



# RAINBOW RETAIL CENTER

1113-1139 S. RAINBOW BLVD.  
LAS VEGAS, NV 89146

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## PROPERTY DESCRIPTION

Rainbow Retail Center is a ±14,250 SF retail shopping center located on the signalized intersection of S. Rainbow Boulevard and W. Charleston Boulevard, in a highly dense Retail Corridor in Las Vegas. The subject property provides excellent visibility on S. Rainbow Boulevard, with convenient ingress/egress on both sides of the property, a LED pylon sign, access to the RTC bus route, easily accessible from the U.S. 95 and Summerlin.

## PROPERTY HIGHLIGHTS

- Located in a busy retail trade area with many surrounding national retailers
- Highly visible endcap and inline space available
- Rates starting at \$1.25/SF [NNN]
- Building and pylon signage available on S. Rainbow Boulevard
- Close proximity to Summerlin and U.S. 95
- Up to ±4,200 SF contiguous available
- Newly Painted Facia

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## OFFERING SUMMARY

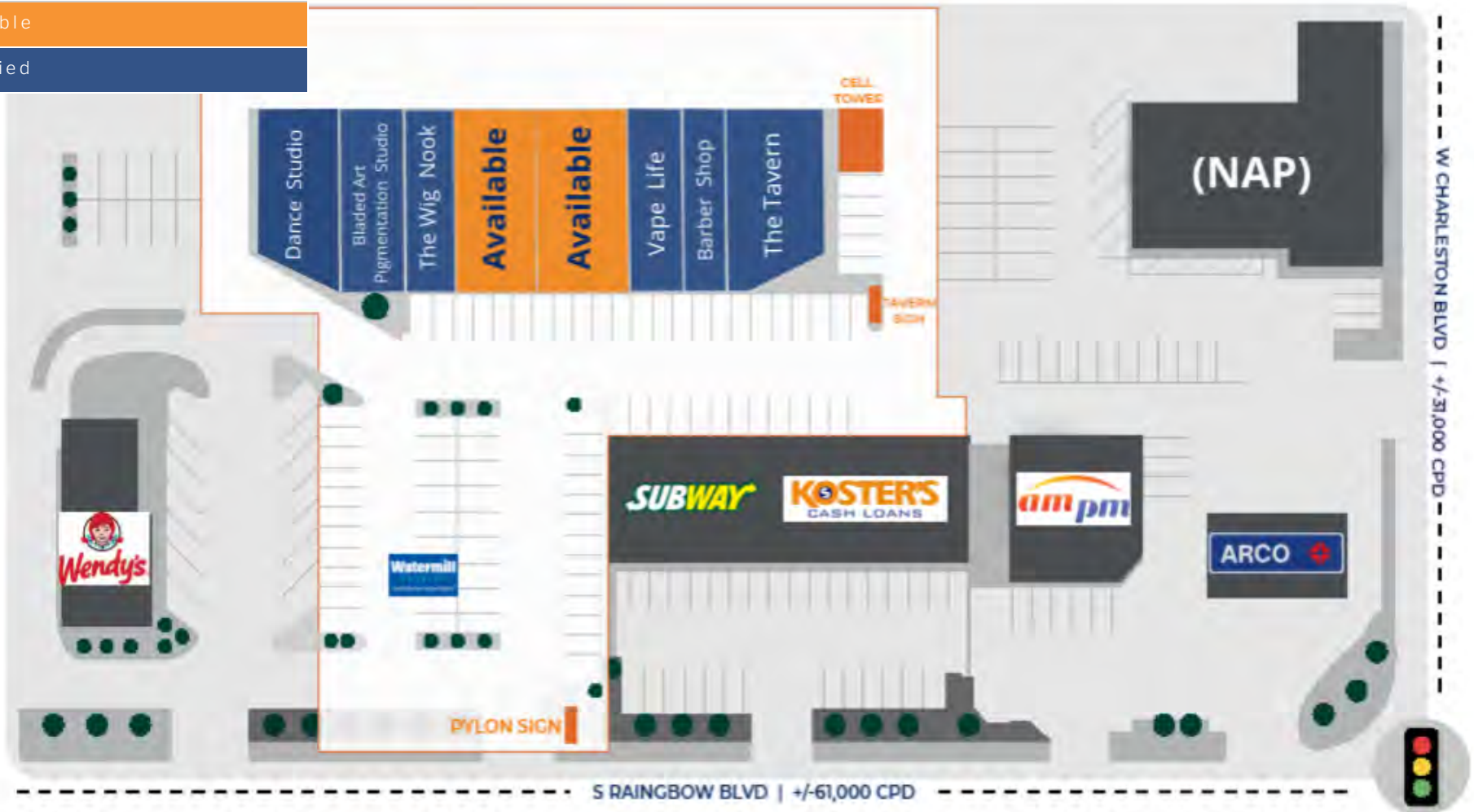
LEASE RATE:	\$1.25 SF/month [NNN]
AVAILABLE SF:	+/- 1,800 - 4,200 SF
BUILDING SIZE:	14,250 SF
ESTIMATED CAMS:	\$0.30/SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,046	66,698	189,184
TOTAL POPULATION	17,517	175,512	486,716
AVERAGE HH INCOME	\$69,563	\$66,898	\$70,340

## LEGEND

Available

Occupied



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## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1129 S. Rainbow Blvd.	Available	2,400 - 4,200 SF	NNN	\$1.25 SF/month	May be demised to 1,200 SF
1131 S. Rainbow Blvd.	Available	1,800 - 4,200 SF	NNN	\$1.25 SF/month	-
1113 S. Rainbow Blvd.	The Tavern	4,400 SF	NNN	-	-
1123 S. Rainbow Blvd.	Barber Shop	900 SF	NNN	-	-
1125 S. Rainbow Blvd.	Vape Life	1,200 SF	NNN	-	-
1135 S. Rainbow Blvd.	The Wig Nook	950 SF	NNN	-	-
1137 S. Rainbow Blvd.	Bladed Art Pigmentation Studio	950 SF	NNN	-	-
1139 S. Rainbow Blvd.	Dance Studio	1,650 SF	NNN	-	-

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