

For Lease Rainbow Springs Shopping Center

3501 - 3685 S. Rainbow Boulevard, Las Vegas, NV 89147

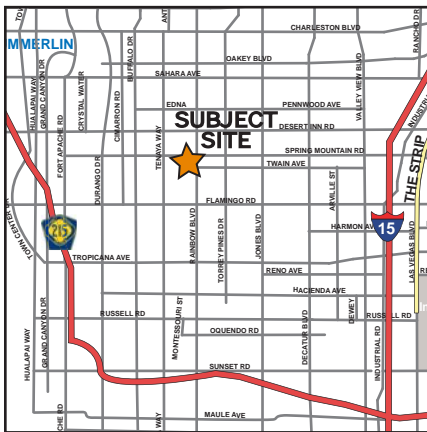


Freestanding Restaurant, Pad, Inline and Junior Anchors For Lease

Building Type: Walmart anchored shopping center
Space Available: 1,200 - 12,000 SF
Lease Rate: \$1.00 to \$2.00/SF NNN
Zoning: C-2 (Clark County)
NNN: \$0.40/SF (estimated)
Traffic Counts: ± 72,000 CPD at intersection

364,431 SF Walmart anchored shopping center. The property sits at the SWC of Rainbow Blvd. & Spring Mountain Rd. Busy center with many national tenants. Site is located in main retail trade area serving area residents. Inline and pad space available.

Other tenants include: Dollar Tree, Payless Shoesource, Wing Stop, Panda Express, Applebee's, IHOP, Sally Beauty Supply, Dotty's, Krispy Kreme, Petco, Mattress Outlet, Radio Shack, Cartridge World and many more.



- ◆ 6,200 SF freestanding restaurant now available with Rainbow Blvd. frontage
- ◆ Junior anchor, inline and pad space available
- ◆ Easy ingress & egress from both streets; signalized intersection
- ◆ Major shopping hub serving area residents
- ◆ Traffic counts are approx. ± 72,000 cars per day
- ◆ Looking for many uses: restaurants, chiropractor, gym, dance studio, clothing, pharmacy, stationary/cards, kid's party facility, etc.



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Retail

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Procuring broker shall be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principle and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

For Lease

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Demographics

Population

1 mile radius	16,082 people
3 mile radius	211,426 people
5 mile radius	424,695 people

Annual HH Income

1 mile radius	\$75,409
3 mile radius	\$71,260
5 mile radius	\$77,145

**2012 Estimated Demographics*



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