



For Lease

Rainbow Sunset Pavilion

6345-6485 South Rainbow Boulevard, Las Vegas, NV 89118

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**AVISON
YOUNG**

Property Highlights

6345-6485 South Rainbow Blvd., Las Vegas, NV 89118

- 6485, Suite 103 ±2,032 sf, former Quest Diagnostics lab
Ideal uses are for medical, office or retail
- 6375, Suite 101 ±1,260 sf, 2nd generation restaurant space
- Zoning: C-2 (General Commercial)
- Over 75,000 SF of retail and 450,000 SF of office
- Just off the I-215 Freeway Rainbow exit
- Co-tenants include Starbucks, The Cracked Egg, Yama Sushi and Archi's Thai Bistro
- This fast-growing area offers easy accessibility to Harry Reid International Airport and The Strip
- Rainbow frontage
- Office tenants include Hakkasan Corporate with approximately 200 employees and Boyd Gaming with approximately 800 employees
- Asking Rate: \$2.50 & \$3.25 PSF NNN
- \$0.95 PSF Estimated CAM's

Demographics (2024 Estimates with 2029 Projections)

 Total Population	1-mile 4,006	3-miles 136,213	5-miles 355,241
 Median HH Income	1-mile \$76,234	3-miles \$70,942	5-miles \$72,768
 Median Home Value	1-mile \$350,890	3-miles \$331,436	5-miles \$339,788
 Total Households	1-mile 1,550	3-miles 52,406	5-miles 138,645
 Average Size Household	1-mile 2.6	3-miles 2.6	5-miles 2.6

For more information

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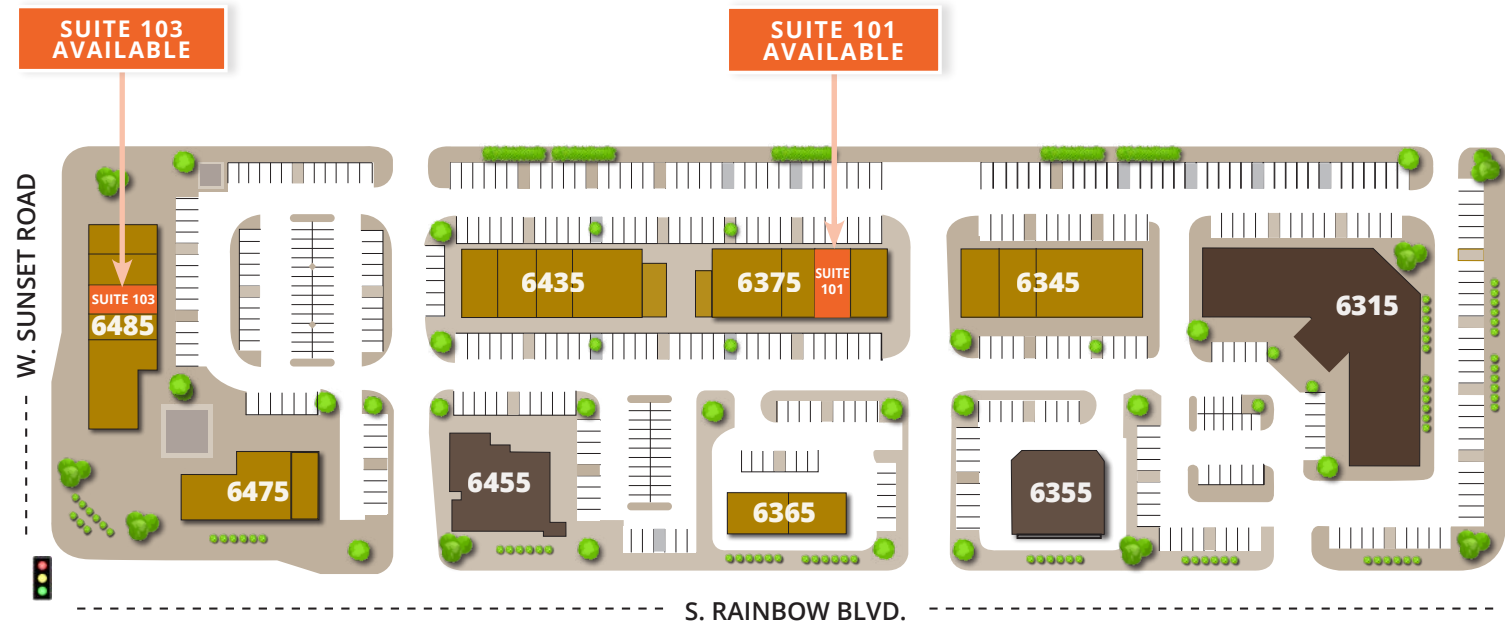
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Floor Plan

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TENANT ROSTER	
Building	Tenant
6345	Archie's Thai Bistro Farmer's Insurance Wise Wellness
6355	Town & Country Bank
6365	Starbucks MG Patisserie & Cafe
6375	Q's Noodles AVAILABLE Suite 101 Yama Sushi
6435	The Cracked Egg BLVD BBQ TOGO'S Roberto's
6475	Lymphatic Organic The Claw
6485	Expert Flooring Edward Jones AVAILABLE Suite 103 Fingerprinting Xpress Crab Corner



Suite	Total Sq Ft.	Lease Rate	CAM's	Total Monthly Rent	Comments
6375, Suite 101	±1,260 sf	\$3.25 psf M NNN	\$0.95 psf M	\$5,292.00	2nd generation restaurant
6485, Suite 103	±2,032 sf	\$2.50 psf M NNN	\$0.95 psf M	\$7,010.40	former Quest Diagnostics

For more
information

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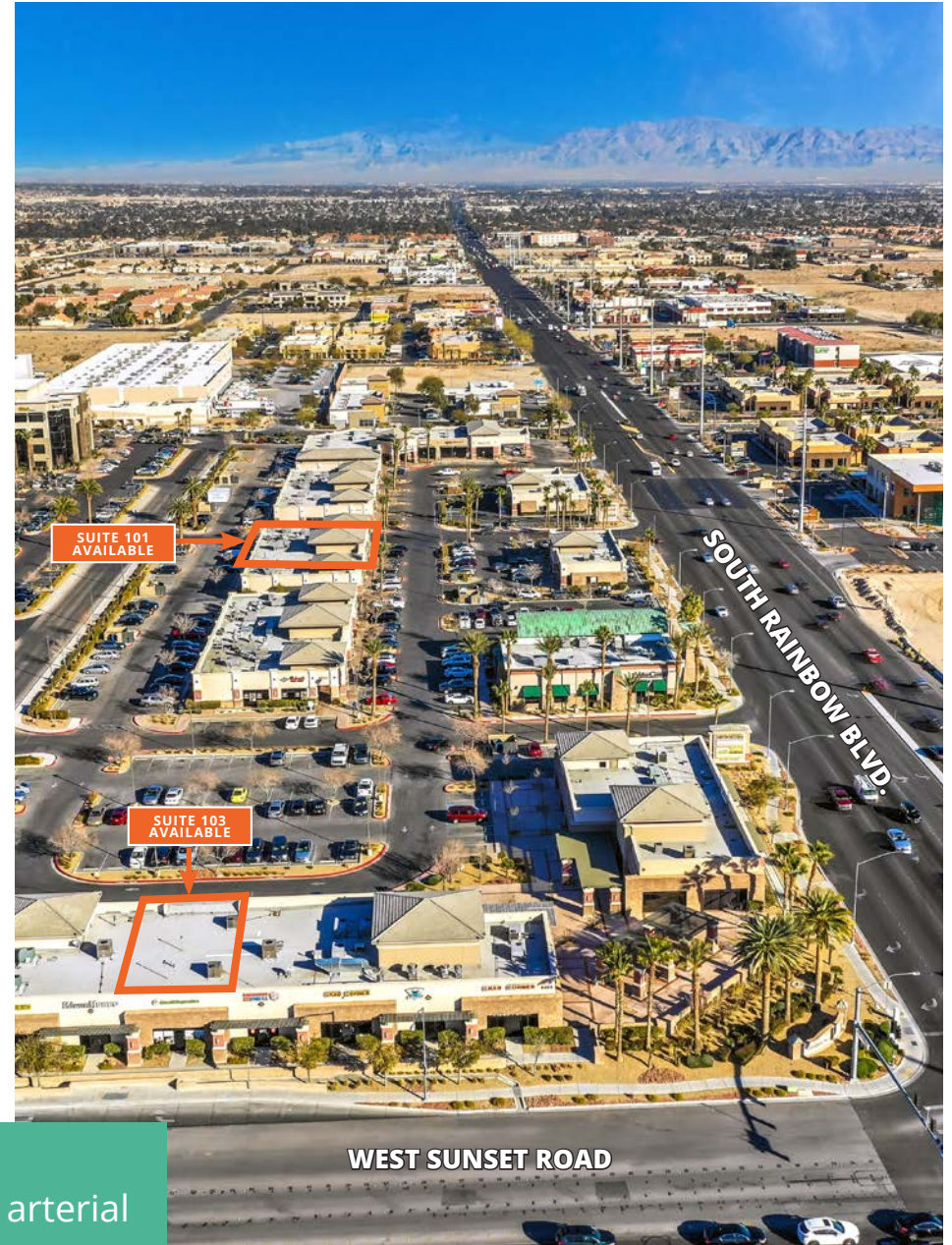
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Property photos

6345-6485 South Rainbow Blvd., Las Vegas, NV 89118



High visibility retail location
along South Rainbow Boulevard, a major north-south arterial

WEST SUNSET ROAD



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