

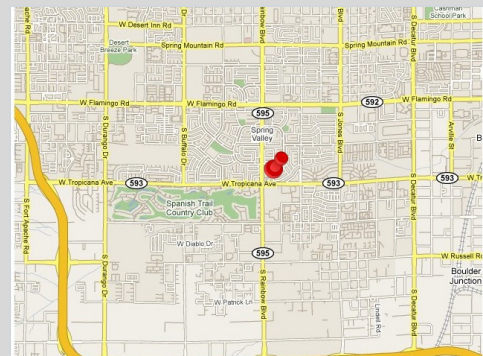
# SPRING VALLEY MARKETPLACE

4825 S Rainbow Blvd.  
#208



## LOCATION:

Spring Valley Marketplace is located at South Rainbow Blvd and West Tropicana Ave.



- Easy Access and Great Visibility
- Tenants Include - Econo Lube N Tune, Carl's Jr, Little Caesers' Pizza, W'Care Pharmacy, Subway, Rainbow Dental, Cariba Charlie's
- Area Retailers - Albertsons, Cold Stone Creamery, Creative Kids Learning Center, Walgreens, Spring Valley Hospital and Postnet
- Traffic Counts: W. Tropicana Ave and S. Rainbow Blvd combined - Approximately 55,000
- Pylon Signage Available
- Competitive Lease Rates



**BECKER**  
ENTERPRISES

50 South Jones Blvd., Suite 100  
Las Vegas, NV 89107

For More Information Contact:  
Randy Becker  
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TROPICANA



RAINBOW

**Spring Valley Market Place**  
**4825 S. Rainbow Blvd., Suite 208**  
**1,150 Sq. Ft.**

**Spring Valley Market Place**

DEMOGRAPHIC DETAIL COMPARISON REPORT - 2, 3, 4 MIN. DRIVE TIMES

2011 Demographics				2016 Demographics			
Total Population	5,866	9,755	32,041	Total Population	6,373	10,817	36,254
Total Households	2,600	4,097	12,322	Total Households	2,854	4,582	14,103
Age - 5-14	12.9%	13.3%	14.0%	Age - 5-14	12.9%	13.4%	14.1%
Age - 25-34	14.9%	14.9%	14.9%	Age - 25-34	12.9%	12.9%	13.0%
Age - 35-44	14.7%	14.7%	14.5%	Age - 35-44	14.4%	14.4%	14.2%
Age - 45-54	14.3%	14.0%	13.7%	Age - 45-54	14.6%	14.3%	14.0%
Age - 55-64	10.9%	10.6%	10.6%	Age - 55-64	11.5%	11.2%	11.2%
Total Housing Units	3,071	4,796	14,122	Total Housing Units	3,364	5,352	16,135
Avg. Household Income	75,121	78,212	78,088	Avg. Household Income	84,548	88,780	88,732
# of Employees	585	2,399	7,996	# of Employees	N/A	N/A	N/A



For More Information  
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 www.beckerlv.com



**SPRING VALLEY MARKET PLACE  
C-2 ZONING / COUNTY / 89103/89147**

**RETAIL SPACE**

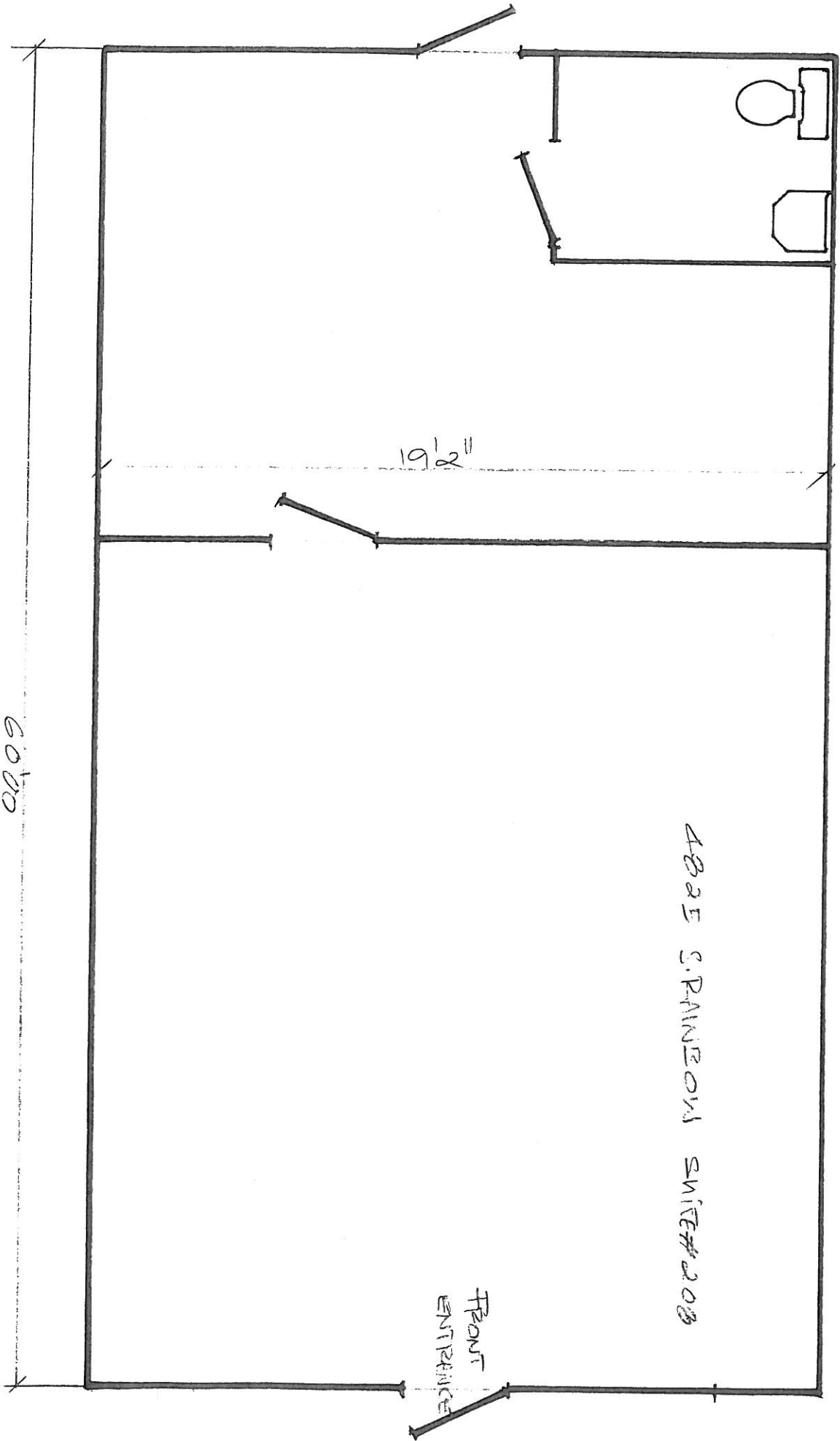
**4825 S. RAINBOW BLVD. 89103**

**SUITE 208**

**VACANT**

		<b>Standard Water Use</b>	<b>Medium Water Use</b>	<b>High Water Use</b>
SQUARE FOOTAGE	<b>1,150</b>			
<b>BASE RENT</b>	<b>\$1.20</b>	\$1,380.00	\$1,380.00	\$1,380.00
COMMON AREA MAINTENANCE		\$276.00	\$276.00	\$276.00
TAXES		\$115.00	\$115.00	\$115.00
COMMON AREA INSURANCE		\$46.00	\$46.00	\$46.00
WATER		\$57.50	\$80.50	\$103.50
SEWER		\$46.00	\$46.00	\$46.00
TRASH		\$103.50	\$103.50	\$103.50
SUBTOTAL		\$2,024.00	\$2,047.00	\$2,070.00
<b>ADDITIONAL RENTS PSQF</b>		<b>\$0.56</b>	<b>\$0.58</b>	<b>\$0.60</b>
PYLON - PER SPACE PER SIGN <i>OPTIONAL</i>		\$135.00	\$135.00	\$135.00
PERCENTAGE RENT SALES		\$27,600.00	\$27,600.00	\$27,600.00
SECURITY DEPOSIT		\$2,760.00	\$2,760.00	\$2,760.00
ANNUAL BASE RENT		\$16,560.00	\$16,560.00	\$16,560.00

**ADDITIONAL INFORMATION**      Additional Rents PSQF are estimated and subject to change



482 E S. RAINBOW SUITE #203

FRONT  
ENTRANCE

19'2"

60'00"