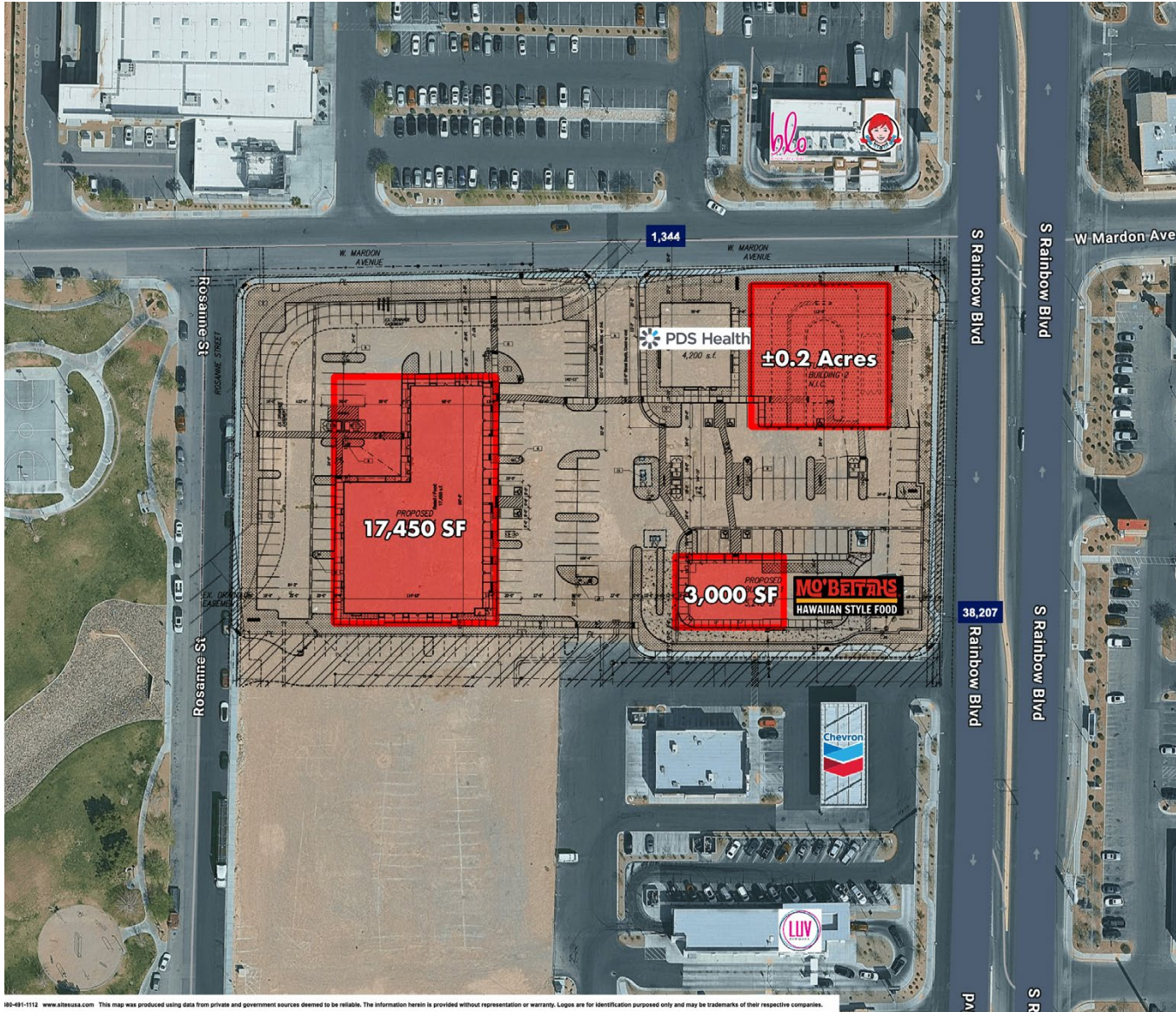


ENDCAP & GL PAD AVAILABLE IN RAINBOW CORRIDOR

SWC Mardon Ave & Rainbow Blvd | Las Vegas, NV 89139



AVAILABLE SF	±2,575 SF - ±17,450 SF
ASKING PRICE	Endcap: \$57 PSF GL Pad: \$180K
JURISDICTION	CC Enterprise - 89113
ZONING	Commercial General (CG)

PROPERTY HIGHLIGHTS

- Adjacent to established Power Center
- Close access to the 215 Beltway
- Fully approved for drive-thru use
- High traffic volumes along Rainbow Blvd
- Ideal for grocers, retail, and medical users

NEARBY TENANTS



2025 DEMOGRAPHIC SNAPSHOT

	Population: 3-mile radius	133,671
	Average HH Income:	\$120,826
	Traffic Counts: Rainbow Blvd	38,207 vpd



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CHAIN LINKS
RETAIL ADVISORS

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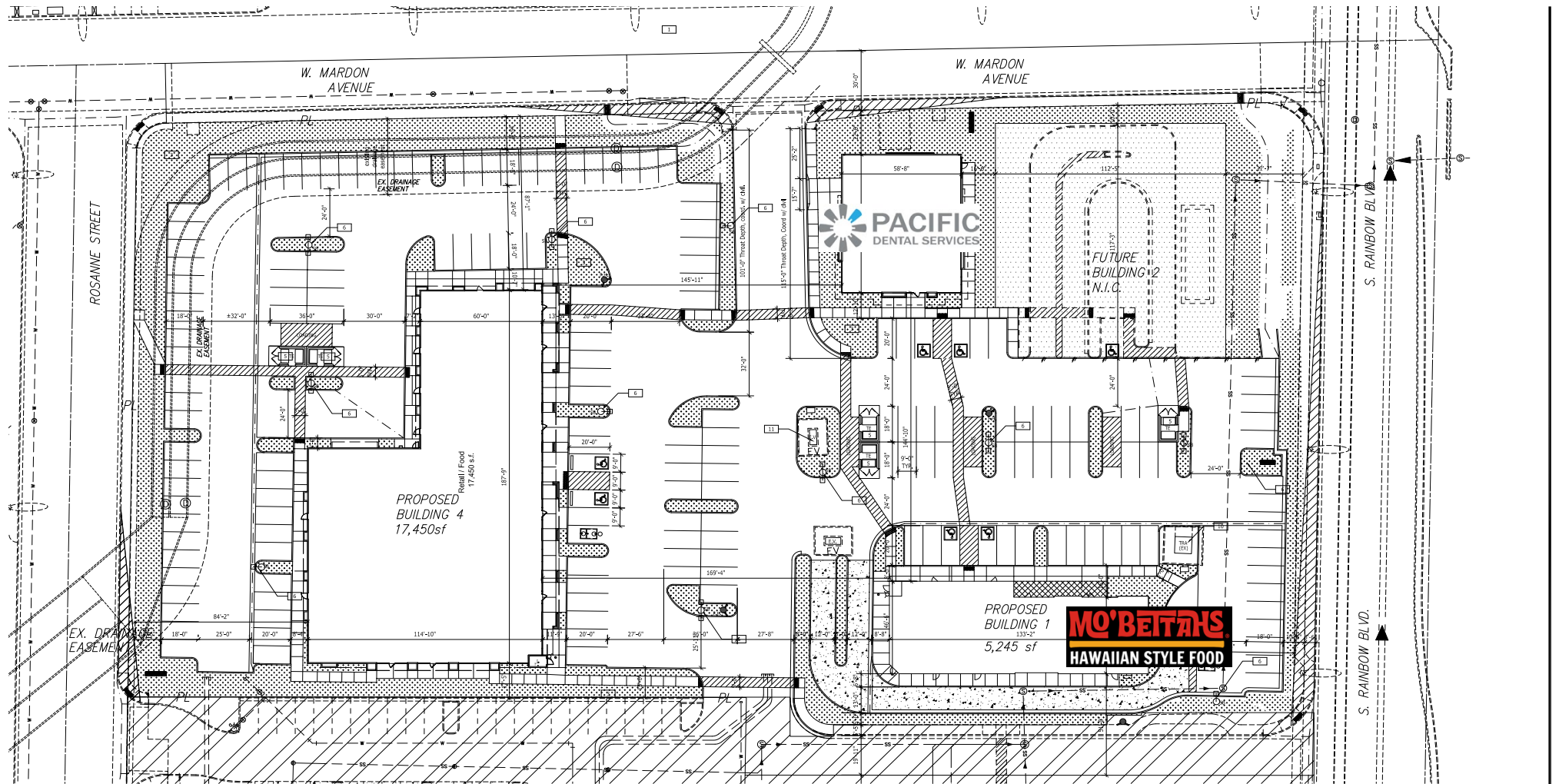
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SITE PLAN
SCALE: 1" = 20'-0"



NOTE TO CONTRACTOR:

1. COORDINATE SITE WORK, EXISTING PAD ELEVATIONS W/CIVIL ENGINEER DRAWINGS.
2. ALL EXTERIOR LIGHT SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJOINING PROPERTY AND SHALL BE FULLY SHIELDED TO PREVENT UNNECESSARY GLARE.

SITE PLAN KEYNOTES

- 1. PROPERTY LINE
- 2. NOT USED
- 3. LANDSCAPE PLANTER AREA COORDINATE WITH CIVIL UNDER SEP. PERMIT
- 4. ASPHALT PARKING; COORDINATE WITH CIVIL UNDER SEP. PERMIT
- 5. NEW TRASH ENCLOSURE; TYP. OF 5
- 6. NEW SITE LIGHT; TYP. OF 11
- 7. NOT USED
- 8. NOT USED
- 9. NOT USED
- 10. EXISTING ELECTRICAL TRANSFORMER TO REMAIN
- 11. NEW ELECTRICAL TRANSFORMER COORD. WITH RVE PLANS



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2025 ESTIMATED DEMOGRAPHICS



Population

1-Mile	23,159
3-Mile	133,671
5-Mile	375,976



Average Household Income

1-Mile	\$122,885
3-Mile	\$120,826
5-Mile	\$121,026



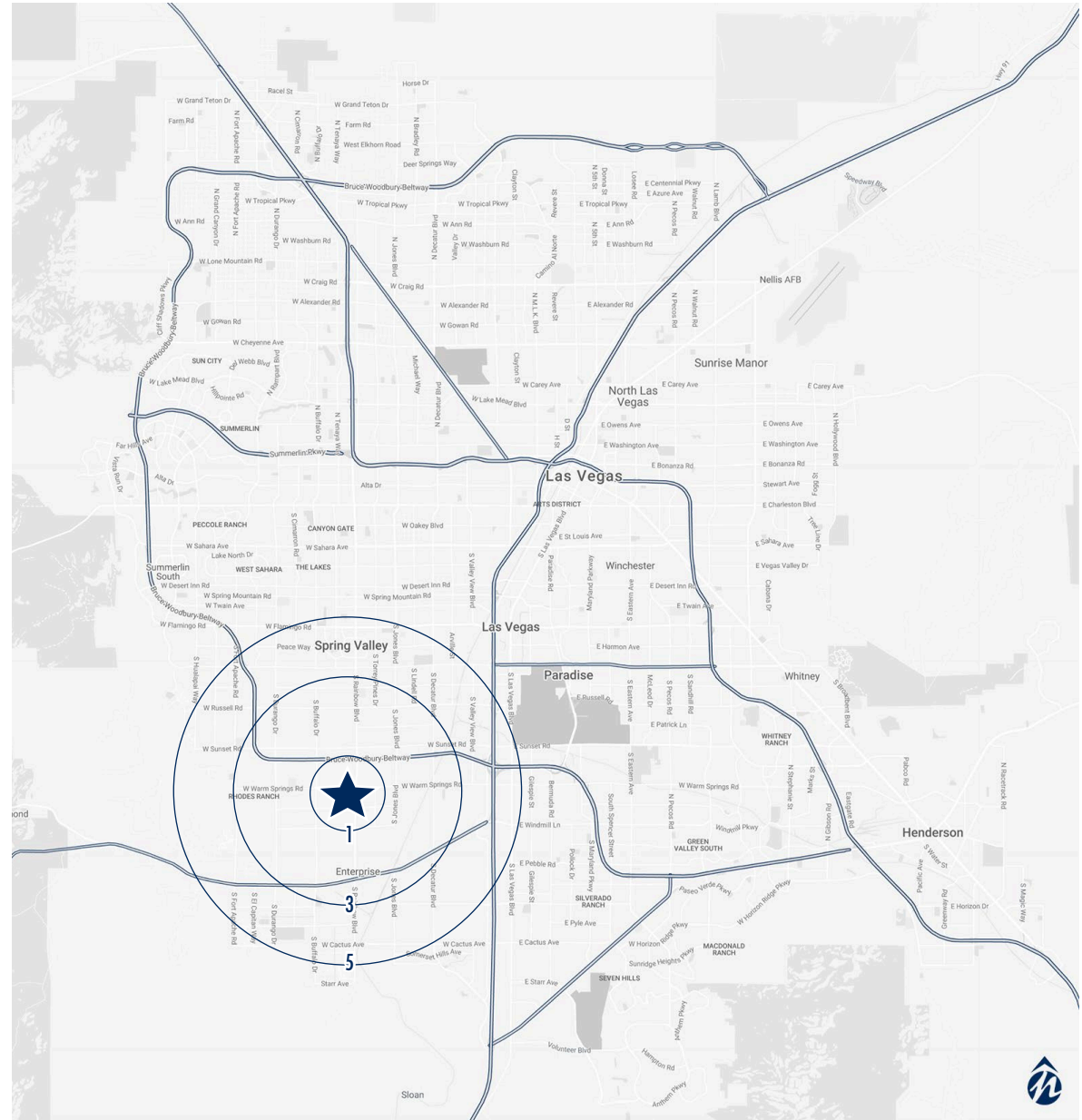
Number of Households

1-Mile	8,468
3-Mile	50,701
5-Mile	146,008



Daytime Population (Employees)

1-Mile	6,084
3-Mile	51,004
5-Mile	141,226



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