



For Lease

Rainbow Promenade

2351 North Rainbow Boulevard, Las Vegas 89108

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**AVISON
YOUNG**



Property Highlights

2351 North Rainbow Boulevard, Las Vegas, NV 89108

- ±2,287 sf available for lease
- Located on the SWC of North Rainbow Boulevard and West Smoke Ranch Road
- Zoned C-1 General Commercial
- Jurisdiction: City of Las Vegas
- High demographic area with approximately 26,000 residents within a one mile radius
- Neighboring tenants include AMC Theaters, Hobby Lobby, Chili's and the World Market
- Lease Rate: \$1.95 psf NNN
- \$0.53 PSF CAM's



Demographics (2024 Estimates with 2029 Projections)

 Total Population	1-mile 26,044	3-miles 195,642	5-miles 433,160
 Median HH Income	1-mile \$55,239	3-miles \$66,978	5-miles \$73,313
 Median Home Value	1-mile \$364,043	3-miles \$410,616	5-miles \$443,597
 Total Households	1-mile 10,161	3-miles 74,969	5-miles 167,037
 Average Size Household	1-mile 3.5	3-miles 3.4	5-miles 3.5

**For more
information**

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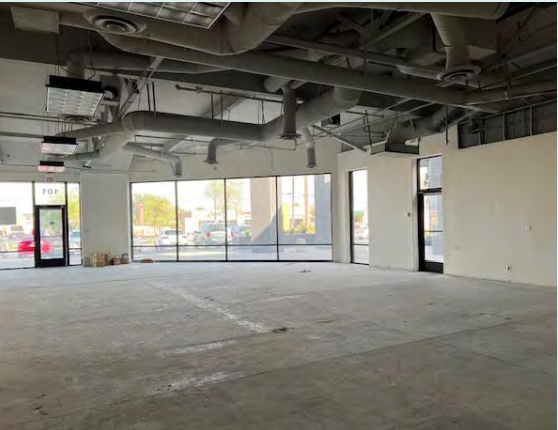
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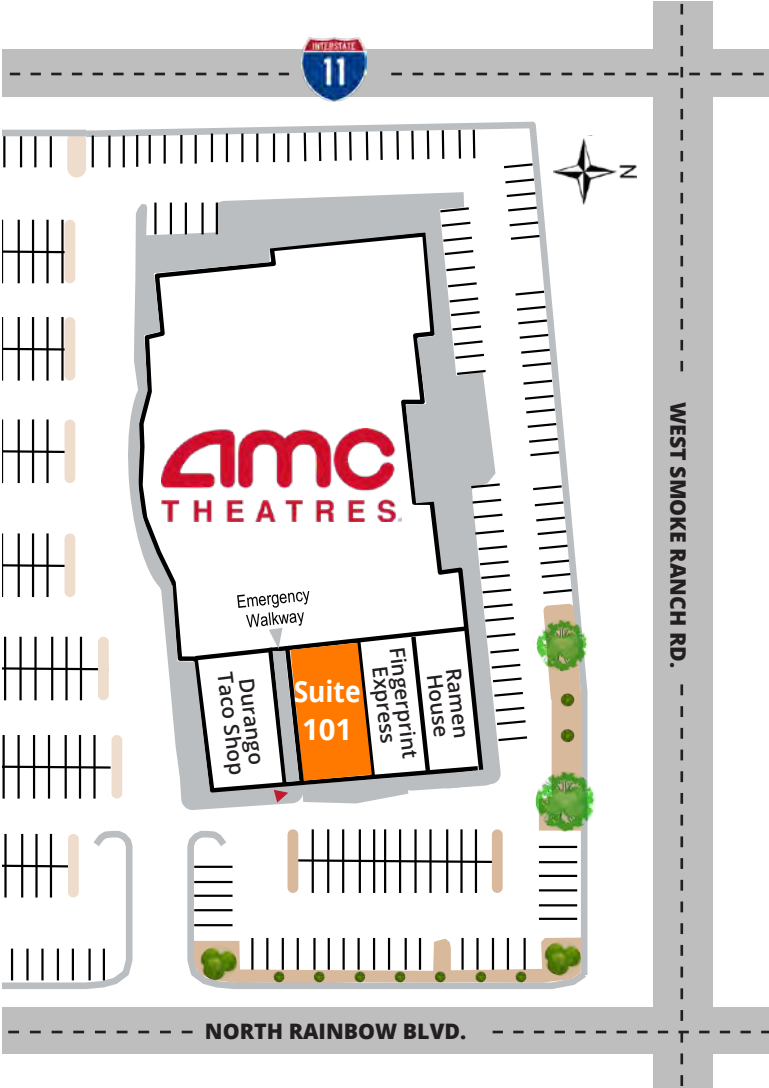
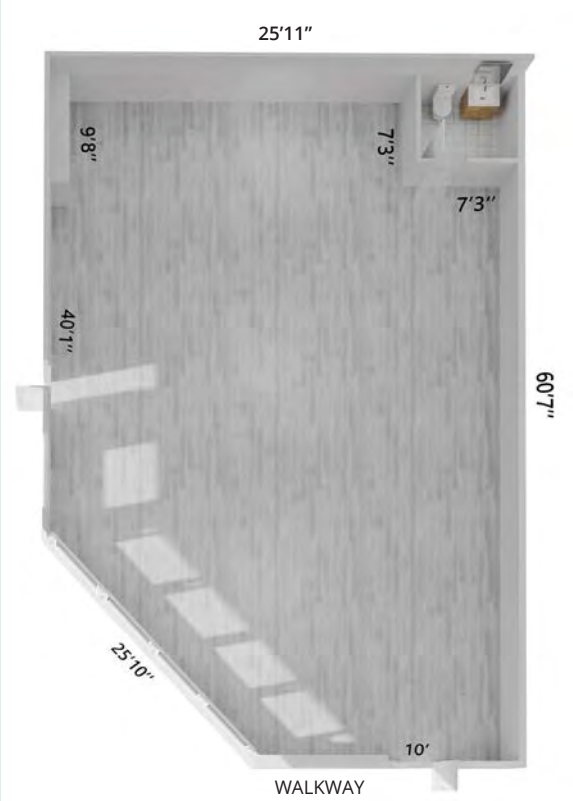
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Floor Plan

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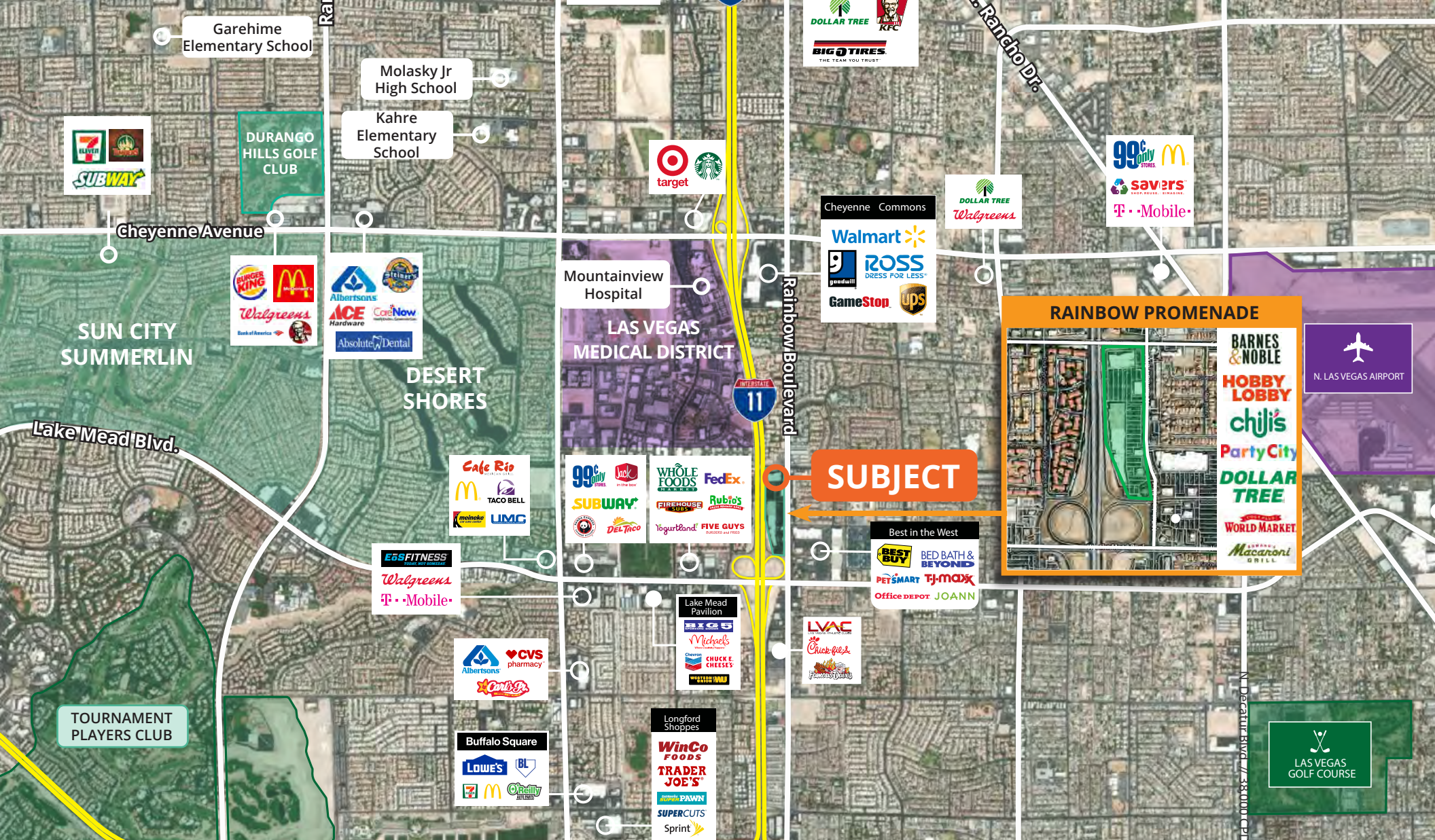
Suite 101 ±2,287 SF



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