

New Retail Development For Lease

Listed By:

Colliers

SWC RAINBOW BLVD. & MOUNTAINS EDGE PKWY.

Las Vegas, NV 89178

SUBJECT

LAS VEGAS STRIP

Blue Diamond Rd. // ±50,500 VPD

S. Jones Blvd. // ±19,000 VPD

W. Mountains Edge Pkwy. // ±7,700 VPD

S. Rainbow Blvd. // ±28,800 VPD

NOW PRE-LEASING: FREESTANDING QSR, END CAP DRIVE-THRU & SHOP SPACE

LISTING SNAPSHOT

Lease Rate

Contact Broker

Shop Space

±1,300 SF – ±11,500 SF

QSR Pad

±1,300 SF – ±2,500 SF



PROPERTY HIGHLIGHTS

- New retail leasing opportunity in the rapidly growing Southwest submarket, located within the thriving Mountain's Edge Master-Planned Community (12,500 houses)
- Multiple space types available, including free-standing drive-thru, end-cap, and in-line shop space
- Ideal for quick-service restaurants, full-service dining, and general retail
- High-traffic location just ±1 mile south of Blue Diamond Rd. (±50,500 VPD), offering strong synergy with nearby retail and residential developments
- Strategically positioned to serve a dense and expanding population of ±245,182 residents within a 5-mile radius
- Prime visibility and accessibility with frontage on Rainbow Blvd. and Mountains Edge Pkwy. (±36,500 VPD)

Trade Area Demographics

	1-Mile	3-Mile	5-Mile
2024 Population	13,756	118,484	245,182
2024 Average Household Income	\$140,718	\$136,049	\$128,008
2024 Households	4,620	40,017	88,179

Leasing Experts

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The trade area consists of ±245,182 residents with an average household income of ±\$128,008 within a 5-mile radius.



37.2

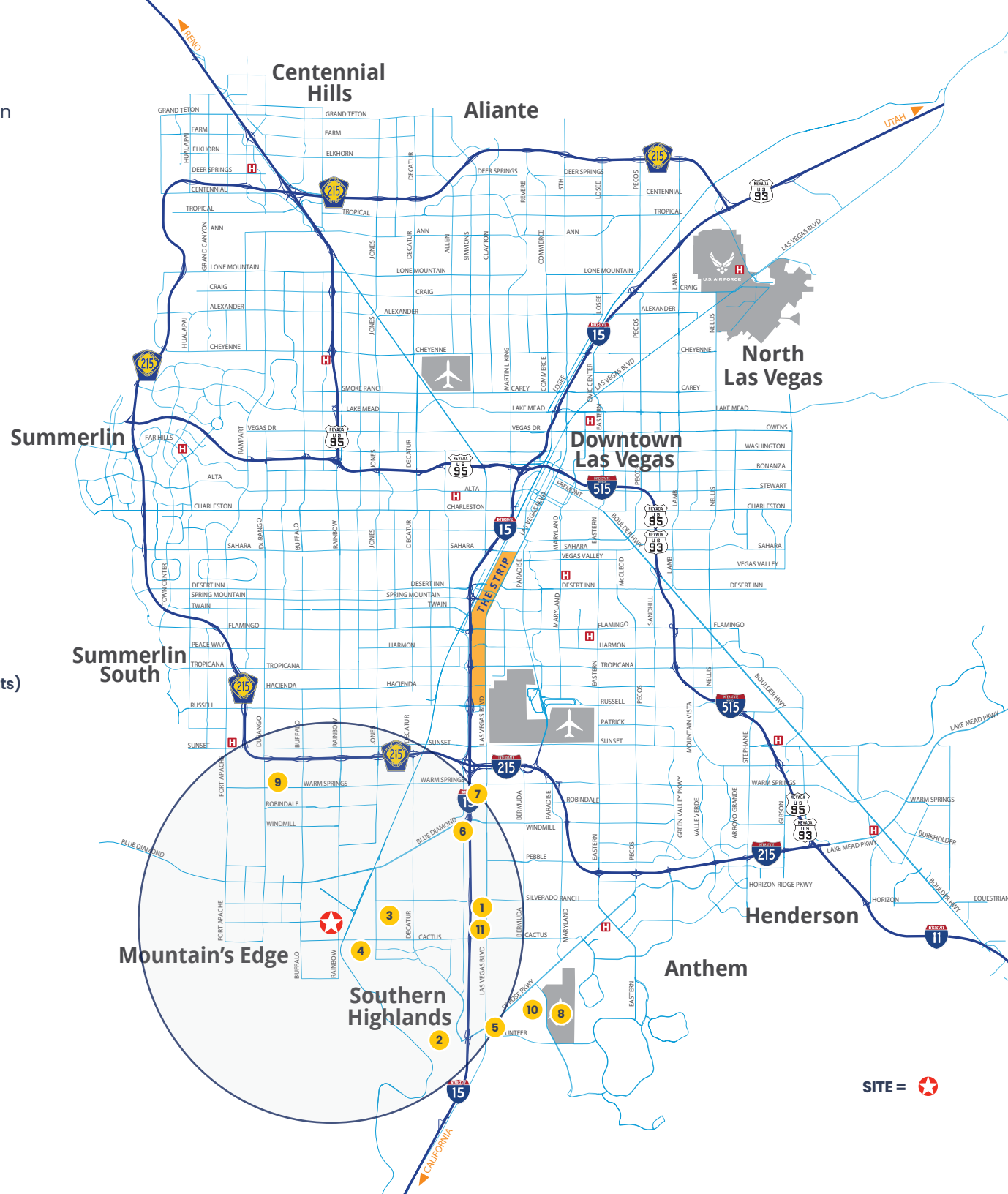


88,179



50.9%

- 1 South Point Hotel & Casino (2,163 rooms)**
-5.4 miles
- 2 Southern Highlands Golf Club**
-5.7 miles
- 3 Lois and Jerry Tarkanian Middle School (±2,000 students)**
-2.3 miles
- 4 Desert Oasis High School (±3,250 students)**
-1.3 miles
- 5 M Resort Spa & Casino (390 rooms + future expansion)**
-7.2 miles
- 6 Silverton Hotel & Casino (300 rooms)**
-5.3 miles
- 7 Las Vegas South Premium Outlets**
-7.1 miles
- 8 Henderson Executive Airport**
-7.6 miles
- 9 St Rose Dominican Hospital San Martin Campus**
-5.5 miles
- 10 Intermountain Healthcare Performance Center**
-7.5 miles
- 11 Future HCA Hospital (±57 AC)**
-4.4 miles





■ = Power Centers
 ■ = Neighborhood Retail
 ■ = Community Centers
 ■ = Schools
 ■ = Hospitals







■ = Subject ■ = NAP

SWC RAINBOW & MOUNTAINS EDGE



PROPERTY PHOTOS

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Malan + Marcello Investment Team

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