

ADELPHI

— PROPERTY ADVISORS —



RAINBOW PROMENADE

2351 N RAINBOW BLVD, LAS VEGAS, NV 89108

DENSE RETAIL CORRIDOR

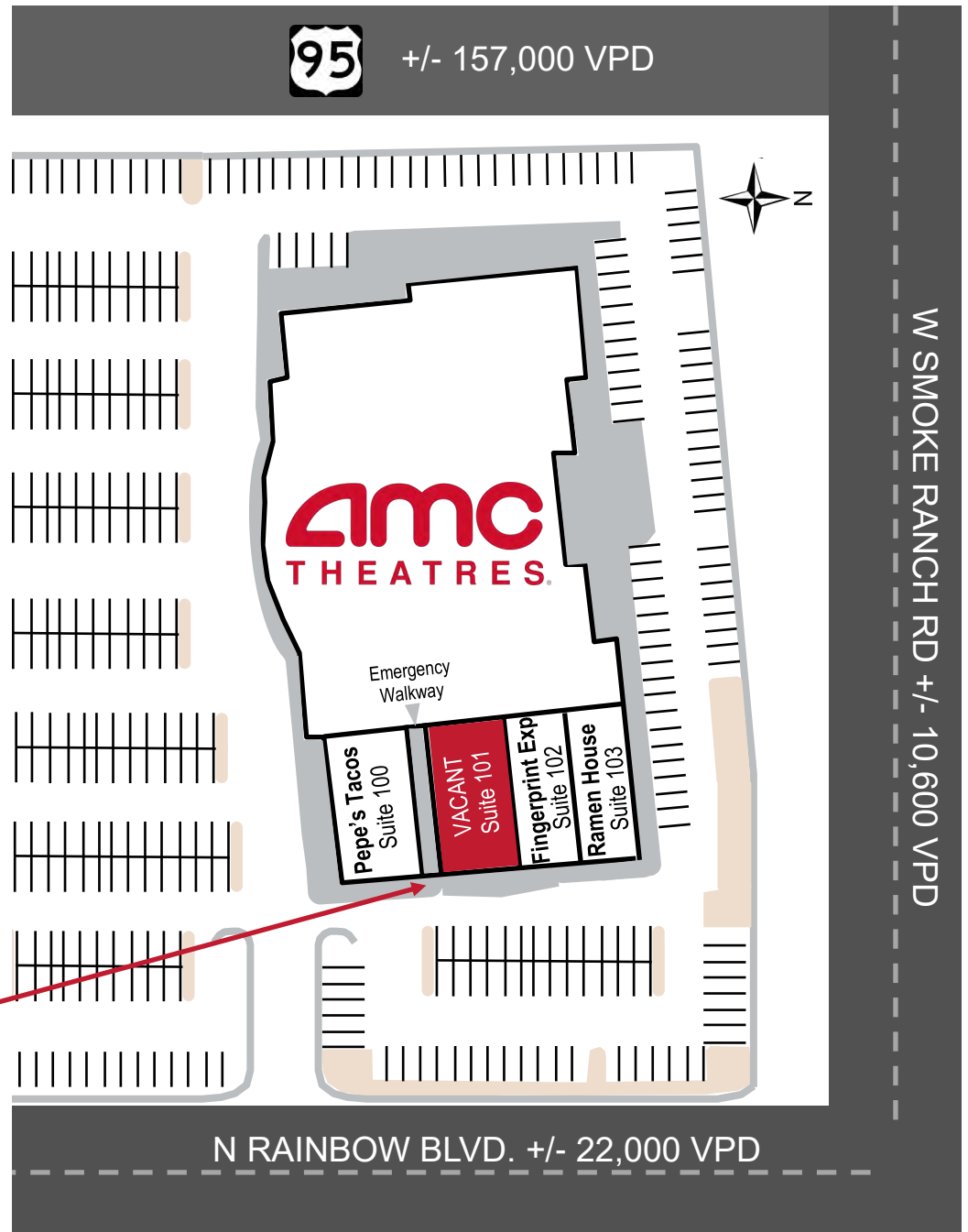
PRIME RAINBOW BLVD EXPOSURE (22,000 VPD)

Highlights

- ▶ **Rainbow Blvd Frontage:** The vacant unit faces Rainbow Blvd, the major thoroughfare in the area, with over 22,000 vehicles passing the property per day.
- ▶ **Dense Retail Trade Area:** The Lake Mead/Rainbow retail corridor contains several national tenants such as Best Buy, Burlington, Office Depot, and Chick-fil-A, providing an abundance of daily traffic shopping in the area.
- ▶ **Open Floorplan:** The final vacancy is 2,287 SF consisting of an open layout, allowing several options.
- ▶ **Power Center:** The vacant space is part of Rainbow Promenade, a power Center located immediately off US 95 (over 157,000 VPD), containing national tenants such as AMC Theaters, Hobby Lobby, World Market, and Chili's.
- ▶ **Abundance Parking:** The Property's parking ratio is 16.60/1,000 making it suitable for retail or medical tenants needing additional parking.
- ▶ **Dense Infill Area:** Over 24,000 residents live within a one-mile radius.

SUITE	STATUS	SQUARE FOOTAGE	LEASE TYPE	PRICE
2351-Suite 101	Vacant	2,287 SF	NNN	\$1.95

CAMS: \$0.53



Property Details

Property Name:
Rainbow Promenade

Location:
2351 N Rainbow Blvd.
Las Vegas, NV 89108

Site:
Rainbow Promenade is located on the SW corner of N Rainbow Blvd. and W Smoke Ranch Rd.

Frontage:
Rainbow Promenade benefits from approximately +/- 360 linear feet of frontage along N Rainbow Blvd.

Access:
Access points into the center include two entrances from N Rainbow Blvd.

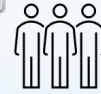
Parking
Rainbow Promenade provides 133 parking spaces, which equates to a parking ratio of +/- 16.60 spaces per 1,000 SF.

Traffic Count:
N Rainbow Blvd: +/- 22,000 VPD

Built:
1997

Zoning:
General Commercial (C-1)

Submarket:
Northwest Las Vegas

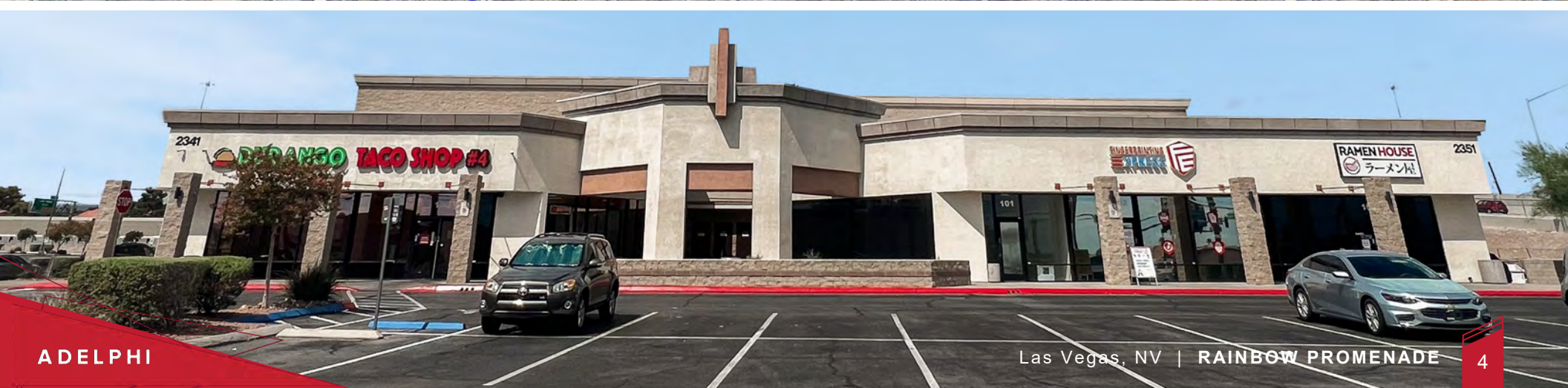


431,332 People*
\$81,713 Avg. Household Incomes*
*withing a 5 mile radius

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	24,518	192,585	431,332
Average HH Income	\$56,371	\$72,488	\$81,713
Median Home Value	\$257,961	\$307,496	\$350,184
Median Age	34.60	38.70	39.90
Daytime Population	20,425	156,858	351,607



▶▶▶ Retail Map



▶▶▶ Retail Map



Photos

Rainbow Blvd +/- 22,000 VPD



RAINBOW PROMENADE

2351 N RAINBOW BLVD., LAS VEGAS, NV 89108



ADELPHI

— PROPERTY ADVISORS —

Mica Berg
Managing Partner
mberg@adelphiCRE.com
702-755-5559
LIC#: S.0076067