

ADELPHI

— PROPERTY ADVISORS —



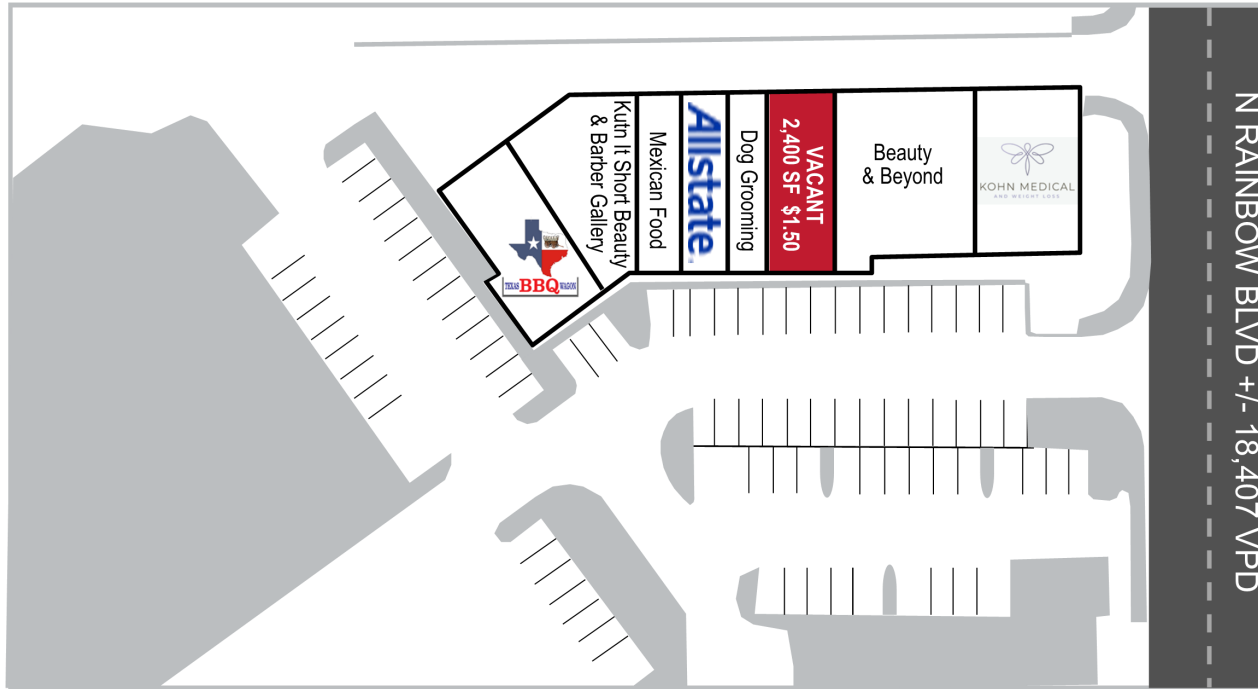
RANCHO SANTA FE SHOPS

5081 N RAINBOW BLVD, LAS VEGAS, NV 89130

NEW OWNERSHIP

EXCELLENT 1-MILE HOUSEHOLD INCOME
(\$95,833)

▶▶▶ Site Plan



Highlights

- ▶ **One Space Remaining:** Rancho Santa Fe Shops has one space remaining consisting of 2,400 SF.
- ▶ **Prime North Rainbow Blvd. Exposure:** The Property benefits from being situated on Rainbow Blvd., consisting of over 18,407 Vehicle Per Day (2022).
- ▶ **Residential Development:** Dove Point, directly across the street, is a newly constructed gated community consisting of 195 single-family dwellings, developed by Richmond American Homes, with a completion date aimed for beginning of 2024.
- ▶ **Excellent Demographics:** Average Household Income and Median Home Value for a 1-Mile Radius is \$95,833 and \$325,473, respectively.
- ▶ **Exceptional Accessibility:** Rancho Santa Fe Shops benefits from easy accessibility from the US 95 and Rancho Dr. on and off ramps, with excellent visibility from the freeway.
- ▶ **Abundance Parking:** The Property's parking ratio is 8.88/1,000 making it suitable for retail or medical tenants needing additional parking.
- ▶ **Available Suites*:**

SUITE	STATUS	SQUARE FOOTAGE	LEASE TYPE	PRICE
Suite 106	Vacant	2,400 SF	NNN	\$1.50
Suite 106 A&B	Vacant	1,200 SF	NNN	\$1.50

* Suite 106 can be divided into two 1,200 SF units

Property Details

Property Name:

Rancho Santa Fe Shops

Location:

5081 N Rainbow Blvd.
Las Vegas, NV 89130

Site:

Rancho Santa Fe Shops is located on the NW corner of N Rainbow Blvd. & Rancho Dr.

Parcel Number:

125-34-712-004

Building Area:

15,231 SF

Land Area: 0.92 AC

Frontage:

Rancho Santa Fe Shops benefits from approximately +/- 189 linear feet of frontage along N Rainbow Blvd.

Access:

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

Parking:

Rancho Santa Fe Shops provides 122 parking spaces, which equates to a parking ratio of +/- 8.88 spaces per 1,000 SF.

Traffic Count:

N Rainbow Blvd: +/- 18,407 VPD

Built:

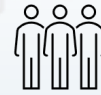
1996

Zoning:

General Commercial (C-1)

Submarket:

Northwest Las Vegas



351,876 People*

\$91,005 Avg. Household Incomes*

*withing a 5 mile radius

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	13,463	115,831	351,876
Average HH Income	\$95,833	\$94,484	\$91,005
Median Home Value	\$325,473	\$338,081	\$325,275
Median Age	41.6	40.8	38.8
Daytime Population	4,544	32,605	80,127



▶▶▶ Retail Map



▶▶▶ Retail Map



▶▶▶ Photos



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