



PAD B

PAD D

CACTUS AVE

RAINBOW BLVD

CACTUS SHOPS

N-NWC CACTUS AVE & RAINBOW BLVD, LAS VEGAS, NV 89178

RETAIL PADS AVAILABLE FOR BTS, RBTS AND GROUND LEASE



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PROPERTY INFORMATION

±8,260 SF
PAD B

±3,200 SF
PAD D - WITH DRIVE THRU

Previously approved for free standing building with drive thru

Convenient cross-access to Cactus Ave & Rainbow Blvd with 41,000 VPD combined

Property is located in the high growth Southwest Las Vegas market, between Southern Highlands and Mountain's Edge communities

Less than 2 miles to Blue Diamond Rd and less than 4 miles to I-15 freeway



±0.77 AC (Pad B)

±0.69 AC (Pad D)

Parcel Size



General Commercial (C-2)

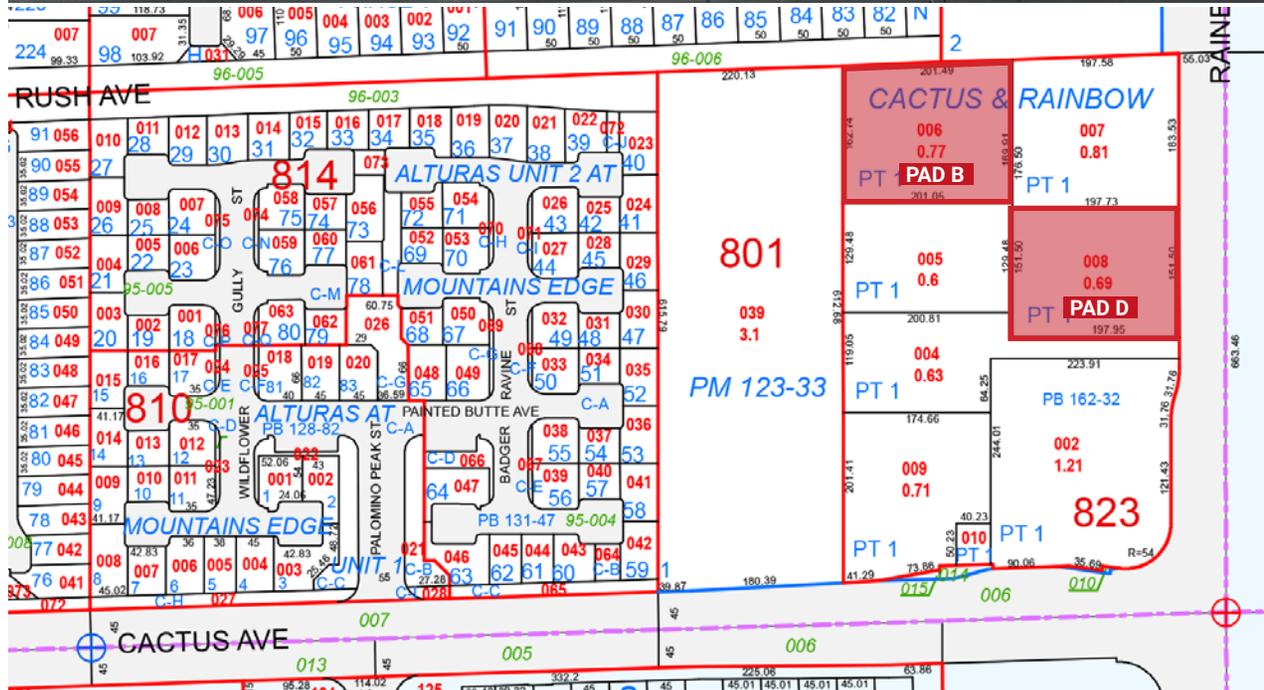
Zoning



176-27-823-006

176-27-823-008

Parcel Number



AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
20,222	109,166	245,634



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$141,765	\$143,229	\$136,363



TRAFFIC COUNTS

Cactus Ave	Rainbow Blvd
22,100 VPD	19,600 VPD

Sources:
SitesUSA 2025
TRINA, NV DOT 2024



HOUSING GROWTH

UNDER CONSTRUCTION

PLANNED

COMPLETED





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FOR MORE INFORMATION

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