

SPACE FOR LEASE > ±1,800 SF :: \$0.75 - \$1.00 (NNN \$0.25 PSF)

THE SHOPPES ON RAINBOW

1200-1250 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146



LAST SPACE REMAINING

**5% CO-OP TO
OUTSIDE BROKER!**

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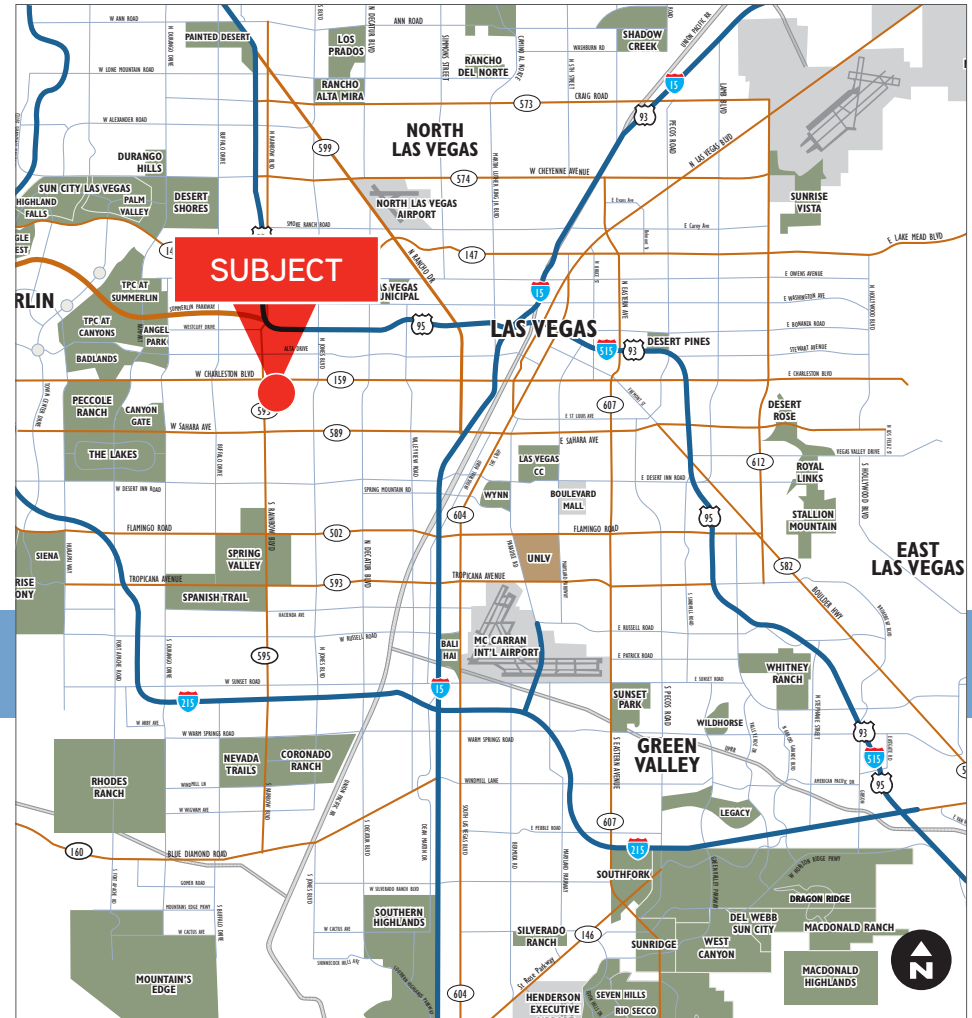
PROPERTY HIGHLIGHTS

- ±1,800 SF Space Available
- Welcome To Our Newest Tenants Family Dollar and Zia Records!
- Landlord offering turn-key build outs for qualified tenants
- Next to Charleston Boulevard and Rainbow Boulevard, one of Las Vegas main arteries (99,000 VPD)
- Dense residential with close proximity to All American Park, Rainbow Family Park, College of Southern Nevada, and Bonanza High School
- Just over a mile away from US-95/Summerlin Parkway interchange

5% CO-OP TO OUTSIDE BROKER!

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	19,188	187,293	475,920
INCOME	\$56,177	\$57,489	\$64,539
HOUSING	7,336	77,408	211,617
HOUSEHOLDS	6,946	72,246	193,845

Claritas 2015



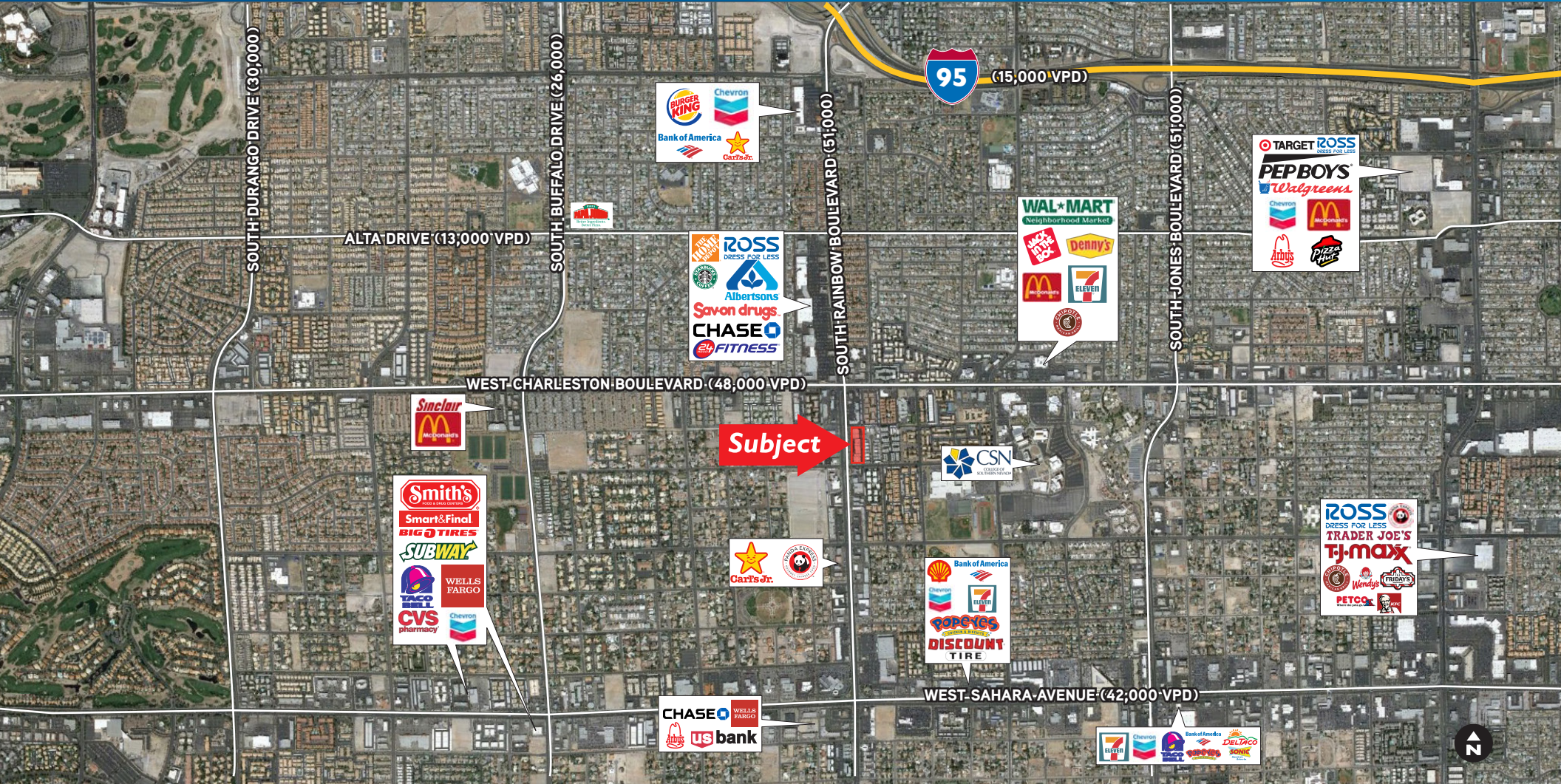
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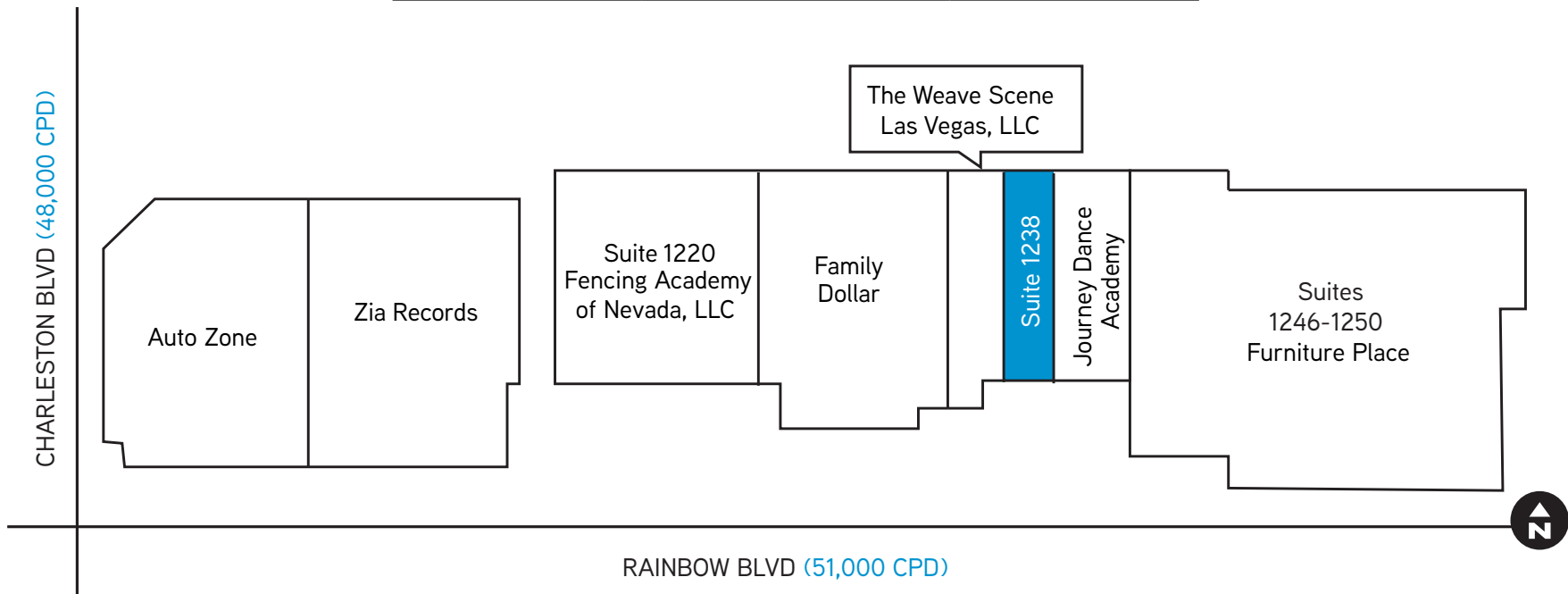
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SUITE	TENANT	SF
1200	AUTO ZONE	10,078
1216	ZIA RECORDS	10,333
1220	FENCING ACADEMY OF NV, LLC	10,078
1226-1234	FAMILY DOLLAR	10,052
1236	THE WEAVES SCENE LV, LLC	1,839
1238	AVAILABLE	1,800
1240	JOURNEY DANCE ACADEMY	3,600
1246-1250	FURNITURE PLACE	14,900



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