

# RAINBOW BOULEVARD RETAIL FOR LEASE

N/NEC Sunset Rd & Rainbow Blvd | 6410 S. Rainbow Blvd #110 | Las Vegas, NV 89118






AVAILABLE	±7,544 SF Endcap
JURISDICTION	CC Spring Valley - 89118
ZONING	General Commercial (CG)
RATES	Call for Price

## PROPERTY HIGHLIGHTS

- Located on Rainbow Blvd corridor, one of southern Las Vegas' busiest north-south roads, with strong drive-by counts
- Corner/off-axis visibility yields excellent sign and store front exposure
- Within walking/drive distance of dense retail, supermarkets, national dining chains, and service providers—perfect for cross-shopping
- Co-tenants include Dutch Bros and AAA Auto Repair Center

## 2025 DEMOGRAPHIC SNAPSHOT

 <b>Population:</b> 3-mile radius	<b>147,346</b>
 <b>Average HH Income:</b>	<b>\$110,658</b>
 <b>Traffic Counts:</b> Rainbow Blvd	<b>42,978 vpd</b>



Contact: Austin Thompson • c: 702.606.5648 • athompson@newmarketadvisors.com  
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CHAINLINKS  
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## 2025 ESTIMATED DEMOGRAPHICS



### Population

1-Mile	<b>4,250</b>
3-Mile	<b>147,346</b>
5-Mile	<b>389,050</b>



### Average Household Income

1-Mile	<b>\$129,286</b>
3-Mile	<b>\$110,658</b>
5-Mile	<b>\$112,951</b>



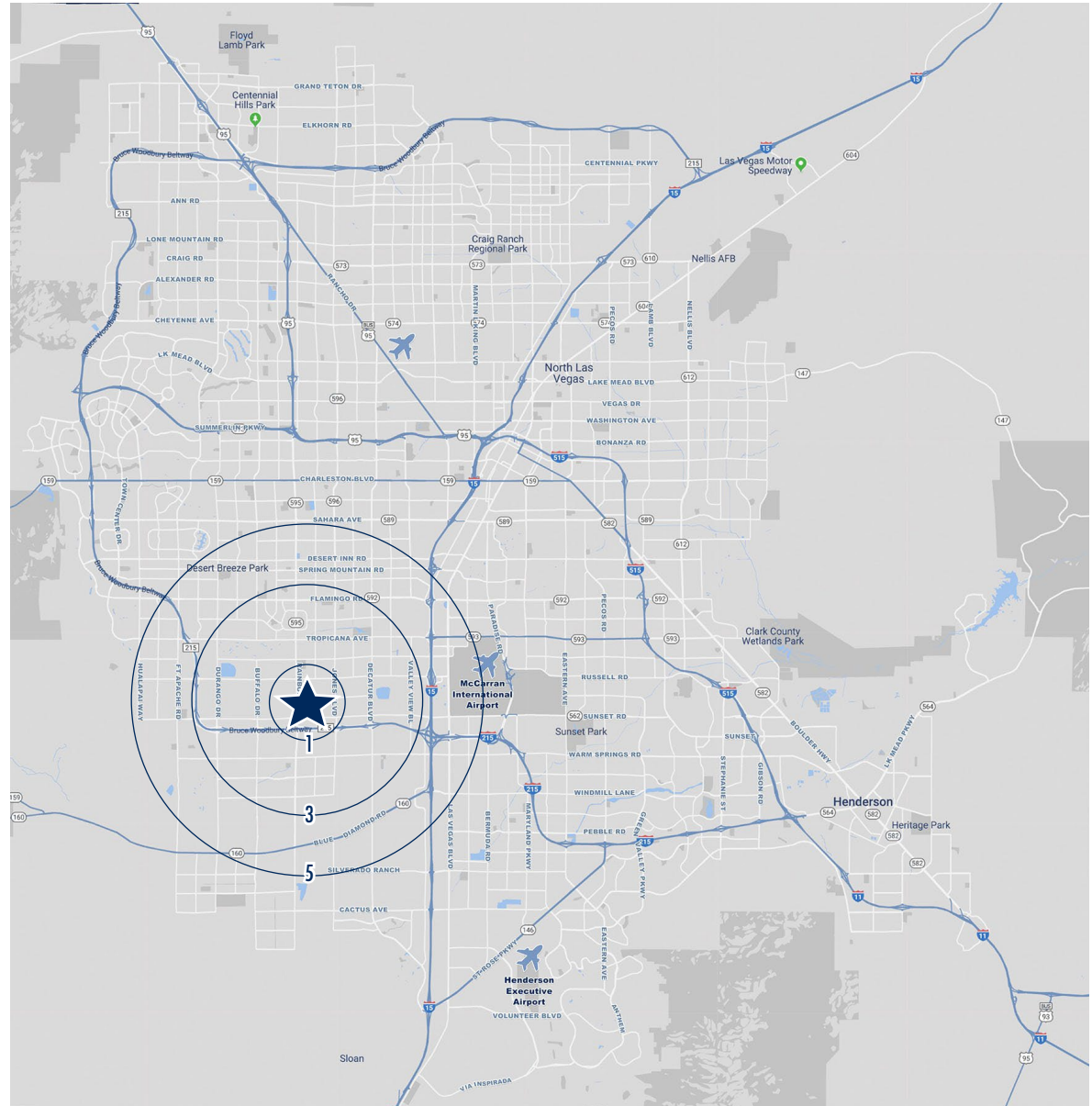
### Number of Households

1-Mile	<b>1,591</b>
3-Mile	<b>58,447</b>
5-Mile	<b>155,815</b>



### Daytime Population (Employees)

1-Mile	<b>11,345</b>
3-Mile	<b>72,016</b>
5-Mile	<b>179,544</b>



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