



GREEN VALLEY GROCER RECENTLY SIGNED

SHOPS & RETAIL PAD WITH DRIVE-THRU
 10571 S Rainbow Blvd
 Las Vegas, NV 89179
 GROUND LEASE OR BTS OPPORTUNITY
 NOW AVAILABLE



9121 W Russell Rd
 Suite 111
 Las Vegas, NV 89148

PROPERTY HIGHLIGHTS

SWC Cactus Ave & Rainbow Blvd
Las Vegas, NV 89179

1,000 - 5,000 SF Available

- 12,000 SF of Proposed Shop Space
- Located in Mountain's Edge MPC consisting of 14,500 homes at completion and 3,500 acres
- Approximately 2 miles west of the Cactus/15 Interchange
- Over 36,000 VPD
- Pad has been approved for up to 2,500 SF building with a drive-thru
- May also apply for a larger building
- Will also consider up to 5,000 SF free-standing building without a drive-thru



PARCEL INFO

APN: 176-34-501-008

Zoning: General Commercial (C-2)

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

DAN ADAMSON

702.550.4934

dan@roicre.com

Lic # B.0026992.CORP

DERON CONWAY

702.550.4918

dc@roicre.com

Lic # BS.0144094.PC

EDWARD LEHARDT, CCIM

702.830.1119

edward@roicre.com

Lic # S.0180688

CHRIS WALDBURGER

702.483.3683

chris@roicre.com

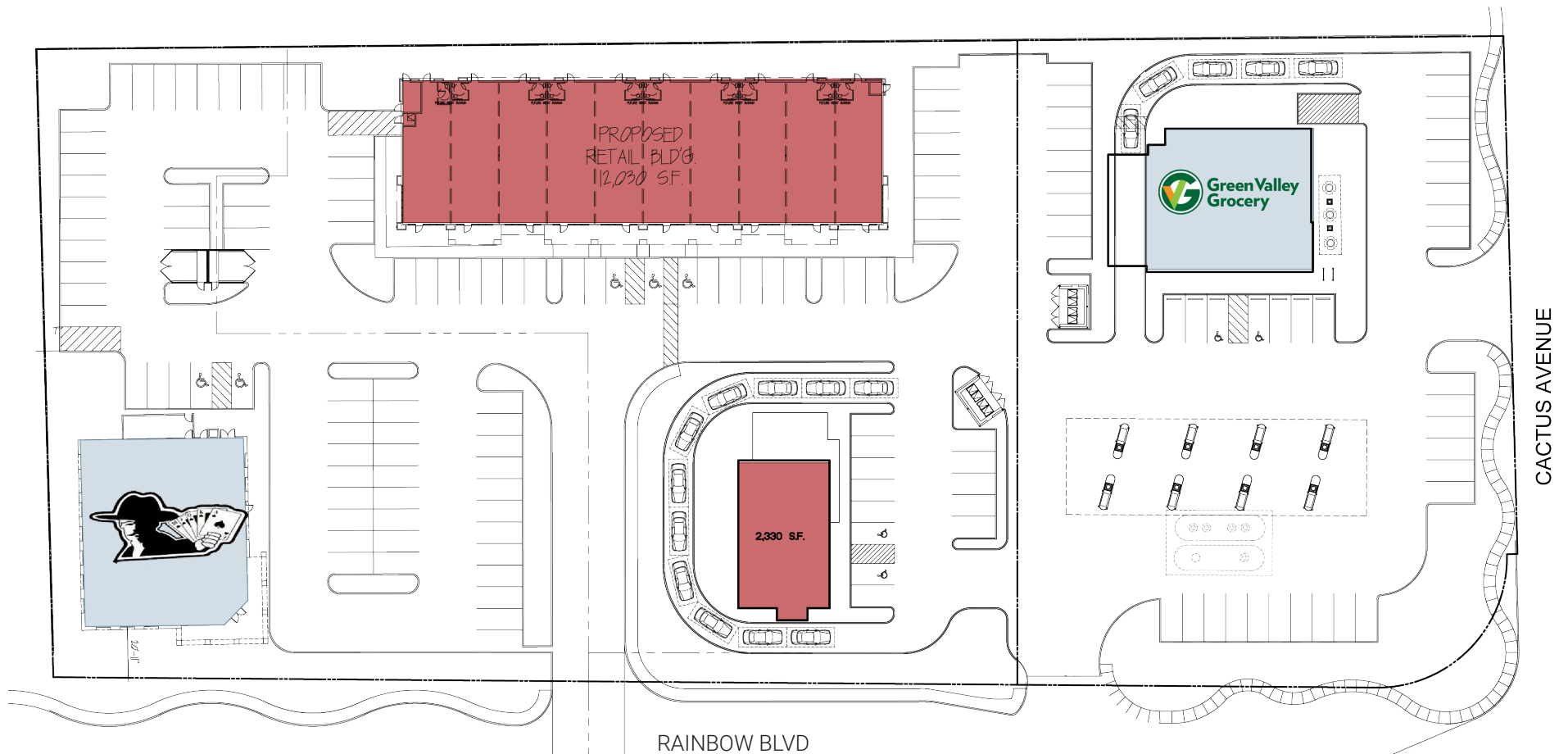
Lic # S.0190814



roicre.com

SITE PLAN

SWC Cactus Ave & Rainbow Blvd
Las Vegas, NV 89179



Suite	Tenant	Size (SF)
10591	The Bounty Tavern	2,650
	Green Valley Grocery	4,400
10571	AVAILABLE PAD	2,500 - 5,000
	PROPOSED SHOP SPACE	12,000

DAN ADAMSON

702.550.4934

dan@roicre.com

Lic # B.0026992.CORP

DERON CONWAY

702.550.4918

dc@roicre.com

Lic # BS.0144094.PC

EDWARD LEHARDT, CCIM

702.830.1119

edward@roicre.com

Lic # S.0180688

CHRIS WALDBURGER

702.483.3683

chris@roicre.com

Lic # S.0190814



roicre.com

AREA DEMOGRAPHICS

SWC Cactus Ave & Rainbow Blvd
Las Vegas, NV 89179



TRAFFIC COUNTS

S Rainbow Blvd 17,700 VPD
W Cactus Ave 18,600 VPD



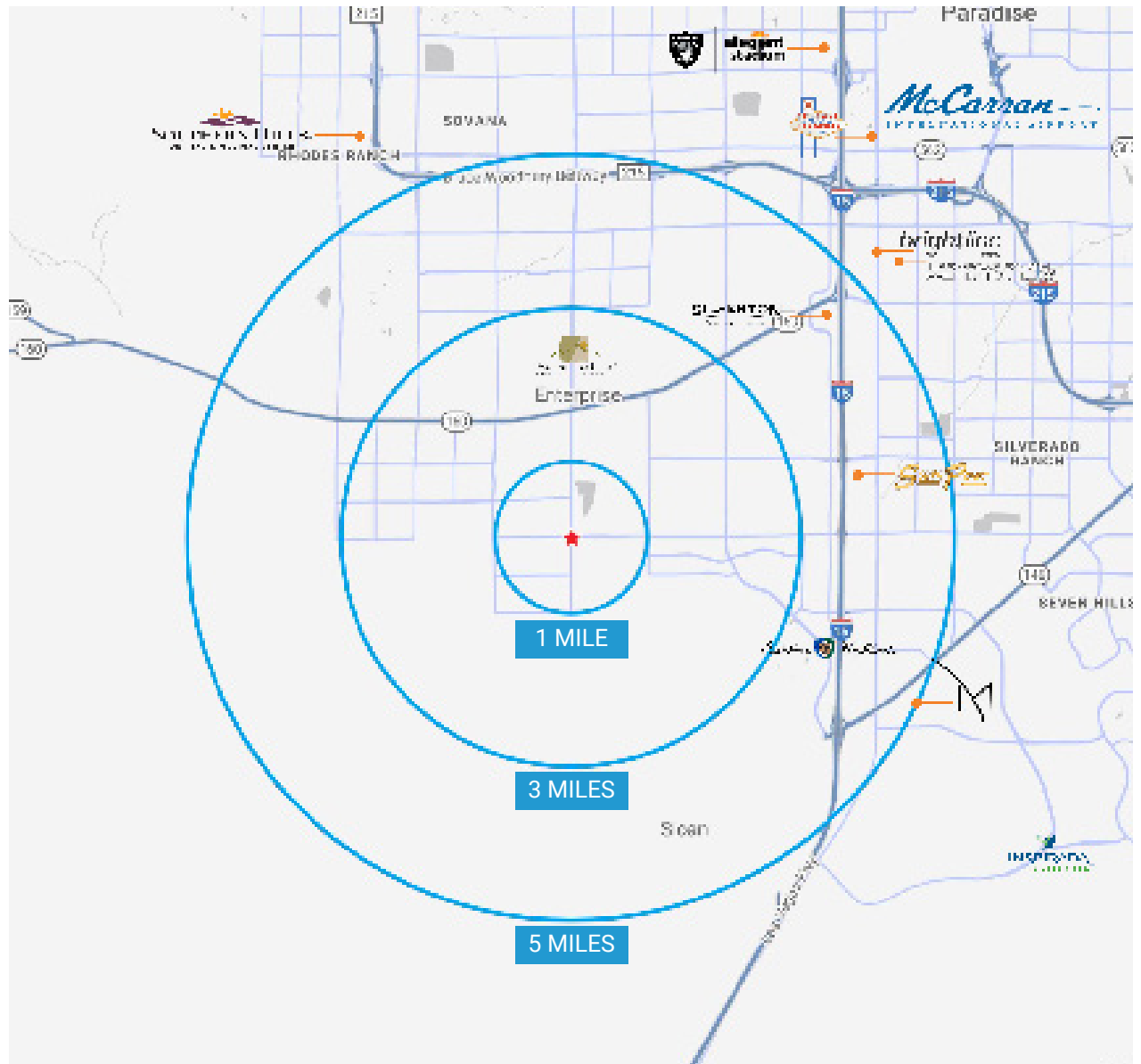
POPULATION

1 Mile	3 Miles	5 Miles
18,951	83,724	205,253



AVERAGE HHI

1 Mile	3 Miles	5 Miles
\$108,703	\$111,671	\$105,813



Source:
SitesUSA 2021
TRINA, NV DOT 2020

DAN ADAMSON

702.550.4934

dan@roicre.com

Lic # B.0026992.CORP

DERON CONWAY

702.550.4918

dc@roicre.com

Lic # BS.0144094.PC

EDWARD LEHARDT, CCIM

702.830.1119

edward@roicre.com

Lic # S.0180688

CHRIS WALDBURGER

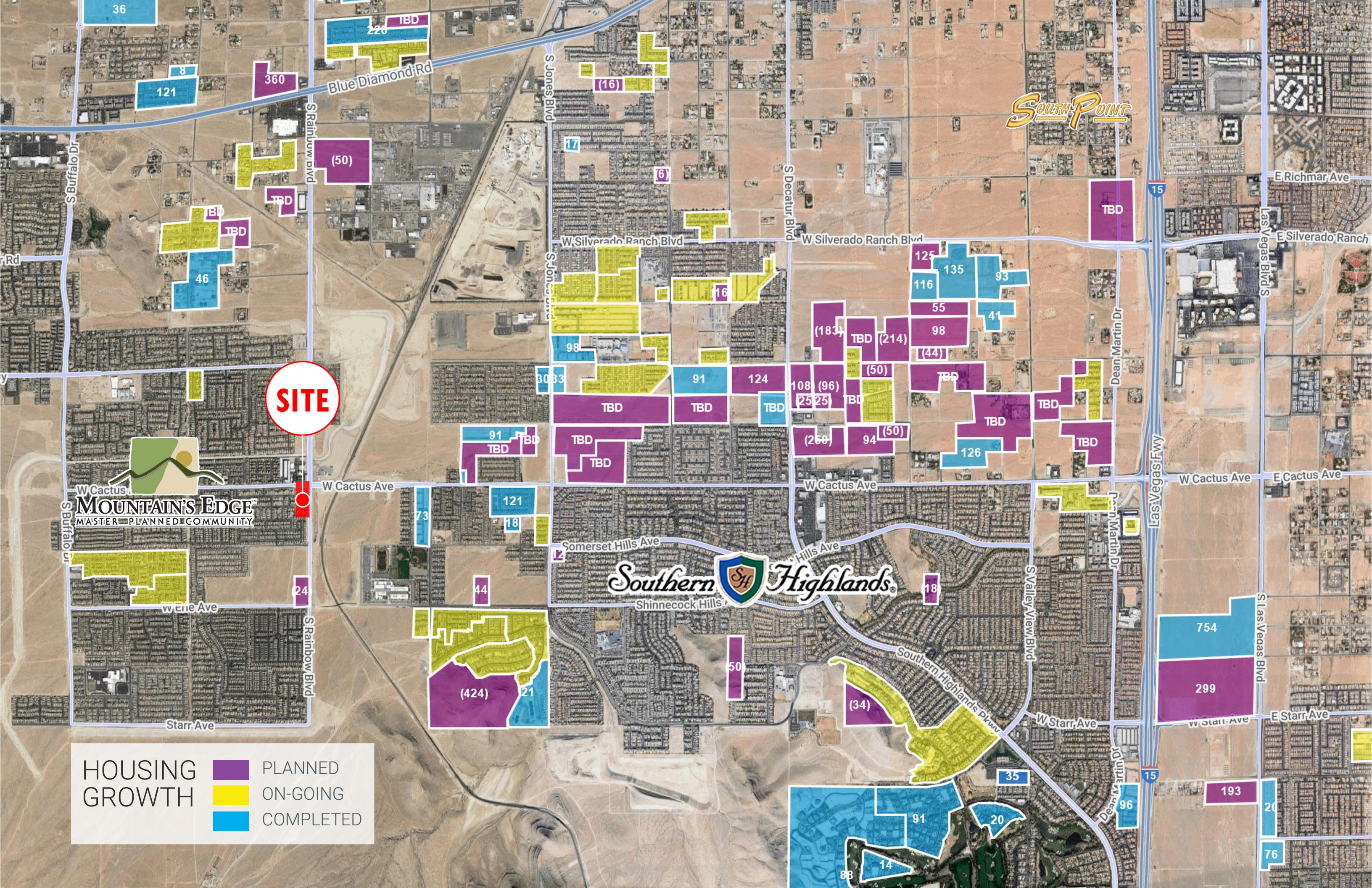
702.483.3683

chris@roicre.com

Lic # S.0190814



roicre.com



SITE

HOUSING GROWTH

- PLANNED
- ON-GOING
- COMPLETED

MOUNTAIN'S EDGE
MASTER PLANNED COMMUNITY

Southern Highlands
Shinnecock Hills

SOUTH POINT

15

15

15

121

(50)

360

220

(16)

17

(6)

46

TBD

TBD

16

98

16

125 135 93

116

55

98

(44)

30 33

91

124

108 (96)

(25) 25

(50)

TBD

TBD

TBD

91

TBD

TBD

TBD

TBD

(260)

94

(50)

TBD

TBD

TBD

126

73

121

18

W Cactus

Starr Ave

24

44

(424)

21

50

(34)

18

754

299

193

20

76

S Valley View Blvd

W Starr Ave

Dean Martin Dr

Las Vegas Blvd S

E Starr Ave

W Starr Ave

E Starr Ave

S Buffalo Dr

S Rainbow Blvd

S Jones Blvd

S Decatur Blvd

Dean Martin Dr

Las Vegas Fwy

Dean Martin Dr

Dean Martin Dr

Las Vegas Blvd S

S Las Vegas Blvd

W Starr Ave

W Cactus Ave

Somerset Hills Ave

Shinnecock Hills

Hills Ave

Southern Highlands Pkwy

W Starr Ave

W Cactus Ave

E Cactus Ave

W Silverado Ranch Blvd

W Silverado Ranch Blvd

Blue Diamond Rd

E Richmar Ave

E Silverado Ranch