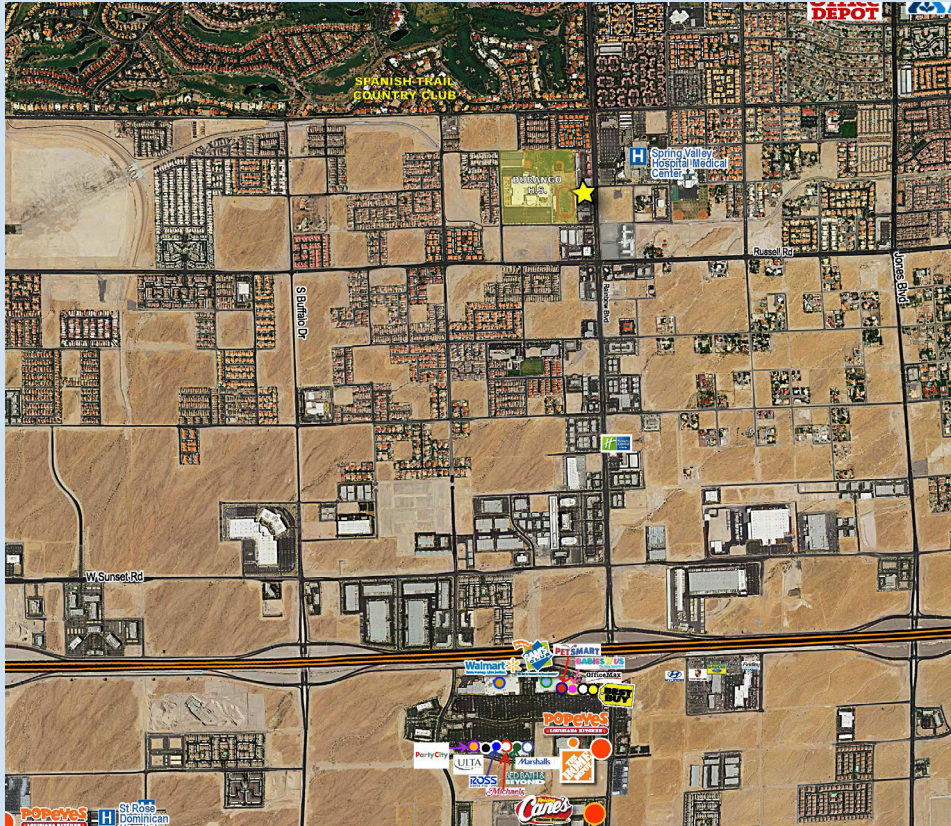


FOR SALE OR LEASE | RETAIL Former Bank Building

5547 S. Rainbow Blvd., Las Vegas, NV 89145



ASKING SALE PRICE: \$1,150,000.00

Property Description

We are pleased to present the opportunity to lease a former ± 3,090 square foot bank building, located North of the Northwest corner of Dewey Drive and Rainbow Boulevard in Las Vegas, NV. This building fronts onto Rainbow Boulevard with a traffic count that averages 45,000 cars per day. The site is located in close proximity to retailers such as: Superior Tire, Taco Bell, and Jack in the Box; and some additional traffic generators in the immediate area include Durango High School (± 2,300 Students), Grant Sawyer Middle School (± 1,274 students) and Spring Valley Hospital (292 beds). Be sure to take advantage of the opportunity because it won't last long!

Population

1 Mile: 12,629
3 Mile: 132,746
5 Mile: 342,271

Zoning: General Commercial District (C-2)

Traffic Counts:

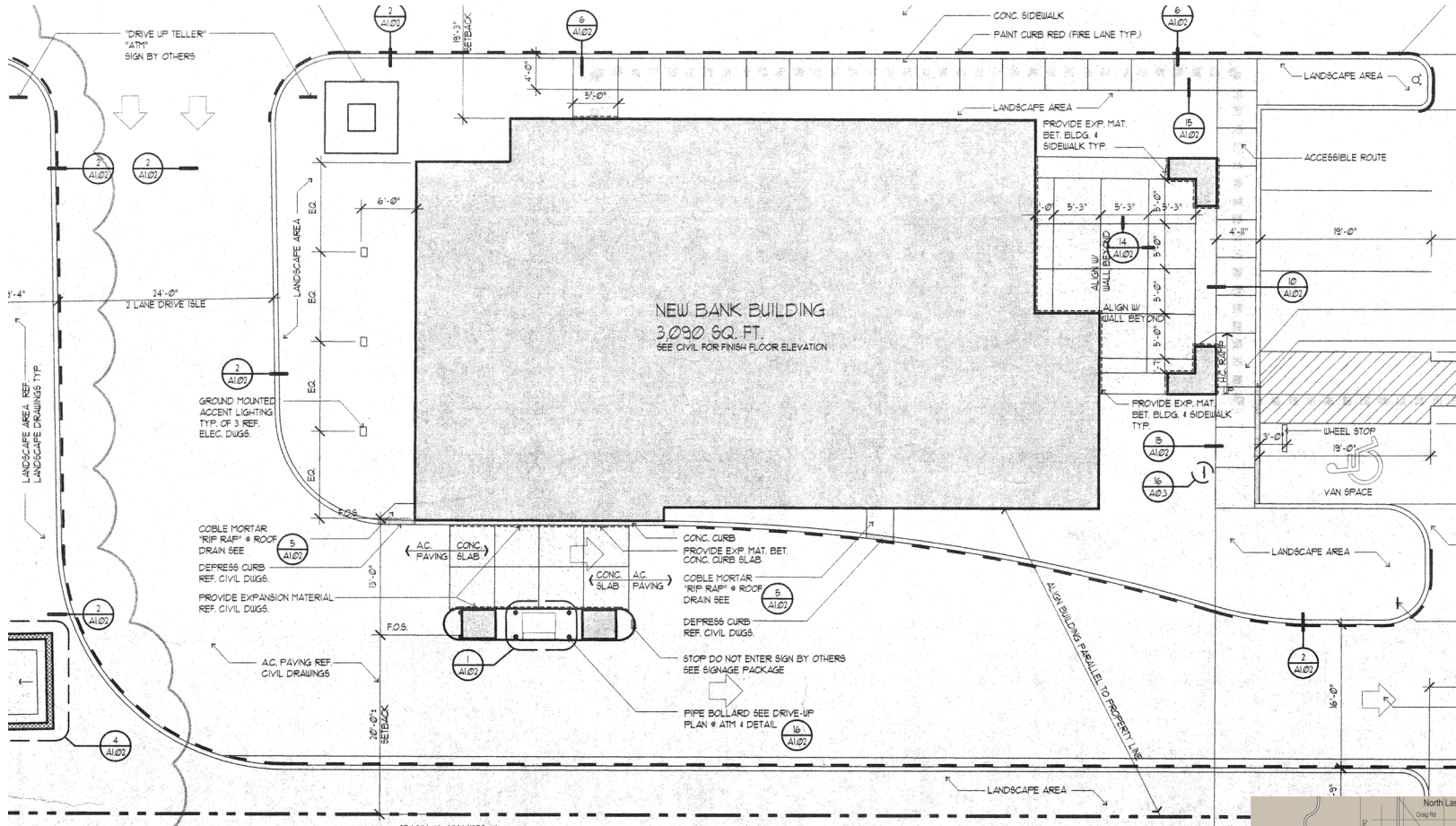
Rainbow Blvd. - 45,000 cpd

Average Household Income

1 Mile: \$79,929
3 Mile: \$67,769
5 Mile: \$70,257

FOR SALE OR LEASE | RETAIL Former Bank Building

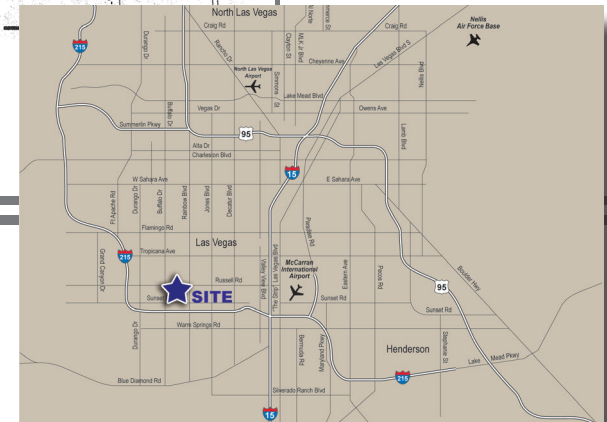
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Kit Graski
Director
Lic #BS.0015934.LLC
702.570.5377
kgraski@roicre.com

George Okinaka
Executive Vice President
Lic #S.0045747
702.570.5376
gokinaka@roicre.com

Maureen Waters
Senior Associate
Lic #S.0169395
702.570.5124
mwaters@roicre.com



Square Feet	Asking Rate
+ 3,090 sf.	\$2.75 sf./mo.

Additional Estimated Charges:

Taxes: \$7,016.48 per year
Insurance: \$1,517.00 per year