

# SPACE AVAILABLE

Former Free Standing Bank Building  
in Established Neighborhood Center

## MISSION PASEO PLAZA

Sahara Avenue / Rainbow Boulevard  
2585 S. Rainbow Blvd.  
Las Vegas, Nevada 89117







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## JEFF SUSA

702.971.2277  
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LIC. # B.23367.LLC

## TANNER SUSA

702.363.4788  
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BS.0146610  
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## SPACE AVAILABLE

2585 S. Rainbow Blvd. – 5,700 sq. ft.  
(+/-)

RENT: \$2.15 per sq. ft., per month  
CAM: \$0.65 per sf.

## QUICK LOOK

- Rent abatement and T.I. allowance negotiable
- Located on the southeast corner of shopping center at Rainbow Blvd.
- Drive-thru
- Strong traffic counts





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**AN ESTABLISHED, SPRAWLING NEIGHBORHOOD CENTER IN CLOSE PROXIMITY TO MAJOR FREEWAYS AND ARTERIALS, MORE THAN 124,000 VEHICLES PASS MISSION PASEO PLAZA'S ADJACENT INTERSECTION AT SAHARA AVENUE AND RAINBOW BOULEVARD DAILY.**

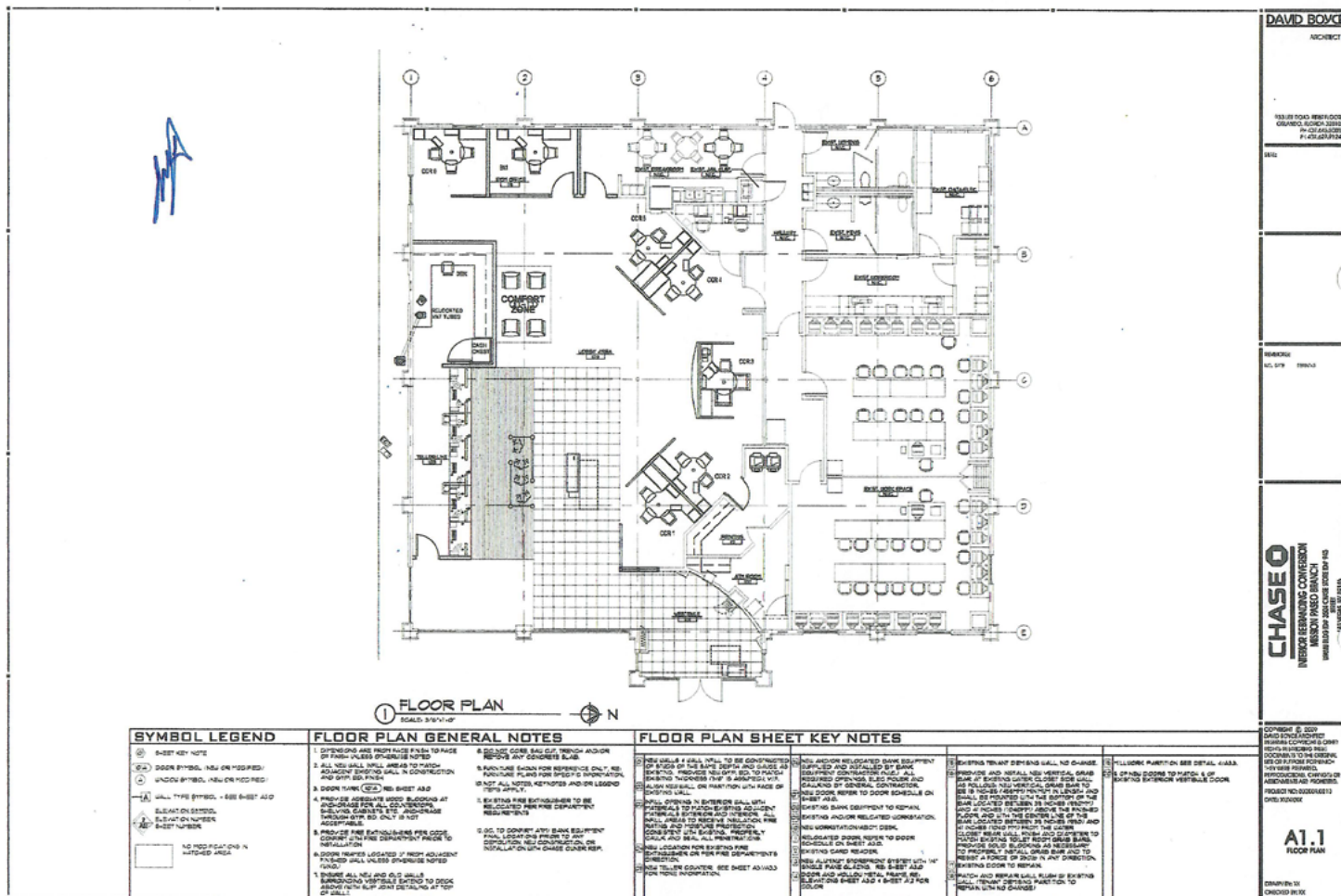
Anchor tenants include Magoo's Hideaway, Wellington Place, Paradise Place Jamaican Cuisine and two major banks: U.S. Bank and Wells Fargo Bank, which work to guarantee high levels of daily traffic to the plaza.

Mission Paseo Plaza boasts more than 60,000 sq. ft. (+/-) of retail space with excellent visibility, mature landscaping and abundant parking available.





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