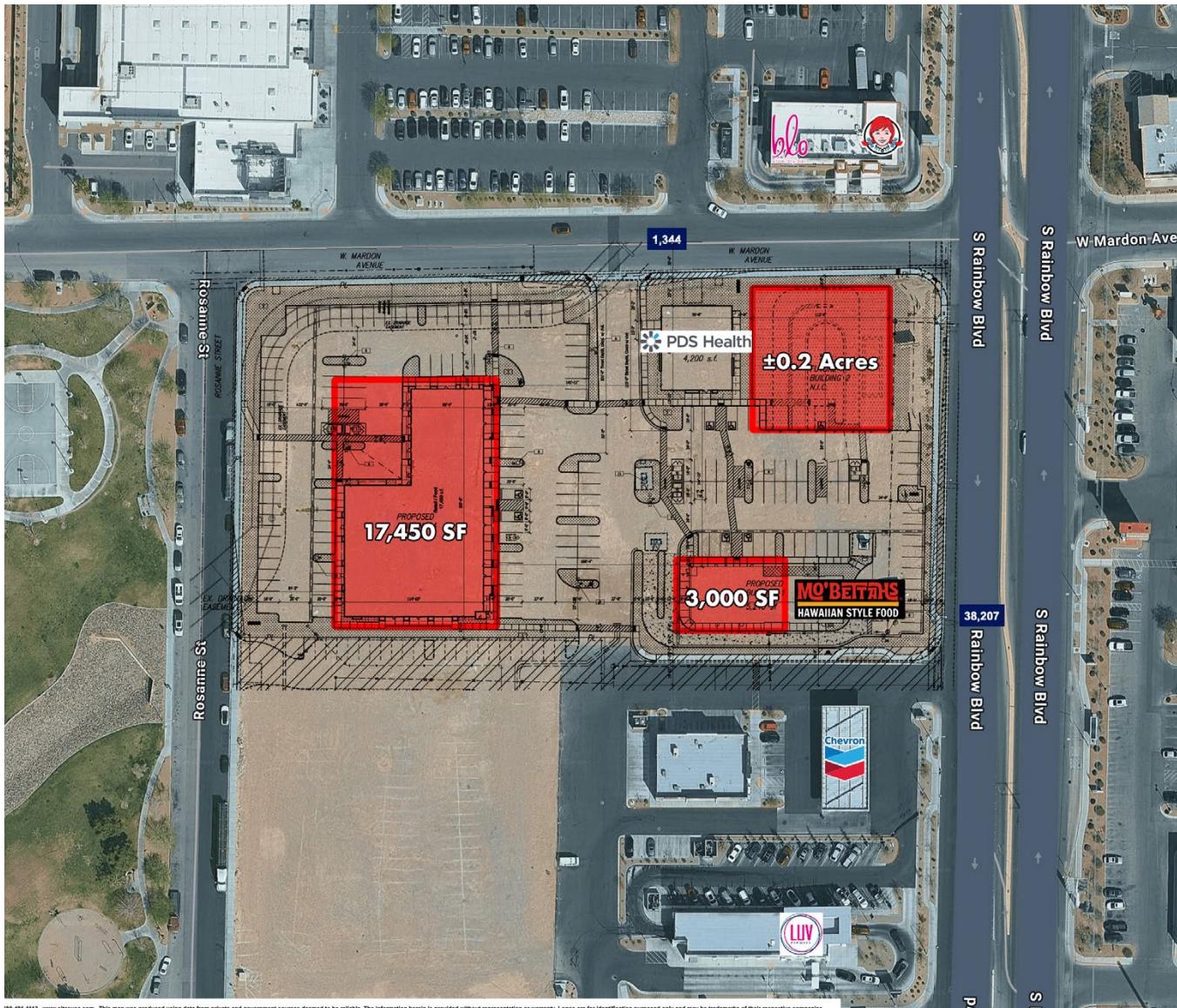


# ENDCAP & GL PAD AVAILABLE IN RAINBOW CORRIDOR

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:** **133,671**  
3-mile radius



**Average HH  
Income:** **\$120,826**



**Traffic Counts:** **38,207 vpd**  
Rainbow Blvd

180-491-1112 www.attusa.com This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Logos are for identification purposes only and may be trademarks of their respective companies.



Contact: **Terry L. Hamilton** • c: 702.340.9597 • o: 702.954.3901 • [thamilton@newmarketadvisors.com](mailto:thamilton@newmarketadvisors.com)

**Araceli Campanella** • o: 702.221.2500 ext. 315 • [acampanella@newmarketadvisors.com](mailto:acampanella@newmarketadvisors.com)



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NewMarket Advisors

5245 South Durango Drive • Las Vegas, Nevada 89113 • [newmarketadvisors.com](http://newmarketadvisors.com)

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License: Terry Hamilton, NV S.0060856 PC,  
Araceli Campanella, NV S.190082

December 4, 2025

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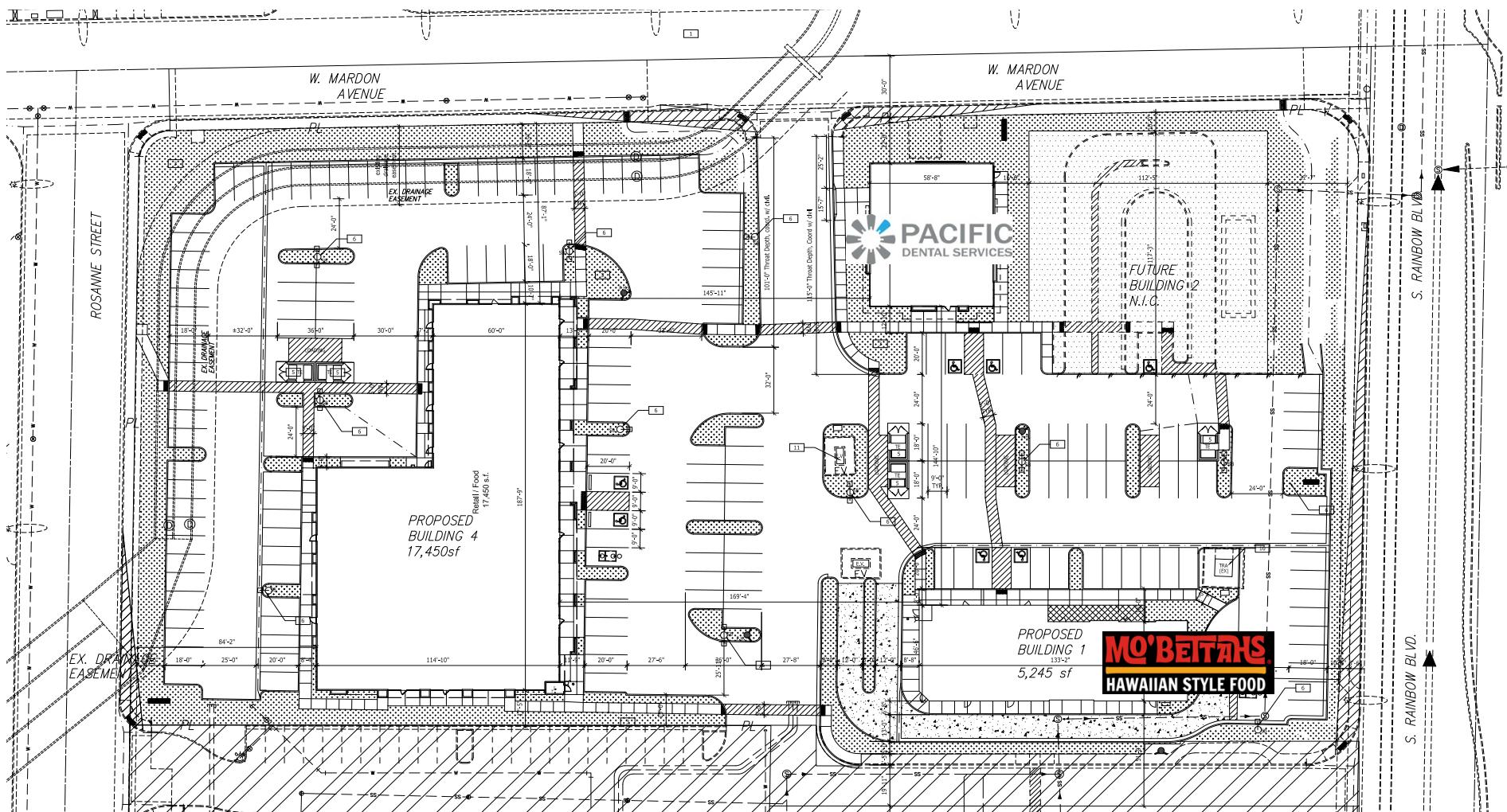
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## SITE PLAN

## L PLATE

1

## SITE PLAN KEYNOTES

**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  
UNDESIRABLE LIGHT.



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## 2025 ESTIMATED DEMOGRAPHICS



### Population

1-Mile	<b>23,159</b>
3-Mile	<b>133,671</b>
5-Mile	<b>375,976</b>



### Average Household Income

1-Mile	<b>\$122,885</b>
3-Mile	<b>\$120,826</b>
5-Mile	<b>\$121,026</b>



### Number of Households

1-Mile	<b>8,468</b>
3-Mile	<b>50,701</b>
5-Mile	<b>146,008</b>



### Daytime Population (Employees)

1-Mile	<b>6,084</b>
3-Mile	<b>51,004</b>
5-Mile	<b>141,226</b>

