



PEBB ENTERPRISES

CHEYENNE COMMONS

3001 N. RAINBOW BLVD. | LAS VEGAS, NV 89108
OUTPARCEL, END CAP & SHOP SPACE AVAILABLE



HIGHLIGHTS

- NEW renovation complete
- Walmart, Floor & Decor and Ross anchored power center with many other national and regional tenants
- Surrounded by dense and mature demographics with over 420,000 people within a 5 mile radius
- Located along the US-95 Freeway on Cheyenne Ave. and Rainbow Blvd. with combined traffic counts of +/-243,000 CP
- Located near Mountain View Hospital with over 2,600 employees and physicians
- Retail pad opportunity available - inquire with broker

AREA DEMOGRAPHICS

- **Population 3mi/5mi:** 185,226/410,430
- **Households 3mi/5mi:** 72,069/155,873
- **Average Household Income 3mi/5mi:** \$77,755/\$84,832

Chris Stewart | SVP; Leasing

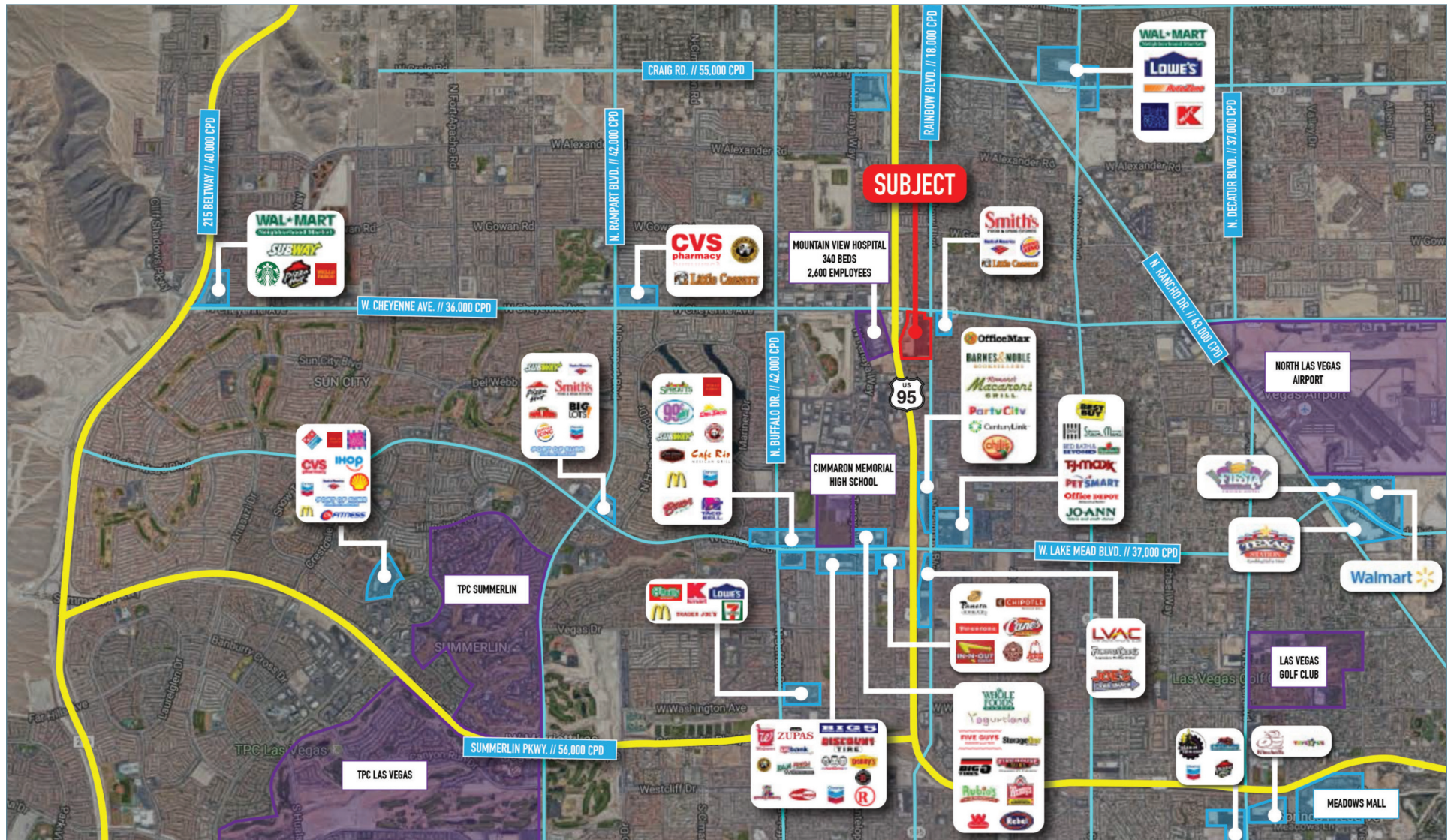
561.613.4020 | 813.760.8897 (cell) | cstewart@pebbent.com



| SUITE | TENANT | SF |
|-------------|---------------------------|---------|
| 3003 | O' Aces Bar & Grill | 4,800 |
| 3007 | AutoZone | 5,000 |
| 3011 | VACANT | 4,900 |
| 3021 | Ross | 24,000 |
| 3031 | Super 99 Center | 4,500 |
| 3033 | Avenue | 4,000 |
| 3035 | EyeBrow Threading | 1,000 |
| 3037 | Cricket Wireless | 1,213 |
| 3039 | VACANT | 5,000 |
| 3041 | Walmart | 114,513 |
| 3061 | Rainbow Shops | 9,100 |
| 3065 | Payless | 2,800 |
| 3067 | VACANT | 2,800 |
| 3069 | Sally Beauty | 1,800 |
| 3071-3075 | Floor & Decor | 70,738 |
| 3101 | Great Clips | 1,265 |
| 3103 | Smoke Shop | 1,162 |
| 3105 | Metro PCS | 1,020 |
| 3107 | The Neighborhood Jeweler | 1,020 |
| 3109 | LA Insurance Agency NV 30 | 1,080 |
| 3111 | T&T Dry Cleaner | 1,010 |
| 3113 | Famous Nails | 910 |
| 3115 | GameStop | 1,800 |
| 3117 | Port of Subs | 1,200 |
| 3141 | Goodwill | 24,510 |
| 3145 / 3149 | Plato's Closet | 3,300 |
| 3151 | Alka PH9 | 1,200 |
| 3153 | Allstate Insurance | 1,020 |
| 3155 | Goodwill | 960 |
| 3157 | The UPS Store | 1,320 |
| 3159 | Tiny Wardrobe | 900 |
| 3163 | VACANT | 2,400 |
| 3165 | Wally Wombats | 10,067 |
| 3171 | H&R Block | 2,400 |
| 3175 | VACANT | 2,400 |
| 3181 | VACANT | 9,200 |
| 3189 | Carl's Jr | 3,516 |
| NAP | Rebel Oil | NAP |
| 3131 | Krazy Buffet | 6,000 |
| 3129 | VACANT | 6,000 |
| 3121 | VACANT | 2,600 |
| 3119 | Lease Pending | 3,000 |
| 3085 | PT'S Pub | 3,998 |
| 3081 | Marie Callender's | 2,502 |
| 3059 | VACANT | 3,722 |
| 3051 | Dollar Loan Center | 3,850 |

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SUMMARY PROFILE

2000 – 2010 Census

2018 Estimates with 2023 Projections

Lat/Lon: 36.2156/-115.2442

Calculated using Weighted Block Centroid from Block Groups

| 3001 N Rainbow Blvd Las Vegas, NV 89108 | | 1 mi radius | 3 mi radius | 5 mi radius | 10 min drivetime |
|--|---|-------------|-------------|-------------|---------------------|
| POPULATION | 2018 Estimated Population | 16,238 | 185,226 | 410,430 | 703,862 |
| | 2023 Projected Population | 18,043 | 204,525 | 453,953 | 779,516 |
| | 2010 Census Population | 14,586 | 173,920 | 386,039 | 647,205 |
| | 2000 Census Population | 15,384 | 163,302 | 331,558 | 526,663 |
| | Projected Annual Growth 2018 to 2023 | 2.2% | 2.1% | 2.1% | 2.1% |
| | Historical Annual Growth 2000 to 2018 | 0.3% | 0.7% | 1.3% | 1.9% |
| | 2018 Median Age | 37.6 | 38.4 | 38.3 | 37.5 |
| HOUSEHOLDS | 2018 Estimated Households | 6,319 | 72,069 | 155,873 | 263,743 |
| | 2023 Projected Households | 6,727 | 76,127 | 164,918 | 279,565 |
| | 2010 Census Households | 5,473 | 65,307 | 141,494 | 233,191 |
| | 2000 Census Households | 5,644 | 61,505 | 122,726 | 192,636 |
| | Projected Annual Growth 2018 to 2023 | 1.3% | 1.1% | 1.2% | 1.2% |
| | Historical Annual Growth 2000 to 2018 | 0.7% | 1.0% | 1.5% | 2.1% |
| RACE AND ETHNICITY | 2018 Estimated White | 56.6% | 57.9% | 57.4% | 55.0% |
| | 2018 Estimated Black or African American | 16.8% | 14.5% | 15.2% | 15.4% |
| | 2018 Estimated Asian or Pacific Islander | 7.4% | 7.8% | 8.1% | 9.2% |
| | 2018 Estimated American Indian or Native Alaskan | 0.8% | 0.7% | 0.7% | 0.7% |
| | 2018 Estimated Other Races | 18.4% | 19.0% | 18.6% | 19.7% |
| | 2018 Estimated Hispanic | 28.8% | 29.9% | 29.6% | 31.3% |
| INCOME | 2018 Estimated Average Household Income | \$64,594 | \$77,755 | \$84,832 | \$80,480 |
| | 2018 Estimated Median Household Income | \$53,738 | \$59,921 | \$63,795 | \$62,173 |
| | 2018 Estimated Per Capita Income | \$25,319 | \$30,307 | \$32,254 | \$30,294 |
| EDUCATION (AGE 25+) | 2018 Estimated Elementary (Grade Level 0 to 8) | 4.5% | 4.7% | 4.9% | 5.9% |
| | 2018 Estimated Some High School (Grade Level 9 to 11) | 8.7% | 8.3% | 8.4% | 8.9% |
| | 2018 Estimated High School Graduate | 32.6% | 31.3% | 30.2% | 29.9% |
| | 2018 Estimated Some College | 29.0% | 26.4% | 25.8% | 24.8% |
| | 2018 Estimated Associates Degree Only | 8.5% | 7.8% | 7.9% | 7.9% |
| | 2018 Estimated Bachelors Degree Only | 10.7% | 14.1% | 14.7% | 14.8% |
| | 2018 Estimated Graduate Degree | 5.9% | 7.5% | 8.1% | 7.8% |
| BUSINESS | 2018 Estimated Total Businesses | 1,245 | 6,304 | 13,925 | 26,689 |
| | 2018 Estimated Total Employees | 13,073 | 55,705 | 137,668 | 288,343 |
| | 2018 Estimated Employee Population per Business | 10.5 | 8.8 | 9.9 | 10.8 |
| | 2018 Estimated Residential Population per Business | 13.0 | 29.4 | 29.5 | 26.4 |

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