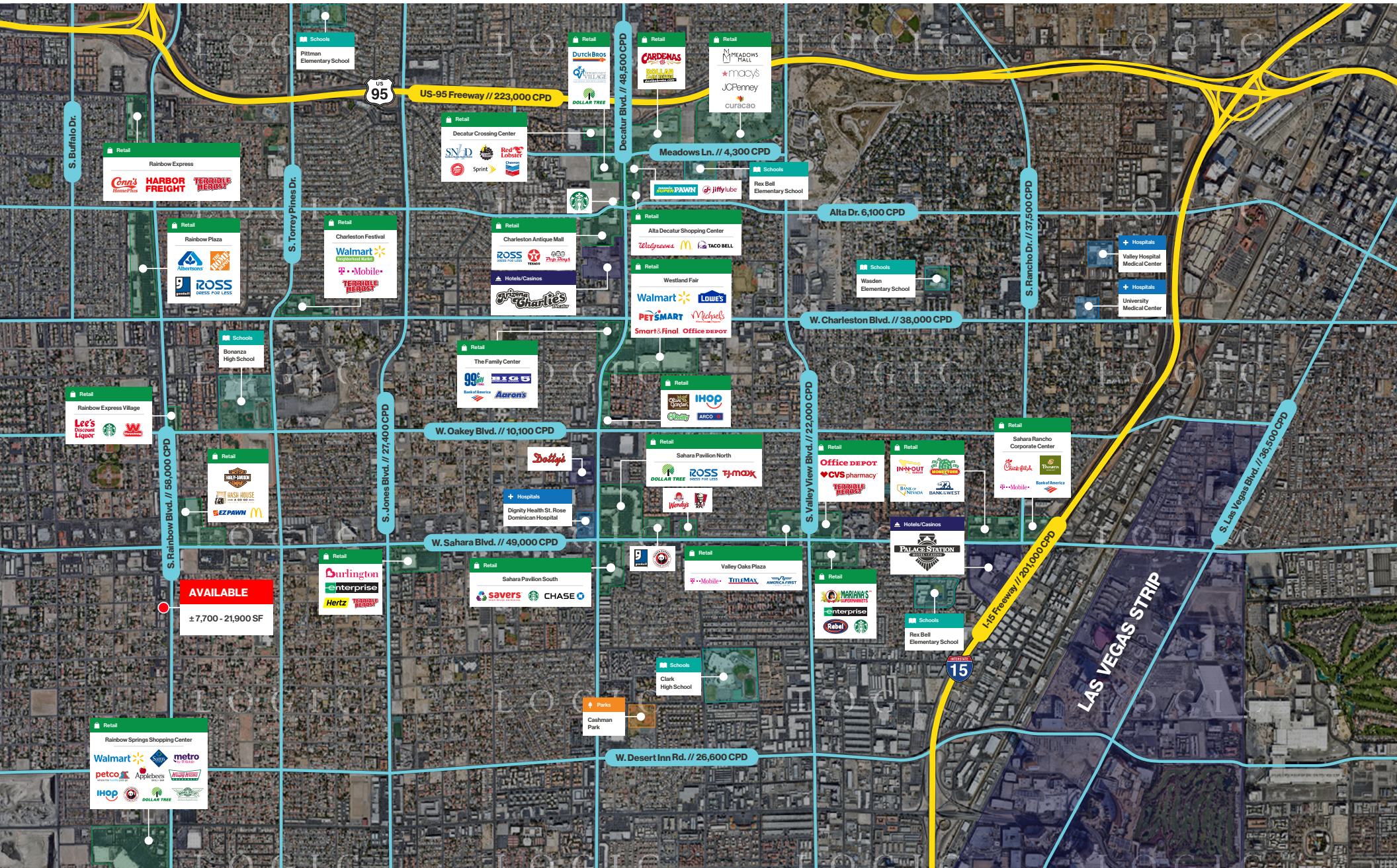
Property Highlights

- ± 21,900 move-in ready space available for immediate occupancy. Demisable to ± 7,700 SF
- Prominent signage available
- Nearby amenities including numerous retail and dining establishments
- Parking ratio of 4.1:1,000. 16 covered parking spaces available.
- Excellent central location, minutes from US 95
- Master lease expires May 31,2030


Demographics


	1-mile	3-mile	5-mile
2025 Population	7,627	200,780	457,929
2025 Average Household Income	\$145,773	\$86,988	\$99,521
2025 Total Households	2,884	79,908	186,913







 Parks
Davis Park

 Schools
**R. Guild Gray
Elementary School**
± 368 Students

AVAILABLE
± 7,700 - 21,900 SF

Las Vegas Strip

S. Rainbow Blvd. // 58,000 CPD



Property Photos



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For inquiries please reach out to our team.

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