

RAINBOW PAVILION

6070 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89118

LEASE RATE:
\$1.75 PSF - \$2.00 PSF (NNN \$0.35)



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RAINBOW PAVILION

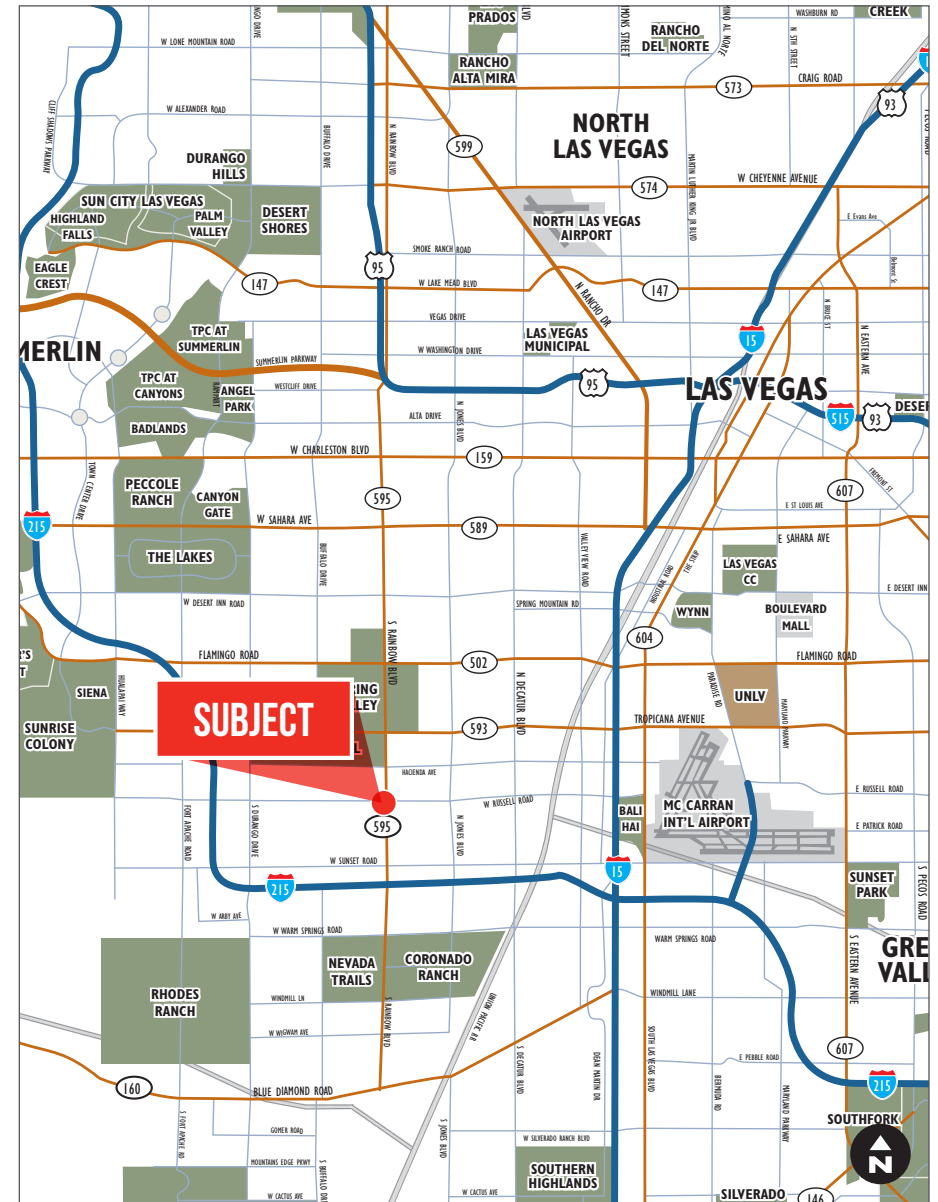
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PROPERTY HIGHLIGHTS

- 1,254 SF - FORMER FROZEN YOGURT SHOP
- TI Available for Hood and Grease Trap to Credit Worthy Tenants
- Convenient access to the I-215
- Excellent signage opportunities on Rainbow Boulevard (41,000 VPD)
- Located South of Spring Valley Hospital
- End Cap Yoga Studio Available - 1,400 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,066	121,525	298,728
INCOME	\$64,829	\$56,338	\$56,848
HOUSING	2,570	55,819	141,741
HOUSEHOLDS	2,301	49,066	118,273
Claritas 2015			



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SPRING VALLEY HOSPITAL
MEDICAL CENTER
A Division of the Valley Health System

ARCO
DOLLAR GENERAL
Shell
Jack in the Box
Taco Bell

WEST RUSSELL ROAD (12,000 VPD)

SOUTH BUFFALO DRIVE

DUNKIN' DONUTS
SUBWAY
Starbucks Coffee Company

SOUTH RAINBOW BOULEVARD (41,000 VPD)

SOUTH JONES BOULEVARD

WEST SUNSET ROAD

215 167,000 VPD

BEST BUY
Home Depot
Wal-Mart
PetSmart
Chili's
Ross
Chase
Marshall's
McDonald's
Babies R Us
Bed Bath & Beyond
Sport Chalet

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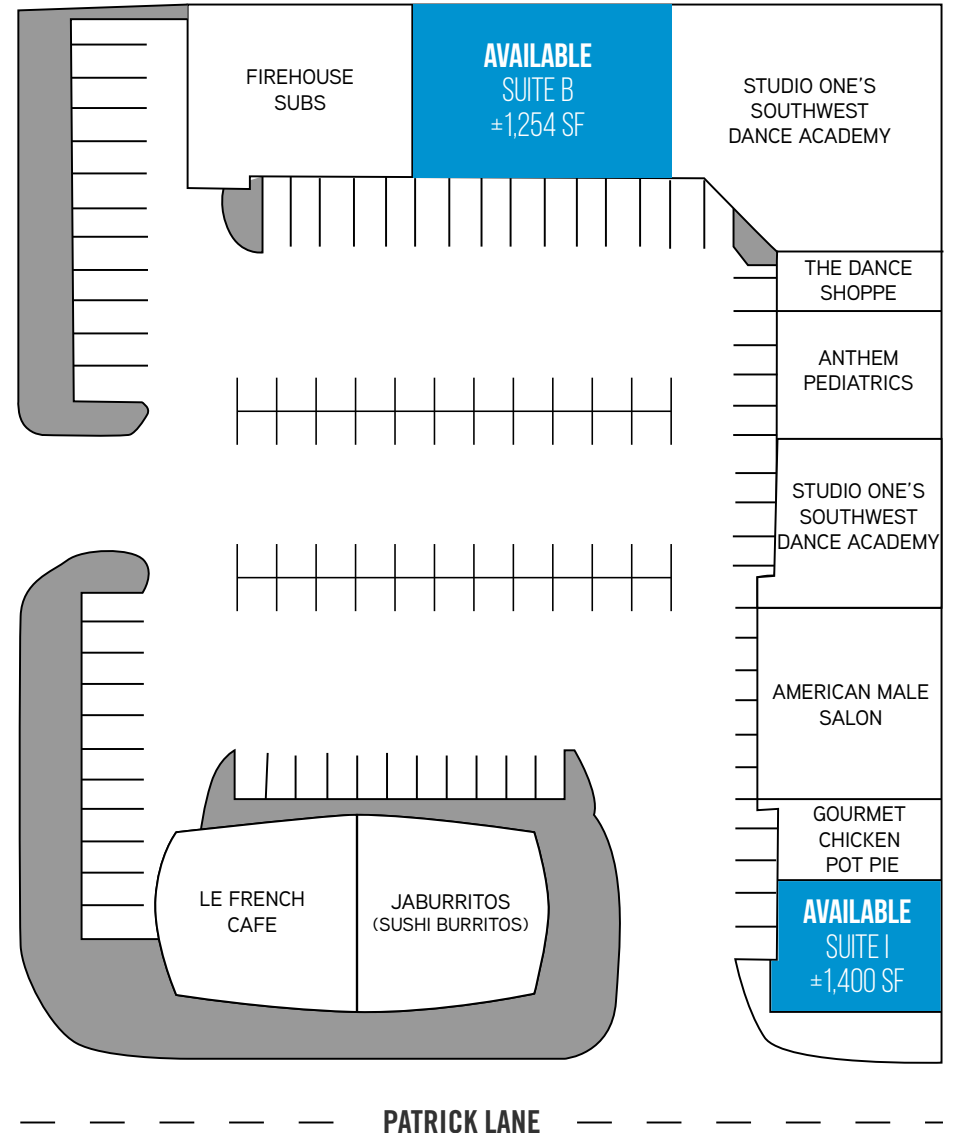
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RAINBOW BOULEVARD



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