

RAINBOW BOULEVARD RETAIL FOR LEASE

N/NEC Sunset Rd & Rainbow Blvd | 6410 S. Rainbow Blvd #110 | Las Vegas, NV 89118






AVAILABLE	±7,544 SF Endcap
JURISDICTION	CC Spring Valley - 89118
ZONING	General Commercial (CG)
RATES	Call for Price

PROPERTY HIGHLIGHTS

- Located on Rainbow Blvd corridor, one of southern Las Vegas' busiest north-south roads, with strong drive-by counts
- Corner/off-axis visibility yields excellent sign and store front exposure
- Within walking/drive distance of dense retail, supermarkets, national dining chains, and service providers—perfect for cross-shopping
- Co-tenants include Dutch Bros and AAA Auto Repair Center

2025 DEMOGRAPHIC SNAPSHOT

	Population: 3-mile radius	147,346
	Average HH Income:	\$110,658
	Traffic Counts: Rainbow Blvd	42,978 vpd



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CHAINLINKS
RETAIL ADVISORS

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2025 ESTIMATED DEMOGRAPHICS



Population

1-Mile	4,250
3-Mile	147,346
5-Mile	389,050



Average Household Income

1-Mile	\$129,286
3-Mile	\$110,658
5-Mile	\$112,951



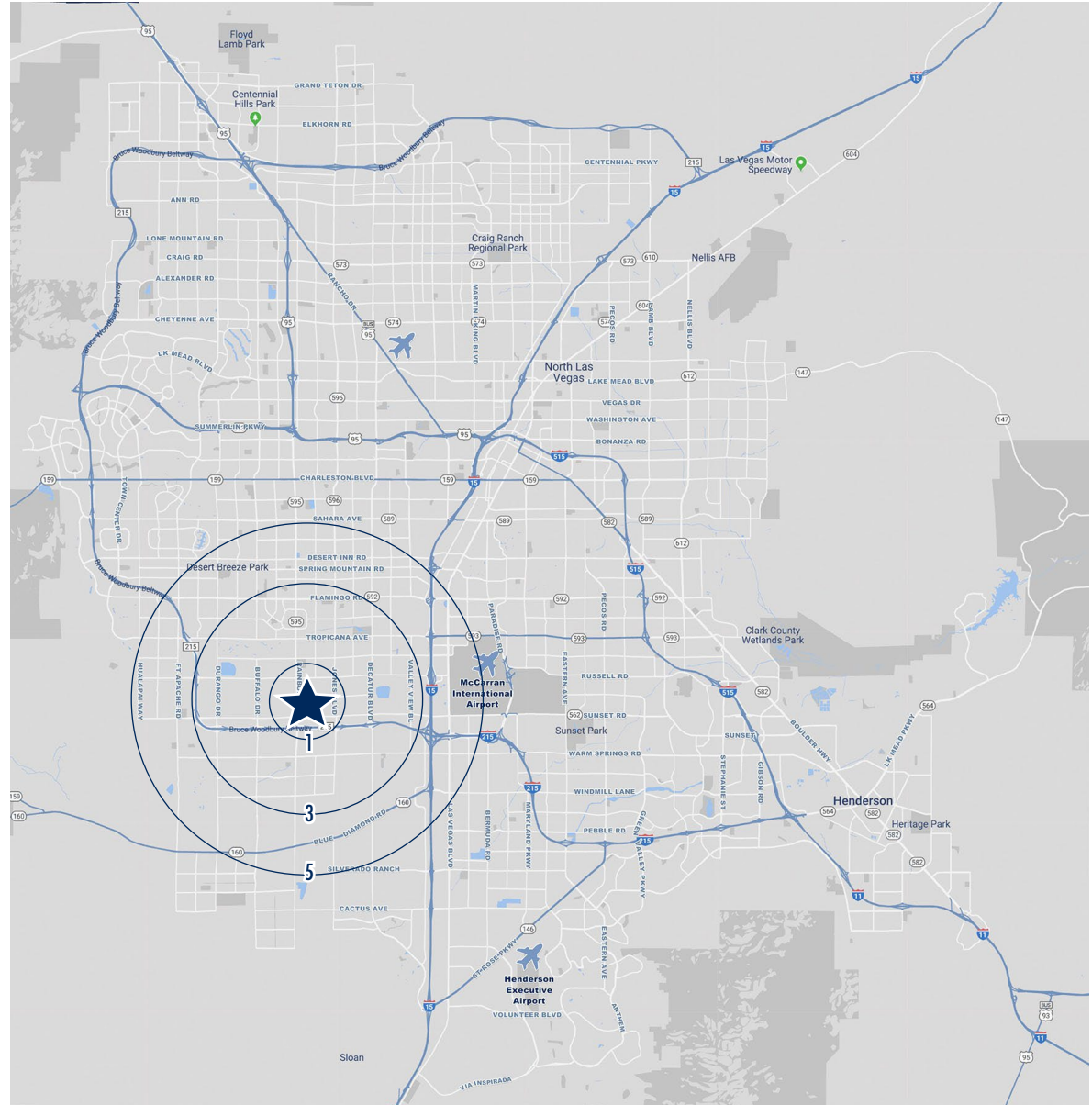
Number of Households

1-Mile	1,591
3-Mile	58,447
5-Mile	155,815



Daytime Population (Employees)

1-Mile	11,345
3-Mile	72,016
5-Mile	179,544



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