

RETAIL OPPORTUNITIES AVAILABLE

LEASE, GROUND LEASE, BUILD TO SUIT, REVERSE BUILD TO SUIT

N-NWC Cactus Ave & Rainbow Blvd
Las Vegas, NV 89178



DAN ADAMSON
702.550.4934 | dan@roicre.com
Lic # B.0026992.CORP

EDWARD LEHNARDT, CCIM
702.830.1119 | edward@roicre.com
Lic # S.0180688

CHRIS WALDBURGER, CCIM
702.483.3683 | chris@roicre.com
Lic # S.0190814



PROPERTY

HIGHLIGHTS

- Newly constructed buildings in grey shell condition and development opportunities on pads.
- Pad with drive-thru option available.
- Easy access to high growth Southwest Las Vegas.
- Access to I-15 via Cactus interchange just 2 miles east of the property.
- Located in Mountain's Edge MPC consisting of 14,500 homes at build-out on 3,500 AC.

N-NWC Cactus Ave & Rainbow Blvd
Las Vegas, NV 89178



The subject property is comprised of 4 parcels with cross-access to both Cactus Ave and Rainbow Blvd



A: Existing building
B: 176-27-823-006 - ±0.77 AC
C: Existing building
D: 176-27-823-008 - ±0.69 AC

General Commercial (C-2)
ZONING



Cactus Ave - 17,400 VPD
Rainbow Blvd - 19,800 VPD



SCHEMATIC

SITE PLAN

PROPERTY OVERVIEW

RETAIL A/RETAIL C Newly constructed building in grey shell condition, landlord is willing to contribute toward Tenant Improvement for qualified tenants.

RETAIL B 0.77 AC Parcel available for Development. Landlord is open to Build to Suit, Reverse Build to Suit and Ground Lease.

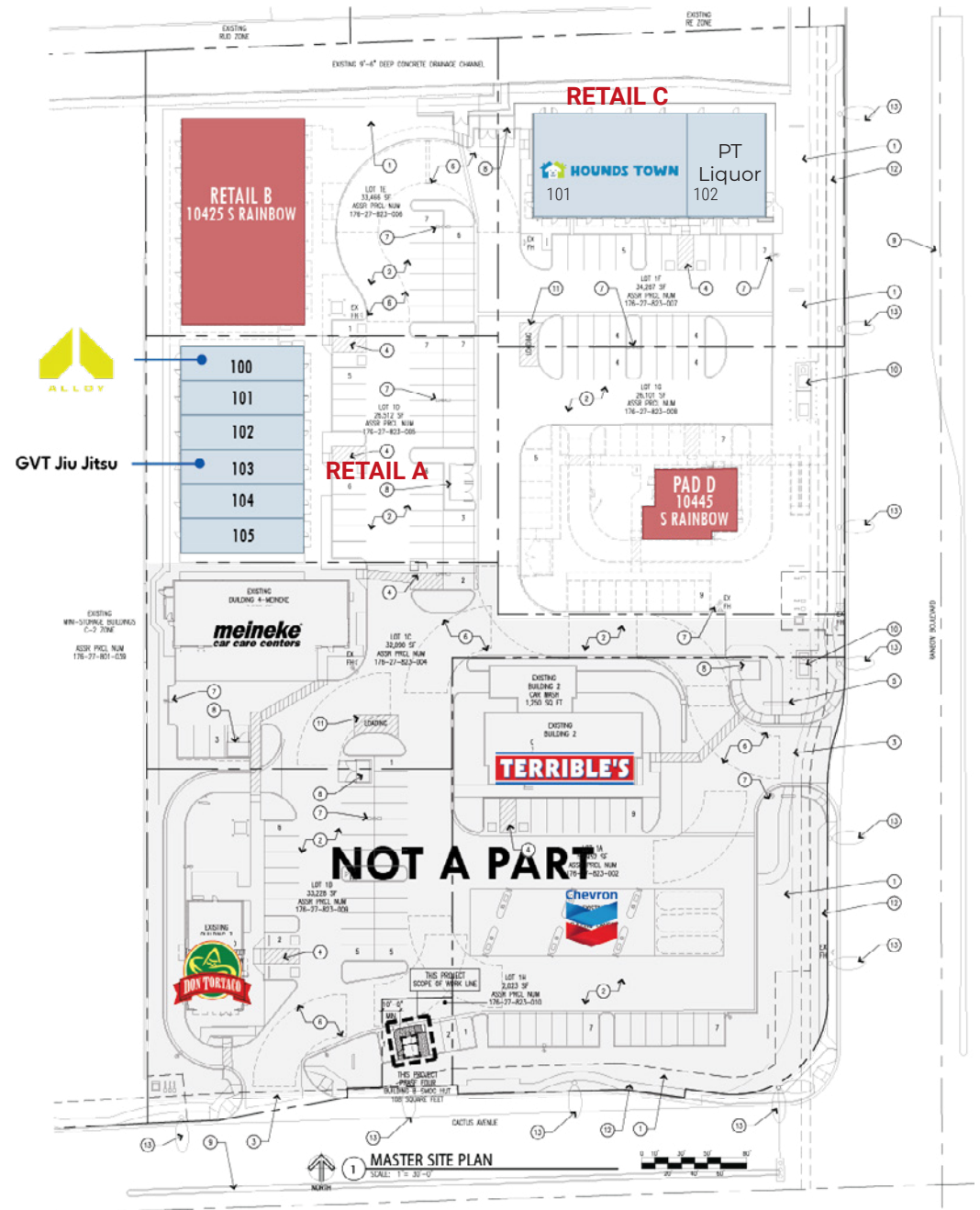
PAD D potential drive-thru with Rainbow Blvd frontage.

ADJACENT to property occupied by Don Tortaco Mexican Grill, Meineke and Terrible Herbst.

ZONING General Commercial (C-2)

BUILD-TO-SUIT and Ground Lease options available.

Suite	Tenant	Size (SF)
A100	Alloy Personal Training	1,742
A101	If by Sea Asian Market	1,300
A102	Member Cuts	1,300
A103	GVT Jiu Jitsu	1,200
A104	Cigar House	1,200
A105	Shah Dentistry	1,499
RETAIL B	AVAILABLE	8,260
RETAIL C	Hounds Town	4,926
RETAIL C	PT Liquor	3,000
RETAIL D	AVAILABLE	Up to 3,200 SF



CLOSE-UP AERIAL

N-NWC Cactus Ave & Rainbow Blvd
Las Vegas, NV 89178



roicre.com

All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate



HOUSING GROWTH

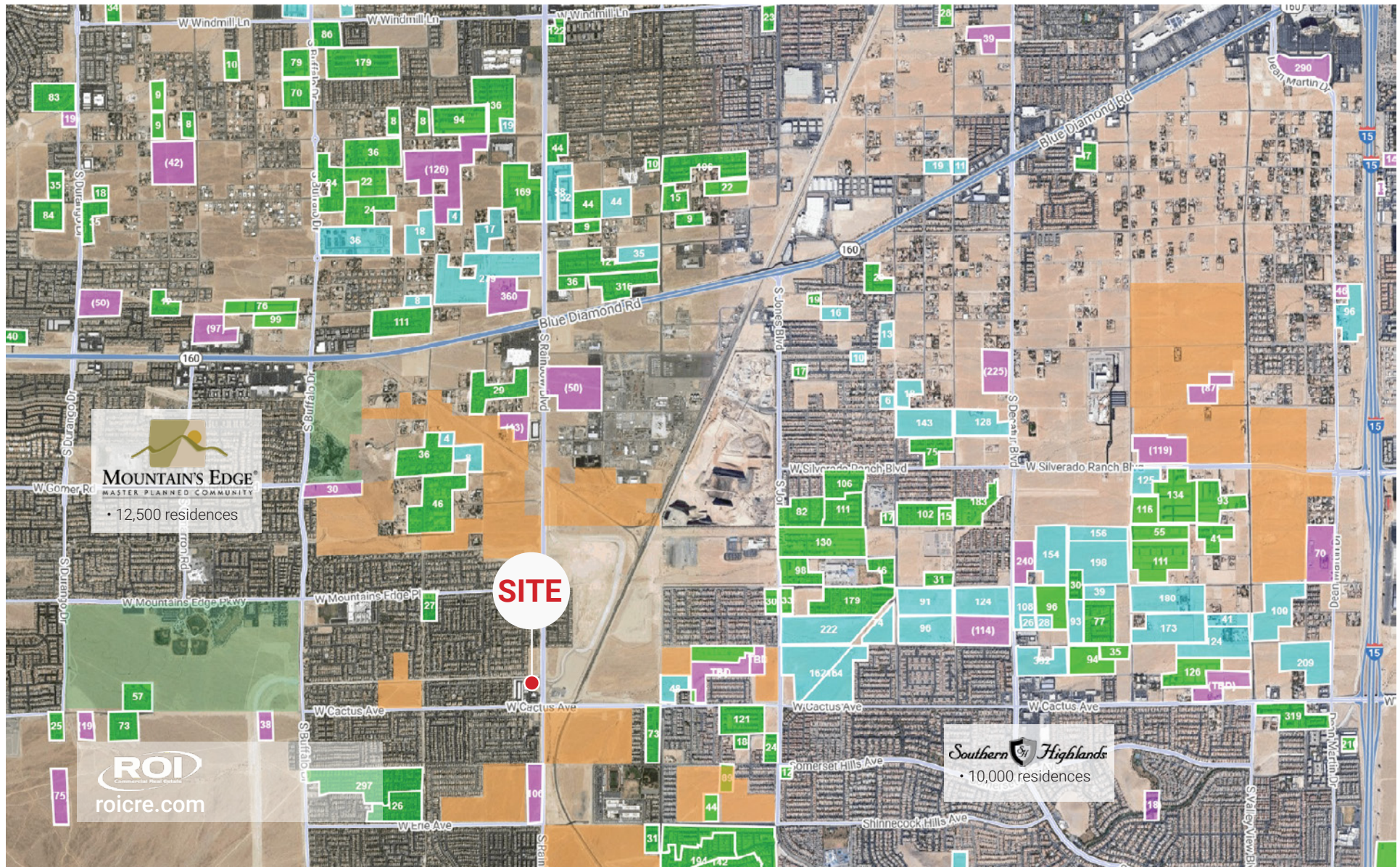
N-NWC Cactus Ave & Rainbow Blvd
Las Vegas, NV 89178

■ UNDER
CONSTRUCTION

■ PLANNED

■ COMPLETED

■ RURAL ESTATES
RESIDENTIAL ZONED



roicre.com

All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate



LAS VEGAS

N-NWC Cactus Ave & Rainbow Blvd
Las Vegas, NV 89178

Las Vegas is a unique suburban community well known for great community living, conventions, shows, gaming and a variety of other entertainment options. Las Vegas is also quickly becoming the sports entertainment capital of the world and is home to the UFC World Headquarters, the NHL's Golden Knights, NFL's Raiders, WNBA's Aces, the AHL's Silver Knights, the Minor League Baseball Team - Aviators, NASCAR, Formula 1, National Hot Rod Association, NCAA tournaments and several world championship rodeo events. Additional teams and venues are expected including a \$3 Billion dollar arena on South Las Vegas Blvd., a \$2.7 Billion basketball arena and hotel on the north Strip, and over \$3 Billion in other developments of new and expanding hotels and resorts, hospitals, warehouse, and multi-family projects, to name a few.

Business is thriving in Las Vegas. Tourism is still a strong part of the economy with 280,000 tourism jobs. The economy is diverse however including employers such as the six professional sports teams and UFC world headquarters, Allegiant airlines, Citadel Broadcasting, Zappos, Switch Data Centers, HAAS Manufacturing, Google, and many other growing companies, providing diverse career options with multiple opportunities which helps strengthen the economy for the residence of Las Vegas.

Individuals and families also thrive in Las Vegas. The current population is approximately 2.3 million and is expected to grow by 2% for the next several years. Las Vegas has several Nationally acclaimed master planned communities including Cadence, Summerlin, Valley Vista and Inspirada.

2.3 MILLION
RESIDENTS

1.2 PERCENT
2022 GROWTH RATE

38.8 MILLION
ANNUAL VISITORS
2022 ANNUAL TOTAL

5.0 MILLION
CONVENTION ATTENDANCE
2022 ANNUAL TOTAL

\$14.8 BILLION
2022 GAMING REVENUE

\$36.1 BILLION
VISITOR SPENDING

PREMIERE ENTERTAINMENT DESTINATION



5 MILLION
ATTENDANCE
2022 ANNUAL TOTAL



\$14.8
BILLION
2022 GAMING REVENUE



AREA

DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
20,366	92,383	242,296



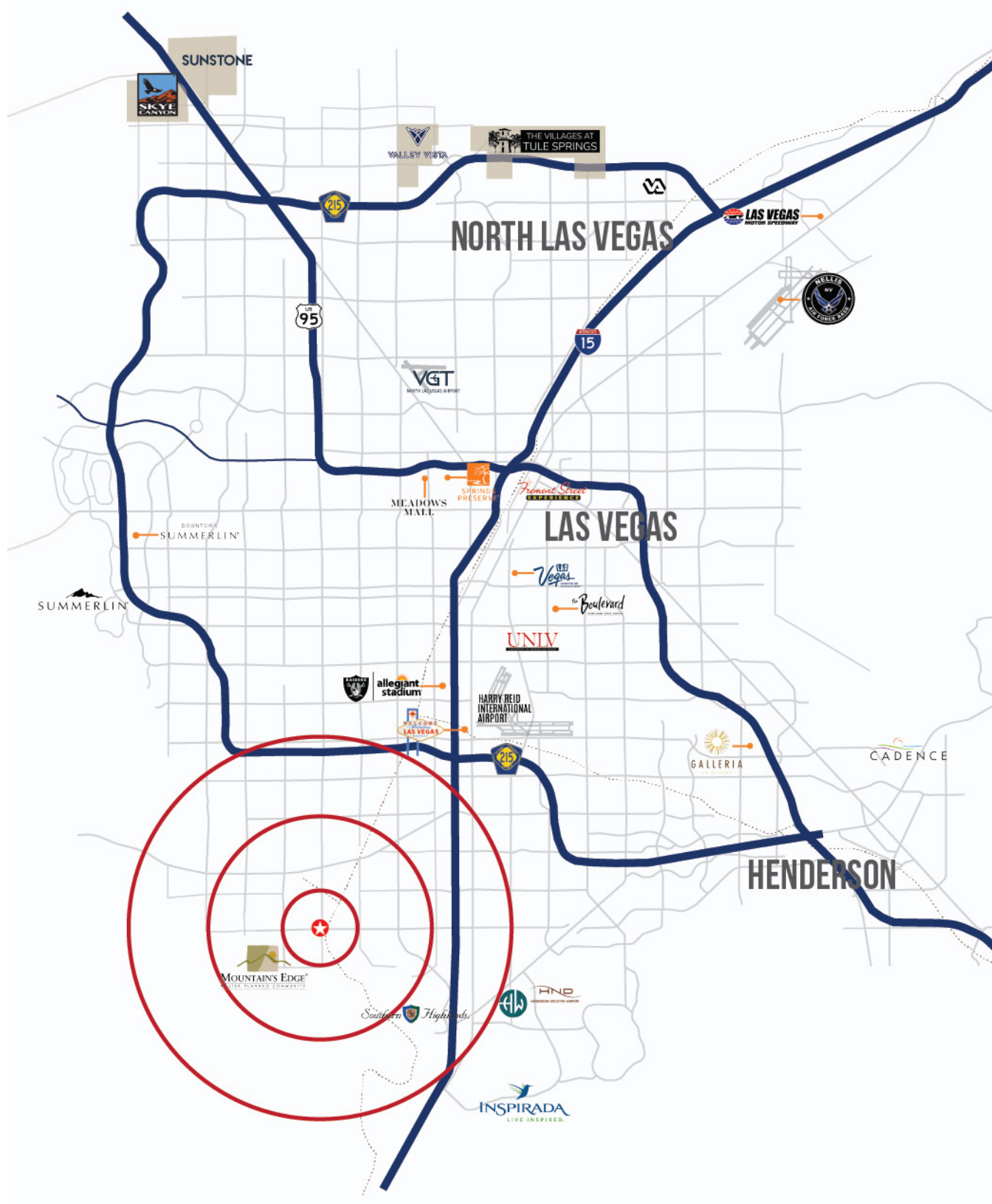
AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$135,636	\$140,073	\$121,620



TRAFFIC COUNTS

Cactus Ave	Rainbow Blvd
18,500 VPD	19,200 VPD



Sources:
SitesUSA 2024
TRINA, NV DOT 2023