



Rainbow PLAZA

 **MDLGroup**

2655 - 2685 S. Rainbow Blvd, Las Vegas Nevada, 89146 • Offering Memorandum

 **CORFAC
INTERNATIONAL**

Contents

Executive Summary 03

- + Property Overview
- + Property Details
- + Investment Highlights

Maps & Plans 08

- + Demographic Profile
- + Aerials
- + Site Plan
- + Property Photos

Financial 15

- + Rent Roll

Market Overview 17

Rainbow
PLAZA
2655 - 2685 S. Rainbow Blvd.
Las Vegas, NV 89146



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03

Executive Summary

- + Property Overview
- + Property Details
- + Investment Highlights



Property Overview

MDL Group is pleased to present 2655-2685 South Rainbow Boulevard (the "Property"), a professionally managed office complex located prominently south of Sahara Avenue on Rainbow Boulevard. Consisting of a 1, two-story office building and 2, one-story office buildings, these multi-tenant spaces allow for both medical and professional office uses. The area is surrounded by a multitude of office buildings and retail centers containing a variety of professional services, retail amenities, and restaurants. Tenants benefit from a centralized location between Spring Valley and Summerlin, allowing high traffic counts reaching 56,000 Vehicles Per Day (VPD).

Area Overview

Rainbow Plaza benefits from a prime location on Rainbow Boulevard, just south of Sahara Avenue—two of Las Vegas' most traveled thoroughfares—providing exceptional visibility and high daily traffic counts. The property is surrounded by a dense mix of national and regional retailers, popular restaurants, and essential service providers, creating steady consumer draw to the area. Its proximity to established neighborhoods, major employment centers, and convenient freeway access further enhances the site's accessibility for both customers and tenants. This strong location profile supports long-term tenant stability and offers investors a compelling opportunity for consistent cash flow and value appreciation.

Investment Snapshot



Call For Offers

Sale Price



\$678,193

Pro Forma NOI



95.7%

Occupancy



±63,730 SF

Building's Square Footage







Property Details

+ Property Name	Rainbow Plaza
+ Property Address	2655 - 2685 S. Rainbow Blvd. Las Vegas, NV 89146
+ Parcel Number	163-10-512-001, 163-10-512-002 & 163-10-508-003
+ Total Buildings	3
+ Total Building's Size	±63,730 SF
+ Occupancy	95.7%
+ Submarket	West Central

+ Land Size	±4.17 AC
+ Zoning	Commercial Professional
+ Signage	Yes
+ Year Built	1992, 1993, 1996
+ Parking Ratio	4:1,000 (34 parkings spaces area covered with the remaining being uncovered)
+ Traffic Counts	S. Rainbow Blvd. // 56,000 VPD W. Sahara Ave. // 45,000 VPD

Versatile investment opportunity with long-term stability and growth potential.



Long Standing Diverse Tenant Mix

The park consists of a diverse tenant base of both light medical and professional users, including: Clark County, Eagle One Construction, Insuremart, St. Jude's Ranch for Children, Fingerprinting Express, and Las Vegas Realty.



Strategic | High Traffic Location

The property is situated in the heart of the west Las Vegas submarket along South Rainbow Blvd., south of where Rainbow Blvd. intersects Sahara Avenue. It offers easy ingress and egress via Rainbow Blvd. and Laredo St. Spring Valley Hospital is located 3.5 miles south of the property along with a range of amenities that run along Rainbow Blvd.



Well Maintained

The property is professionally managed with building systems routinely maintained, replaced, or upgraded.



Ample Parking

The property offers ample parking with a 4:1,000 parking ratio, 34 of the parking spaces are covered with the remaining being uncovered.



08

Maps & Plans

- + Demographic Profile
- + Aerials
- + Site Plan
- + Property Photos

Fast Facts



643,328
Daytime Pop.



25,958
Number of Businesses



71%
Employees Drive to Work



52.9%
White Collar Employees



0.6%
2025-2030 Growth Rate

5-Mile Radius

Population

	1 mile	3 miles	5 miles
2010 Population	7,400	193,568	423,049
2020 Population	7,535	198,298	451,846
2025 Population	7,486	198,827	460,599
2030 Population	7,597	201,361	473,508
2010-2020 Annual Rate	0.18%	0.24%	0.66%
2020-2025 Annual Rate	-0.12%	0.05%	0.37%
2025-2030 Annual Rate	0.29%	0.25%	0.55%
2025 Median Age	47.3	40.0	40.0

Households

	1 mile	3 miles	5 miles
2010 Households	2,816	74,914	165,857
2020 Households	2,785	77,392	180,962
2025 Total Households	2,829	78,960	187,776
2030 Total Households	2,893	80,695	194,840
2010-2020 Annual Rate	-0.11%	0.33%	0.88%
2020-2025 Annual Rate	0.30%	0.38%	0.71%
2025-2030 Annual Rate	0.45%	0.44%	0.74%

Average Household Income

	1 mile	3 miles	5 miles
2025 Average Household Income	\$147,901	\$87,033	\$99,561
2030 Average Household Income	\$160,596	\$97,998	\$111,069
2025-2030 Annual Rate	1.66%	2.40%	2.21%

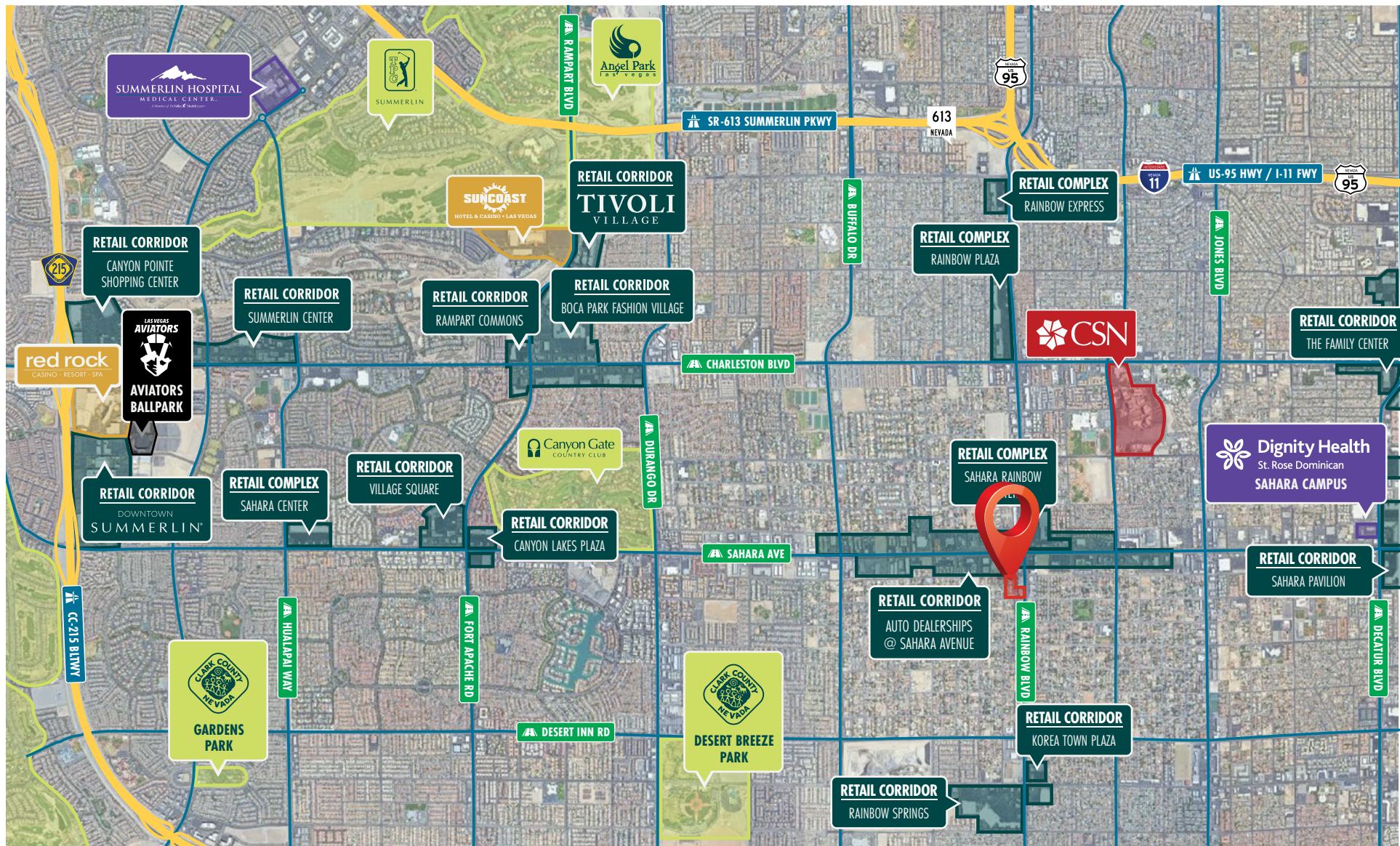
Housing

	1 mile	3 miles	5 miles
2010 Total Housing Units	3,064	85,928	201,243
2020 Total Housing Units	3,018	82,740	201,066
2025 Total Housing Units	3,034	83,339	206,219
2025 Owner Occupied Housing Units	1,992	37,759	88,803
2025 Renter Occupied Housing Units	837	41,201	98,973
2025 Vacant Housing Units	205	4,379	18,443
2030 Total Housing Units	3,128	85,853	214,250
2030 Owner Occupied Housing Units	2,053	39,624	93,601
2030 Renter Occupied Housing Units	841	41,071	101,239
2030 Vacant Housing Units	235	5,158	19,410

Source: ESRI

Maps & Plans: Aerial

● Power Retail ● Hotel & Casino ● Hospital ● Parks & Recreation ● Sports ● Academia



Maps & Plans: Aerial



Maps & Plans: **Aerial**



Maps & Plans: Site Plan



Maps & Plans: Property Photos



Financial



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15

Financial

+ Rent Roll

MDLGroup

Service you deserve. People you trust.

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16



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17

Market Overview

Clark County Nevada

Synopsis

As of the 2010 census, the population was 1,951,269, with an estimated population of 2,265,461 in 2022. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 11th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$8.1 billion, which surpasses that of the state government.

Quick Facts

 **±435**
Size (Sq. Mi.)

 **2,265,461**
Population

 **290**
Pop. Density (Per Sq. Mi.)

Source: www.clarkcountynv.gov,
www.wikipedia.com

Nevada Tax Advantages

Synopsis

Nevada has always been a popular state for businesses. Some of the main reasons for that are low-cost startup, regulatory, licensing and annual fees, taxes and tax structure, privacy of business owners, and competitive utility rates for commercial operations.

The Tax Climate Index comparison to neighboring states is significant: California ranks 48th, Arizona 19th, Idaho 15th, Oregon 24th and Utah 8th.

Nevada Tax System:

Nevada ranks as the 7th best state in the Tax Foundation's 2020 State Business Tax Climate Index, an independent ranking of states in five areas of taxation: corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

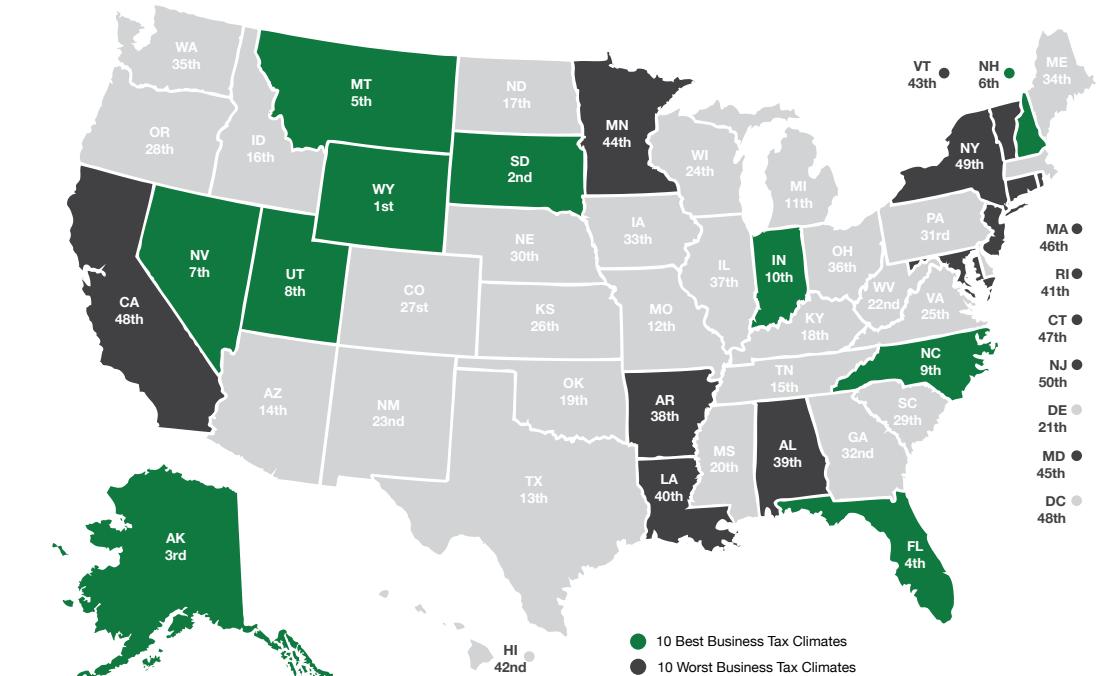
Nevada uses these tax benefits to attract new businesses. There are plenty of taxes you must pay in other states, but not in Nevada.

Here are the main tax advantages:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Source: Nevada Governor's Office of Economic Development;
www.TaxFoundation.org

2022 State Business Tax Climate Index



Road Transportation

Las Vegas and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers, as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million passengers and handling more than 189 million pounds of cargo.

Southern Nevada Growth

200,000+

Number of jobs added between 2011 and 2019.

7,500+

Number of new businesses added between 2011 and 2019.

85%

Milestone graduation rate for Clark County school district in 2019.



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)

Professional Sports

Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



Property Management

Our team sets the industry standard for professional commercial real estate property management services in Las Vegas, Nevada.

MDL Group has been recognized by Vegas Inc. as #1 Third Party Management Company in the Las Vegas market in 2013, 2014, 2015, and 2017. We are dedicated to exceeding clients' expectations everyday with an above-and-beyond service delivery approach.

Why Chose MDL Group?

Responsive	Proactive	Experienced
• 24/7 live response	• Weekly property inspections	• Over 35 years of experience
• Direct tenant interactions	• Mid-year / year-end CAM reconciliations & budgeting	• Long-term vendor relationships
• Superior in-place staff and proven structure	• Regular tenant check-ins	• Average employee retention rate of 8.08 years
• Local on-site accounting	• Preemptive approach in avoiding issues	• Effective and efficient systems

Interested in receiving a Property Management Proposal?

Scan the QR Code, complete the short form, and we'll be happy to assist you with your property.



Disclaimer

This package is provided to you by MDL Group and is intended solely for your limited use and benefit in determining whether you desire to express further interest in purchasing the property described in the attached documentation (the "Property"). The providing of "this package" to you and your use thereof is conditioned upon your agreement to the terms set forth below.

This package contains selected information pertaining to the Property. It does not purport to be a representation of the state of affairs of the current owner, nor should it be construed to contain all or part of the information which prospective investors would deem necessary to evaluate the Property for purchase. Any financial projections and information provided are for general reference purposes only, are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the current owner and MDL Group. All projections, assumptions and other information provided are made herein are subject to material variation. MDL Group has not independently investigated the accuracy of the information within the package, as such information was obtained by the owner and/or public records. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers.

Neither the owner, MDL Group, nor any of their respective directors, officers, agents, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained within this package or any supplemental information provided after the delivery of this package to you, and no legal commitment or obligation shall arise by reason of your receipt of this package or use of its contents. Please also refer to the disclaimer at the bottom of each page of this package, which disclaimer is incorporated herein by reference.

You should understand and be advised that the owner of the Property expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with you or any other party at any time with or without notice which may arise as a result of this package. The owner shall have no legal commitment or obligation to you or any other party reviewing this package, nor shall the owner be required to accept an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the property manager.

Owner's obligation therein has been satisfied or waived. By receipt of "this package", you agree that the package and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose the package or any of its contents to any other entity without the prior written authorization of owner. You also agree that you will not use the package or any of its contents in any manner detrimental to the interest of the owner or MDL Group.

This package describes certain documents including leases and other materials, which documents are described in summary form only. These summaries do not purport to be complete, nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected and advised to review all such summaries and other documents of whatever nature independently with legal counsel, tax and other professionals of their choice who have the expertise to assist in investigating this information in detail. You are therefore advised not to rely solely on the package as part of your investigations on this Property. If you have no interest in further pursuing this Property, please return this package to MDL Group.

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