RAINBOW SPRINGS SHOPPING CENTER

SWC Spring Mountain Rd. & Rainbow Blvd. | 3501 - 3685 S. Rainbow Blvd. & 6955 - 7021 W. Spring Mountain Rd. | Las Vegas, NV 89103

AVAILABLE SF	±1,300 SF - ±6,200 SF
ZONING	C-2 "Commercial"
RATES	Contact Agent

PROPERTY HIGHLIGHTS

- Dominant center in Spring Valley
- Multiple Drive-Thru Opportunities Available
- Pylon signage available fronting Rainbow Blvd
- Best co-tenancy in the trade area: Walmart, Sam's Club, Dollar Tree, ACE Hardware, Petco, Applebees, IHOP, Five Below, and more
- High population density and strong traffic counts

CO-TENANTS

Walmart petco Sam's CLUB

ACE Hardware five BELOW DOLLAR TREE

2025 DEMOGRAPHIC SNAPSHOT

Population: 3-mile radius	**190,410**
Average HH Income:	**$94,305**
Traffic Counts: Spring Mt. & Rainbow	**87,000 vpd**

newmarket COMMERCIAL REAL ESTATE ADVISORS

Contact: Ted Baker • c: 702.768.8682 • o: 702.221.2500 ext. 300 • tbaker@newmarketadvisors.com
Nathan Braid • c: 702.888.2806 • o: 702.221.2500 ext. 322 • nbraid@newmarketadvisors.com

ICSC CHAIN LINKS RETAIL ADVISORS

NewMarket Advisors
5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com

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License: Ted Baker, NV S.16378
Nathan Braid, NV S.187008

August 4, 2026

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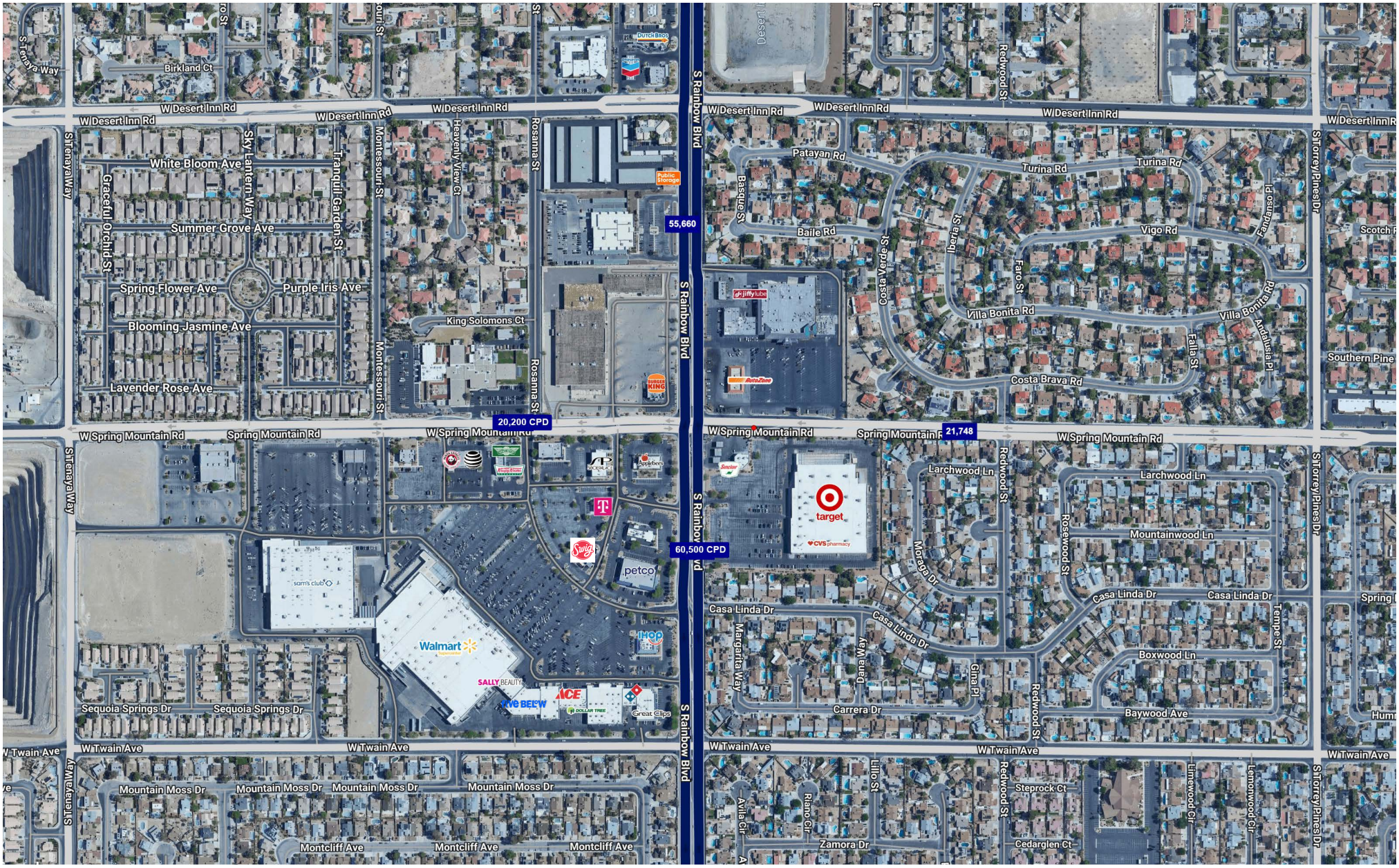

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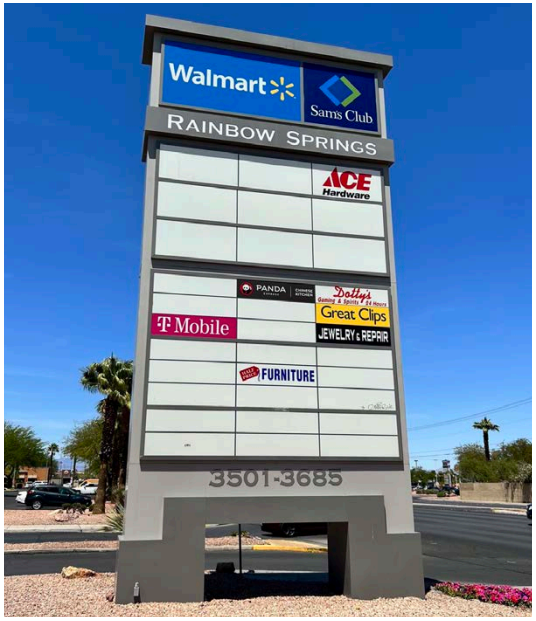

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Bldg/Unit	Tenant	Size
3501	Applebee's	5,500
3531	T-Mobile	2,200
3553	AVAILABLE	6,200
3565-100	Swig	1,300
3565-101	Smoothie King	1,280
3577	Petco	15,000
3595	IHOP	5,000
3615	Walmart	223,269
3625-100-102	Half-Price Furniture	4,800
3625-103	Dr. Paul Phan (Dentist)	1,600
3625-104	Sally Beauty Supply	1,600
3635-100	Five Below	9,612
3635-101	AVAILABLE	3,747
3645-101 A-B	Eleva8tion Fitness	9,400
3655-100	Nail Art	1,760
3655-101	Freeway Insurance	1,400
3655-102-103	Water Store	2,400
3655-104-105	365 Mountain Market	3,200
3665-100 A-B	ACE Hardware	12,000
3655-101 A-C	Dollar Tree	10,900
3675-100	Advance America	1,400
3675-101	Great Clips	1,400
3675-102	Domino's Pizza	1,200
3675-103 A	AVAILABLE	2,091
3675-105	PDS Health (Dentist)	2,880
3675-107	Smoke Shop	1,000
3685-100	Dotty's	4,000
6955	Shoe Palace	6,500
6975 A	AVAILABLE	4,600
6975 B	AVAILABLE	1,300
7013	Nevada Smog	350
7015	Krispy Kreme	3,600
7017-101	Wingstop	1,400
7017-102 A	NV National Guard	1,264
7017-102 B	Sourdough & Co	1,300
7017-103	AT&T	2,000
7017-104 A-B	Panda Express	2,000
7021	In-A-Visit	3,300

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2025 ESTIMATED DEMOGRAPHICS

Population

1-Mile	**14,733**
3-Mile	**190,410**
5-Mile	**443,569**

Average Household Income

1-Mile	**$131,772**
3-Mile	**$94,305**
5-Mile	**$105,898**

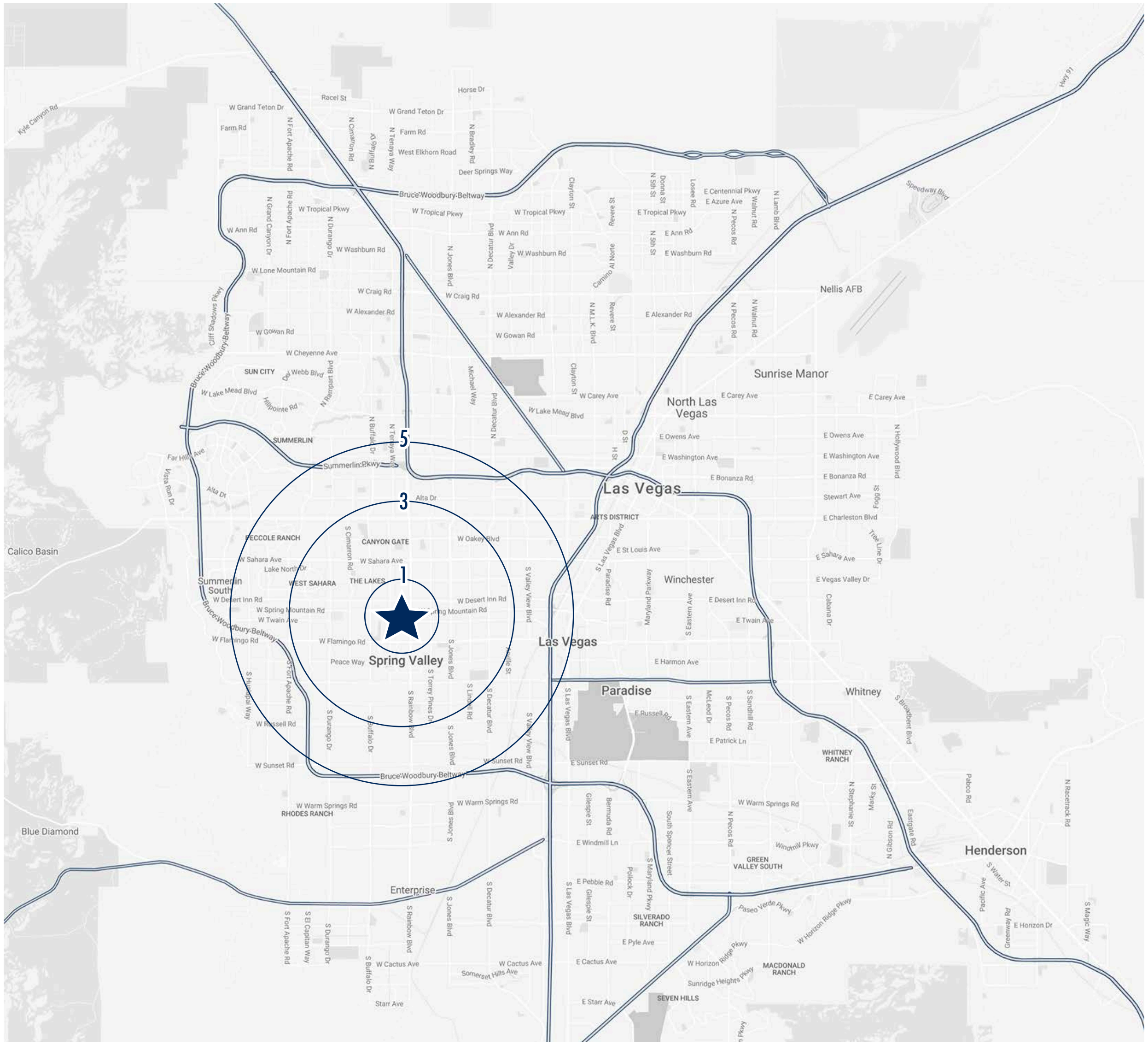
Number of Households

1-Mile	**5,404**
3-Mile	**78,217**
5-Mile	**186,071**

Daytime Population (Employees)

1-Mile	**3,413**
3-Mile	**63,624**
5-Mile	**249,246**

LAS VEGAS VALLEY



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INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

In Nevada, a real estate licensee is required to provide a form setting forth the duties owed by the licensee to:

a) Each party for whom the licensee is acting as an agent in the real estate transaction, and
b) Each unrepresented party to the real estate transaction, if any.

LICENSEE'S DUTIES OWED TO ALL PARTIES:

A Nevada real estate licensee shall:

1. Not deal with any party to a real estate transaction in a manner which is deceitful, fraudulent or dishonest.
2. Exercise reasonable skill and care with respect to all parties to the real estate transaction.
3. Disclose to each party to the real estate transaction as soon as practicable:
   a. Any material and relevant facts, data or information which licensee knows, or with reasonable care and diligence the licensee should know, about the property.
   b. Each source from which licensee will receive compensation.
4. Abide by all other duties, responsibilities and obligations required of the licensee in law or regulations.

LICENSEE'S DUTIES OWED TO THE CLIENT:

A Nevada real estate licensee shall:

1. Exercise reasonable skill and care to carry out the terms of the brokerage agreement and the licensee's duties in the brokerage agreement;
2. Not disclose, except to the licensee's broker, confidential information relating to a client for 1 year after the revocation or termination of the brokerage agreement, unless licensee is required to do so by court order or the client gives written permission;
3. Seek a sale, purchase, option, rental or lease of real property at the price and terms stated in the brokerage agreement or at a price acceptable to the client;
4. Present all offers made to, or by the client as soon as practicable, unless the client chooses to waive the duty of the licensee to present all offers and signs a waiver of the duty on a form prescribed by the Division;
5. Disclose to the client material facts of which the licensee has knowledge concerning the real estate transaction;
6. Advise the client to obtain advice from an expert relating to matters which are beyond the expertise of the licensee; and
7. Account to the client for all money and property the licensee receives in which the client may have an interest.

Duties Owed By a broker who assigns different licensees affiliated with the brokerage to separate parties.

Each licensee shall not disclose, except to the real estate broker, confidential information relating to client.

CONFLICT OF INTEREST:

A licensee in a real estate transaction may legally act for two or more parties who have interests adverse to each other. In acting for these parties, the licensee has a conflict of interest.

DISCLOSURE OF CONFIDENTIAL INFORMATION:

Licensee will not disclose any confidential information for 1 year after the revocation or termination of any brokerage agreement entered into with a party to this transaction, unless Licensee is required to do so by a court of competent jurisdiction or is given written permission to do so by that party. Confidential information includes, but is not limited to, the client's motivation to purchase, trade or sell, which if disclosed, could harm one party's bargaining position or benefit the other.

DUTIES OF LICENSEE:

Licensee shall provide you with a "Duties Owed by a Nevada Real Estate Licensee" disclosure form which lists the duties a licensee owes to all parties of a real estate transaction, and those owed to the licensee's client. When representing both parties, the licensee owes the same duties to both seller and buyer. Licensee shall disclose to both Seller and Buyer all known defects in the property, any matter that must be disclosed by law, and any information the licensee believes may be material or might affect Seller's/Landlord's or Buyer's/Tenant's decisions with respect to this transaction.

NO REQUIREMENT TO CONSENT:

You are not required to consent to this licensee acting on your behalf.
You may

- Reject this consent and obtain your own agent,
- Represent yourself,
- Request that the licensee's broker assign you your own licensee.

This information was taken from form 504 and 503 with the Nevada Real Estate Division.
When you choose to do business with us the proper form will be presented for signature. To see these forms please visit NVRED.com.

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