



PEBB ENTERPRISES

RAINBOW PROMENADE

2011-2350 N. RAINBOW BLVD. | LAS VEGAS, NV 89108
SMALL SHOP OPPORTUNITIES AVAILABLE



HIGHLIGHTS

- Join AMC Theaters, Hobby Lobby, Barnes & Noble, Party City, and more national tenants in this beautiful retail center
- Conveniently located off the US-95 Freeway & W. Lake Mead Blvd., with excellent visibility to the freeway
- Mature and highly dense trade area
- High Traffic Counts in excess of +/- 252,000 CPD
 - US-95 Freeway.: 189,000 CPD
 - W. Lake Mead Blvd.: 37,000 CPD
 - N. Rainbow Blvd.: 26,063 CPD

AREA DEMOGRAPHICS

- **Population 3mi/5mi:** 195,035/436,120
- **Households 3mi/5mi:** 74,772/168,280
- **Average Household Income 3mi/5mi:** \$72,709/\$83,814

AREA RETAILERS

HOBBY LOBBY
Super Savings, Super Selection!™

COST PLUS
WORLD MARKET

BARNES & NOBLE
BOOKSELLERS

AMC
THEATRES

DOLLAR TREE

Party City
THE DISCOUNT PARTY SUPER STORE

EST. 1961
PEARLE OOVISION™

ROMANO'S
Macaroni
GRILL

Chris Stewart | SVP; Leasing

561.613.4020 | 813.760.8897 (cell) | cstewart@pebbent.com



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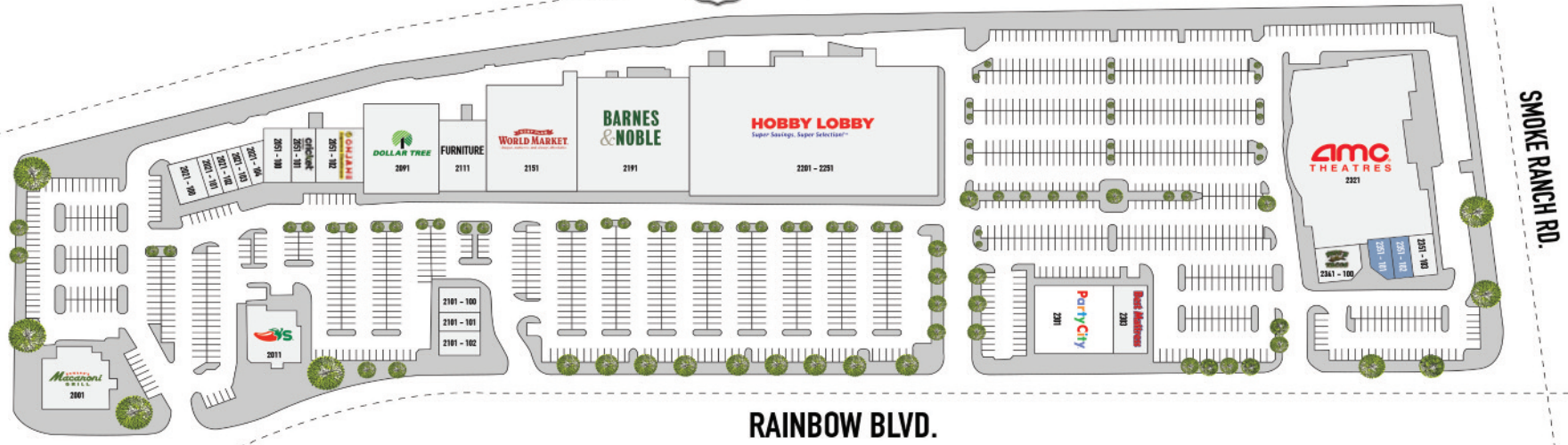
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189,000 CPD

 Available

SUITE	TENANT	SF
2021 - 100	PEARLE VISION	2,460
2021 - 101	ONE MAIN FINANCIAL	1,200
2021 - 102	FREEWAY INSURANCE	1,200
2021 - 103	NEVADA DEPARTMENT OF ADMINISTRATION	1,200
2021 - 104	DESERT BIRKENSTOCK	1,710
2051 - 100	VACCINE & TRAVEL MEDICINE	2,496
2051 - 101	CRICKET	2,496
2051 - 102	OHJAH JAPANESE RESTAURANT	4,992
2091	DOLLAR TREE	13,000
2111	FURNITURE	6,489
2151	COST PLUS WORLD MARKET	18,960
2191	BARNES & NOBLE	24,900
2201 - 2251	HOBBY LOBBY	64,795

SUITE	TENANT	SF
2321	AMC THEATRE	40,013
2001	MACARONI GRILL	7,342
2011	CHILI'S	5,997
2101 - 100	CENTURY LINK	2,000
2101 - 101	OCEAN NAILS	1,500
2101 - 102	CHINA A GO GO	2,000
2301	PARTY CITY	10,500
2303	BEST MATTRESS	4,500
2341 - 100	PEPE'S TACOS	2,767
2351 - 101	VACANT	2,287
2351 - 102	VACANT	1,475
2351 - 103	OMG SUSHI	2,000

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SUMMARY PROFILE

2000 - 2010 Census

2018 Estimates with 2023 Projections

Lat/Lon: 36.1987/-115.2426

Calculated using Weighted Block Centroid from Block Groups

2011 N Rainbow Blvd Las Vegas, NV 89108		1 mi radius	3 mi radius	5 mi radius	10 min drivetime
POPULATION	2018 Estimated Population	30,547	195,035	436,120	744,068
	2023 Projected Population	33,772	215,787	482,517	824,106
	2010 Census Population	28,546	184,342	412,926	688,744
	2000 Census Population	29,011	179,472	374,860	590,343
	Projected Annual Growth 2018 to 2023	2.1%	2.1%	2.1%	2.2%
	Historical Annual Growth 2000 to 2018	0.3%	0.5%	0.9%	1.4%
	2018 Median Age	32.6	37.6	38.7	38.1
HOUSEHOLDS	2018 Estimated Households	11,559	74,772	168,280	288,929
	2023 Projected Households	12,220	79,168	178,094	306,402
	2010 Census Households	10,427	68,159	153,665	256,821
	2000 Census Households	11,010	67,470	140,647	223,463
	Projected Annual Growth 2018 to 2023	1.1%	1.2%	1.2%	1.2%
	Historical Annual Growth 2000 to 2018	0.3%	0.6%	1.1%	1.6%
	2018 Median Age	32.6	37.6	38.7	38.1
RACE AND ETHNICITY	2018 Estimated White	49.0%	56.6%	56.6%	54.7%
	2018 Estimated Black or African American	18.0%	13.8%	14.6%	14.9%
	2018 Estimated Asian or Pacific Islander	8.0%	7.6%	8.8%	10.3%
	2018 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.7%	0.7%
	2018 Estimated Other Races	24.4%	21.3%	19.4%	19.3%
	2018 Estimated Hispanic	38.7%	33.9%	30.6%	31.0%
INCOME	2018 Estimated Average Household Income	\$61,077	\$72,709	\$83,814	\$79,547
	2018 Estimated Median Household Income	\$48,474	\$55,635	\$62,109	\$60,341
	2018 Estimated Per Capita Income	\$23,120	\$27,933	\$32,379	\$31,029
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	5.8%	6.0%	5.3%	5.9%
	2018 Estimated Some High School (Grade Level 9 to 11)	10.3%	9.5%	8.6%	8.8%
	2018 Estimated High School Graduate	35.6%	31.6%	29.9%	29.9%
	2018 Estimated Some College	26.5%	25.8%	25.2%	24.7%
	2018 Estimated Associates Degree Only	7.6%	7.4%	7.6%	7.5%
	2018 Estimated Bachelors Degree Only	9.4%	13.1%	15.3%	15.2%
	2018 Estimated Graduate Degree	4.8%	6.7%	8.2%	7.9%
BUSINESS	2018 Estimated Total Businesses	1,743	6,842	18,145	30,981
	2018 Estimated Total Employees	17,152	59,374	173,328	339,930
	2018 Estimated Employee Population per Business	9.8	8.7	9.6	11.0
	2018 Estimated Residential Population per Business	17.5	28.5	24.0	24.0

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