



For Lease

Rainbow Promenade

2341 North Rainbow Boulevard, Las Vegas 89108

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**AVISON
YOUNG**

Property Highlights

2341 North Rainbow Boulevard, Las Vegas, NV 89108

- Suite 103, ±2,000 sf available for lease
- End-cap 2nd generation restaurant space
- Restaurant with grease interceptor and hood
- Located on the SWC of North Rainbow Boulevard and West Smoke Ranch Road
- Zoned C-1 General Commercial
- Jurisdiction: City of Las Vegas
- High demographic area with approximately 26,000 residents within a one mile radius
- Neighboring tenants include AMC Theaters, Hobby Lobby, Chili's and the World Market
- Lease Rate: \$3.25 psf NNN
- \$0.43 psf CAM's

Demographics (2025 Estimates with 2030 Projections)

 Total Population	1-mile 25,261	3-miles 191,851	5-miles 425,798
 Median HH Income	1-mile \$57,798	3-miles \$72,478	5-miles \$79,915
 Median Home Value	1-mile \$347,555	3-miles \$407,521	5-miles \$448,009
 Total Households	1-mile 9,875	3-miles 73,565	5-miles 164,633
 Average Size Household	1-mile 3.1	3-miles 3.2	5-miles 3.2

**For more
information**

HILLARY STEINBERG

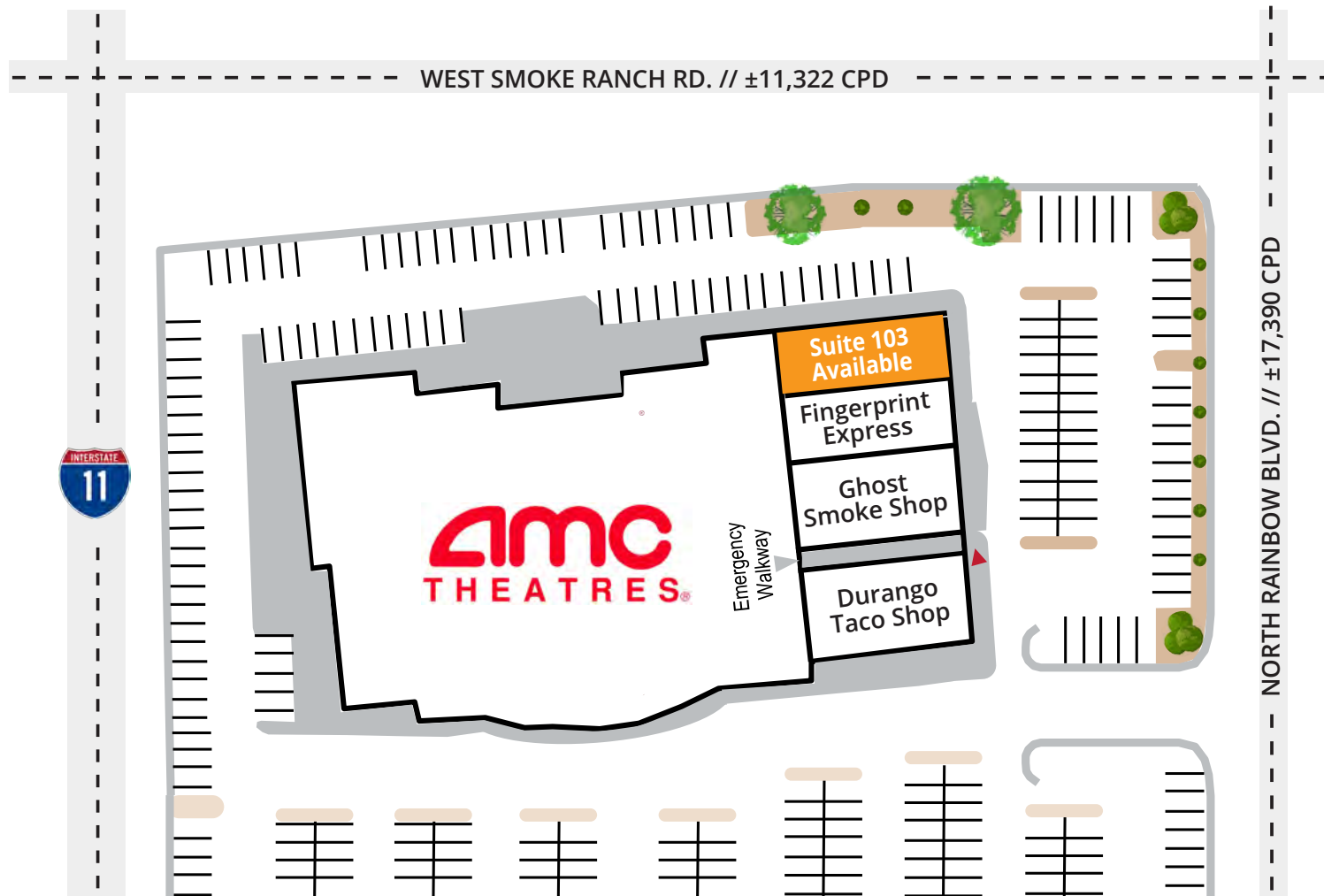
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Site Plan

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Suite 103 Photos

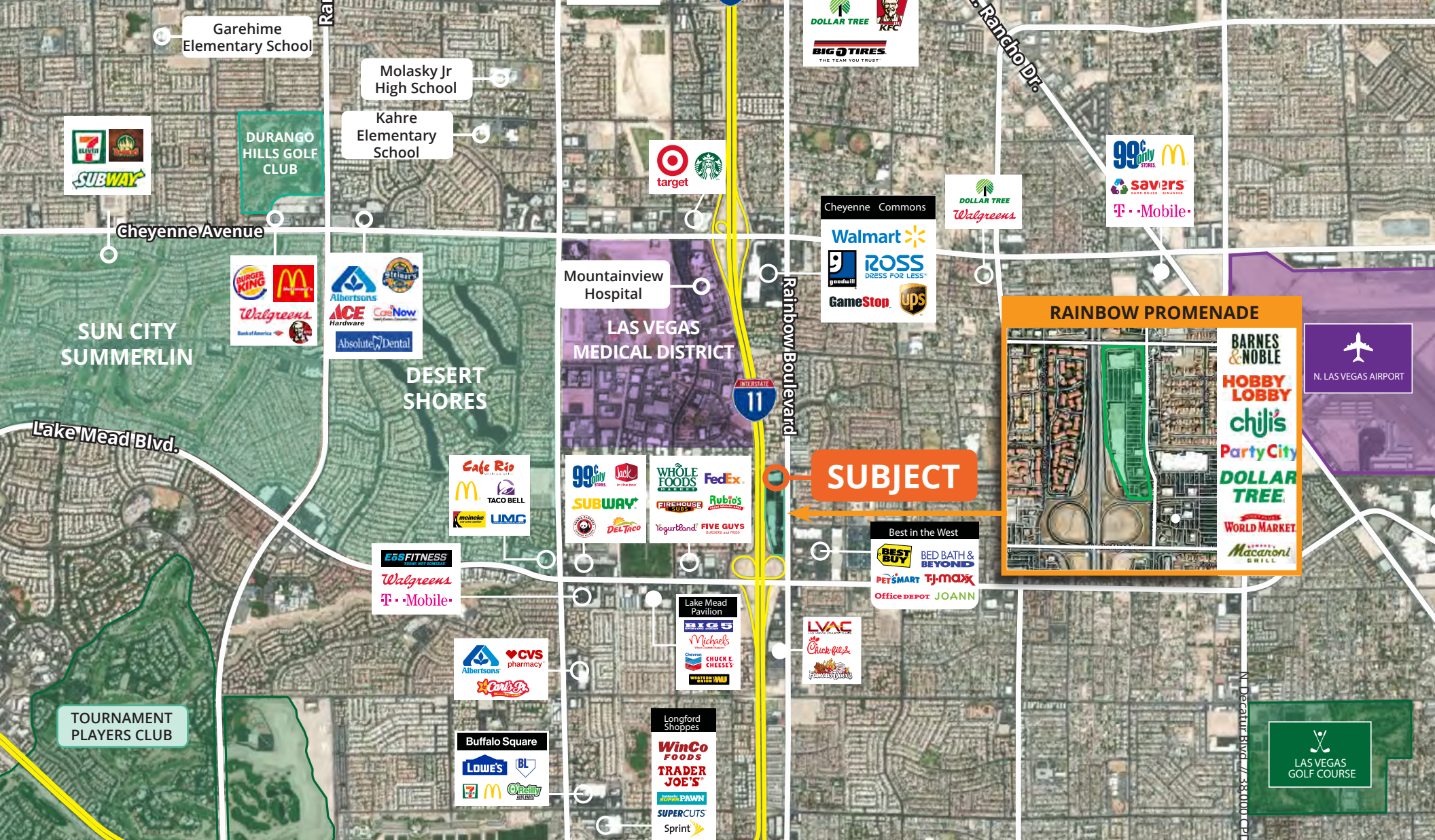
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Property Photos

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