

The Shops on Rainbow

8025 South Rainbow Boulevard, Las Vegas, Nevada 89139

FOR SALE



±6,148 SF TWO-TENANT RETAIL BUILDING

Plus Freestanding Bank Of America ATM

Colliers

Confidentiality Agreement



This Confidential Offering Memorandum (the Memorandum") is being delivered exclusively by Colliers International (the Agent") to a party who may be interested in the acquisition of the 8025 South Rainbow Boulevard, Las Vegas, Nevada 89139 (the Property"), described in this Memorandum. This is a private offering, made only by delivery of a copy of the Memorandum to the recipient (the Recipient"). By accepting this Memorandum, the Recipient agrees to comply strictly with the terms and conditions of the Confidentiality Agreement previously executed and delivered to the Agent by the Recipient with respect to this Memorandum and all information contained herein, and to use this Memorandum only for the purpose of evaluating the offering made hereby. The information contained in this Memorandum shall remain confidential and shall not be used to solicit tenants now or in the future.

The material contained in this Memorandum is provided solely to assist the Recipient in determining whether it is interested in making an investigation or evaluation concerning a potential purchase of the Property. Neither the Agent nor any affiliates or client of the Agent which term includes related entities, the owners of any equity interest in the Property, ("Owner"), the manager of the Property ("Manager"), and any officers, employees and agents of any such parties make any representations or warranties with regard to the accuracy or completeness of the information contained herein. This Memorandum may include statements and estimates provided by the Agent, the Owner, or the Manager with respect to the anticipated future performance of the Property. Nothing contained in this Memorandum should be construed as a representation as to the future performance of the Property, and the Recipient acknowledges and agrees that any statements or estimates relating to future performance reflect various assumptions concerning the Property's anticipated results, which may or may not prove to be correct. No representations are made as to the accuracy of such statements and estimates, and none of the Agent, the Owner, the Manager, or any related entities shall have any liability with respect to or arising from any inaccuracy in such statements or estimates.

Statements made in this Memorandum as to the content of any contract or other document referred to, are not complete or definitive descriptions, but summaries or portions thereof. Each such statement is qualified by its reference to the full text of the contract or document, copies of which will be made available by the Agent to Recipient upon request. In addition, not all contracts or other documents, which may be relevant, have been summarized or referenced in this Memorandum. This Memorandum is being delivered by the Agent to a prospective purchaser with the understanding that it will independently investigate those matters which it deems appropriate in evaluating the Property and will rely solely on its own investigation in determining whether to purchase the Property.

This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property in any jurisdiction in which, or to any person for which, such offer, sale, or solicitation would be unlawful. Except where otherwise indicated, the information contained in this Memorandum has been prepared as and no obligation is assumed to supplement or modify the information to reflect subsequent events or conditions. Nothing contained in this Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property or purchase of the Property.

More detailed information regarding the expected terms, conditions, and timing of the offering of the Property will be provided in due course by separate communication with each Recipient. The Agent, the Owner and the Manager reserve the right to engage in discussions or negotiations with one or more recipients or other prospective investors at any time without notification to, or other obligation to, any other Recipient or prospective investor. The offering made hereby is subject to a change in terms or termination without notice. The Owner and the Manager will remain free to operate the Property in their sole and absolute discretion during the evaluation and offering process, including the taking of such actions, whether within or outside of the ordinary course of business, which the Owner or the Manager shall deem necessary, prudent or desirable.

The Agent reserves the right to require the return of this Memorandum and any other material provided to the Recipient at any time.

Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions outlined above.

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Colliers Las Vegas is pleased to exclusively present the opportunity to acquire the fee simple interest in The Shops on Rainbow, a ±6,148 square foot two-tenant retail building plus a Bank of America ATM, located on the southwest corner of S. Rainbow Boulevard & W. Santoli Avenue, in Las Vegas, Nevada, 89139.

The subject property is situated at a powerful signalized intersection which includes Smith's Food & Drug, 7-Eleven, Sherwin-Williams Paint Store, Jack in the Box, Jollibee, O'Reilly Auto Parts, Church's Texas Chicken, and dozens of national, regional and local shop tenants. The Arroyo Market Square is located less than one-half mile north featuring Walmart, Sam's Club, Home Depot, Ross Dress for Less, Marshall's, Michaels, Best Buy, Planet Fitness, Party City, PetSmart, Macy's, and Office Depot.

There are approximately 27,708 residents within a 1-mile radius; 134,499 residents within a 3-mile radius; and 30,396 residents within a 5-mile radius. The average household income is approximately \$126,445 within a 1-mile radius; \$122,090 within a 3-mile radius; and \$117,056 within a 5-mile radius.



The Shops on Rainbow

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Property Details

- ±6,148 SF Building
- ±0.92 Acre Parcel
- APN: 176-10-816-003
- 100% Occupancy
- Construction Year: 2018
- Zoning: Clark County Commercial General (CG)
- Well-Seasoned Internet Resistant Tenants
- Excellent Parking, Access, and Visibility

Asking Price: \$4,800,000

NOI:	\$247,253
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CAP RATE:	5.15%
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8025 South Rainbow Boulevard, Las Vegas, Nevada 89139



The Shops on Rainbow

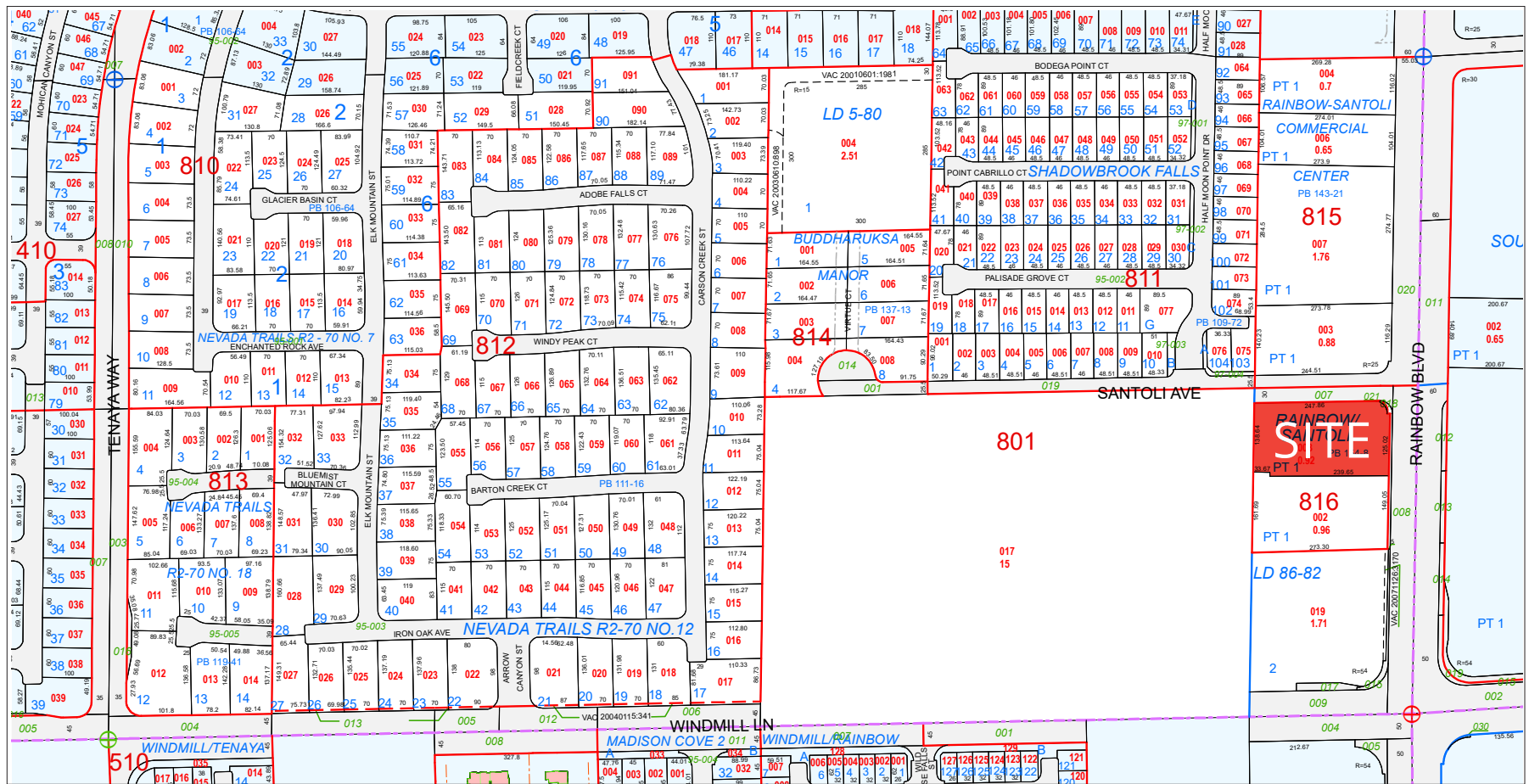
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TENANT	SUITE	SF	LEASE START	LEASE EXPIRATION	RENT/SF/ MO.	MONTHLY RENT	RENT/ SF/YR.	ANNUAL RENT	NNN/ MONTH	NNN/ MONTH/ PSF	NNN/ ANNUM	INCREASE DATE	INCREASE AMOUNT	OPTION TERM	SECURITY DEPOSIT
8021 S RAINBOW															
Bank of America, National Association ATM Lease Agreement	ATM	±100	10/01/2020	09/30/2030	\$14.50	\$1,450.00	\$174.00	\$17,400.00	N/A	N/A	N/A	10/01/25	\$1,595.00	2-5 Year Option, Years 11-15 at \$1,754.50 and Years 16-20 at \$1,929.95. At least 180 day notice. Estoppel within ten (10) business days of request. Exclusive for Banking Use. Termination right.	None
Bank of America, National Association ATM Lease Agreement	ATM				\$0.25	\$25.00	\$3.00	\$300.00	N/A	N/A	N/A			Additional Rent - \$25.00 per month Monument Sign Fee.	
Bank of America, National Association ATM Lease Agreement	ATM								N/A	\$25.00	\$300.00			Additional Rent - \$25.00 per month. Rubbish disposal fee.	
8025 S. RAINBOW															
LV Spa & Nails LLC, a Colorado limited liability company.	100	±3,048	10/15/2018	10/31/2028	\$3.00	\$9,148.14	\$36.02	\$109,777.68	\$1,887.00	\$0.62	\$22,644.00	11/01/2024 11/01/2025 11/01/2026 11/01/2027	\$9,148.14 \$9,422.58 \$9,705.26 \$9,996.41	2-5 Year Options at a fixed 3% per annum. At least 180 day notice. Estoppel within ten (10) calendar days of request. Exclusive Use. THE CURRENT RENT IS \$8,881.69 AND INCREASES TO \$9,148.14 11/01/2024.	\$9,690.10
Girisgen & Kopolow, O.D.P.C., a Nevada professional corporation, dba: Pearle Vision	104	3,000	11/9/2018	11/30/2028	\$3.31	\$9,934.32	\$39.74	\$119,211.84	\$2,670.00	\$0.89	\$32,040.00	12/01/2024 12/01/2025 12/01/2026 12/01/2027	\$9,934.32 \$10,182.67 \$10,437.24 \$10,698.17	2-5 Year Options at a fixed 2.5% per annum. At least 180 day notice. Estoppel within ten (10) calendar days of request. THE CURRENT RENT IS \$9,692.02 AND INCREASES TO \$9,934.32 12/01/2024.	None
TOTAL		6,148				\$20,557.46		\$246,689.52	\$4,582.00		\$54,984.00				\$9,690.10

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Twelve Month Rolling Income (December 2024 – November 2025)

TENANT	SUITE	SF	INCOME CATEGORY	DECEMBER 2024	JANUARY 2025	FEBRUARY 2025	MARCH 2025	APRIL 2025	MAY 2025	JUNE 2025	JULY 2025	AUGUST 2025	SEPTEMBER 2025	OCTOBER 2025	NOVEMBER 2025	12 MONTH TOTAL RENT
8021 S RAINBOW																
Bank of America		±100	Base Rent	\$1,450.00	\$1,450.00	\$1,450.00	\$1,450.00	\$1,450.00	\$1,450.00	\$1,450.00	\$1,450.00	\$1,450.00	\$1,450.00	\$1,595.00	\$1,595.00	\$17,690.00
Bank of America			Sign Income	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$300.00
8025 S. RAINBOW																
LV Spa & Nails	100	±3,048	Base Rent	\$9,148.14	\$9,148.14	\$9,148.14	\$9,148.14	\$9,148.14	\$9,148.14	\$9,148.14	\$9,148.14	\$9,148.14	\$9,148.14	\$9,148.14	\$9,422.58	\$110,052.12
Pearle Vision	104	±3,000	Base Rent	\$9,934.32	\$9,934.32	\$9,934.32	\$9,934.32	\$9,934.32	\$9,934.32	\$9,934.32	\$9,934.32	\$9,934.32	\$9,934.32	\$9,934.32	\$9,934.32	\$119,211.84
TOTAL		±6,148													TOTAL	\$247,253.96

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ANNUALIZED OPERATING DATA

Scheduled Gross Income (1)	\$247,253.00
Expense Reimbursement (2)	\$61,680.00
Total Operating Income	\$308,933.00
Gross Operating Income	\$308,933.00
Total Operating Expenses	\$63,144.00

NET OPERATING INCOME \$245,789.00

OPERATING EXPENSES

Real Estate Taxes	\$19,190.00
Insurance	\$3,088.00
Common Area Maintenance (3)	\$40,866.00

TOTAL EXPENSES \$63,144.00

(1) Based on 12 month rolling income from 12/01/2024

(2) Based upon increased impound

(3) Includes a six percent (6%) management fee on Total Operating Income



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TENANT	SPACE SIZE	LEASE COMMENCEMENT	LEASE EXPIRATION	NUMBER OF LOCATIONS	TENANT DESCRIPTION
Bank of America ATM	±100 SF	10/01/2020	09/30/2030	51+ Las Vegas Valley	Bank of America Corporation (NYSE: BAC) through its subsidiaries, provides banking and financial products and services for individual consumers, small and middle-market businesses, institutional investors, large corporations, and governments worldwide. Bank of America Corporation was founded in 1784 and is based in Charlotte, North Carolina. For more information please visit www.bankofamerica.com
Pearle Vision	±3,000 SF	09/01/2020	12/31/2025	14+ Las Vegas Valley	Pearle Vision eyecare centers provide eye exams for adults, children, and seniors, contact lens exams, diabetic eyecare, glasses frames and lens selections, and the treatment of common eye condition. Pearle Vision was founded in 1961 by Dr. Stanley Pearle, who began the concept of one-stop, total eyecare with the opening of the Pearle Vision Center in Savannah, Ga. Today, with nearly 600 EyeCare Centers located throughout the United States, Canada and Puerto Rico, Pearle Vision is built around a doctor-centered business model with a primary focus to deliver genuine eye care to patients and become the neighborhood trusted source for all their eye care and eye wear needs. Pearle Vision is owned by EssilorLuxottica, a global leader in the design, manufacture and distribution of ophthalmic lenses, frames and sunglasses. For more information please visit www.pearlevision.com
LV Nails & Spa	±3,048 SF	10/15/2018	10/31/2028	6	LV Spa & Nails prides itself as being an airy, clean, friendly, relaxing atmosphere while providing good products and qualified services including manicures, pedicures, no-chip gel polish, nail enhancements, waxing, eyelash extensions, and glow & rejuvenate medspa. Safety and sanitation is an utmost concern and they adhere to the highest industry standards. For more information please visit www.lvnailsspalasvegas.com

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POPULATION SUMMARY

	2024 Total Population	2029 Est. Total Population	2010–2023 Population Change	2023–2028 Population Change
1 Mile	27,708	28,747	83.4%	3.7%
3 Miles	134,499	142,788	72.6%	6.2%
5 Miles	330,396	349,157	54.9%	5.7%

HOUSEHOLD SUMMARY

	2023 Total Households	2029 Est. Total Households	2010–2023 Household Growth	2023–2028 Household Growth
1 Mile	9,182	9,626	80.8%	4.5%
3 Miles	47,416	50,924	72.7%	6.8%
5 Miles	123,780	132,422	55.9%	6.5%

2024 HOUSEHOLD INCOME SUMMARY

	Average Household Income	Median Household Income
1 Mile	\$126,445	\$103,156
3 Miles	\$122,090	\$99,356
5 Miles	\$117,056	\$91,668

2024 POPULATION BY SEX

	Male	Female
1 Mile	50.5%	49.5%
3 Miles	50.5%	49.5%
5 Miles	50.6%	50.2%

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\$4.4B+ Annual revenue

68 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

\$96B Assets under management

22,000 Professionals

Exclusive Listing Agent:

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ABOUT COLLIERS INTERNATIONAL

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 68 countries, our 22,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 29 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of more than \$4.4 billion and \$96 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people. Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

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