EAGLE PROMENADE: GL PAD & 3,000 SF ENDCAP AVAILABLE

SWC Mardon Ave & Rainbow Blvd | 7445 South Rainbow | Las Vegas, NV 89139



AVAILABLE SF	±3,000 SF - ±17,450 SF
ASKING PRICE	Endcap: $57 PSF (Grey Shell) GL Pad: $180K BTS: Contact Broker
JURISDICTION	CC Enterprise - 89113
ZONING	Commercial General (CG)

PROPERTY HIGHLIGHTS

- Adjacent to established Power Center
- Close access to the 215 Beltway
- High traffic volumes along Rainbow Blvd
- Ideal for grocers, retail, and medical users
- PDS Health to open by December 15, 2026
- Mo' Bettahs targeting an opening in February 2027, 7 Brew will follow shortly after

NEARBY TENANTS

Albertsons · IHOP · Anytime Fitness · LUV Car Wash · Dollar Tree · El Pollo Loco

2025 DEMOGRAPHIC SNAPSHOT

Population: 3-mile radius	**133,671**
Average HH Income:	**$120,826**
Traffic Counts: Rainbow Blvd	**38,207 vpd**

newmarket COMMERCIAL REAL ESTATE ADVISORS

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ICSC MEMBER · CHAIN LINKS RETAIL ADVISORS

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The information contained herein has been given to us by the owner of the property or other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Site plan subject to change without prior notice.

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October 15, 2026

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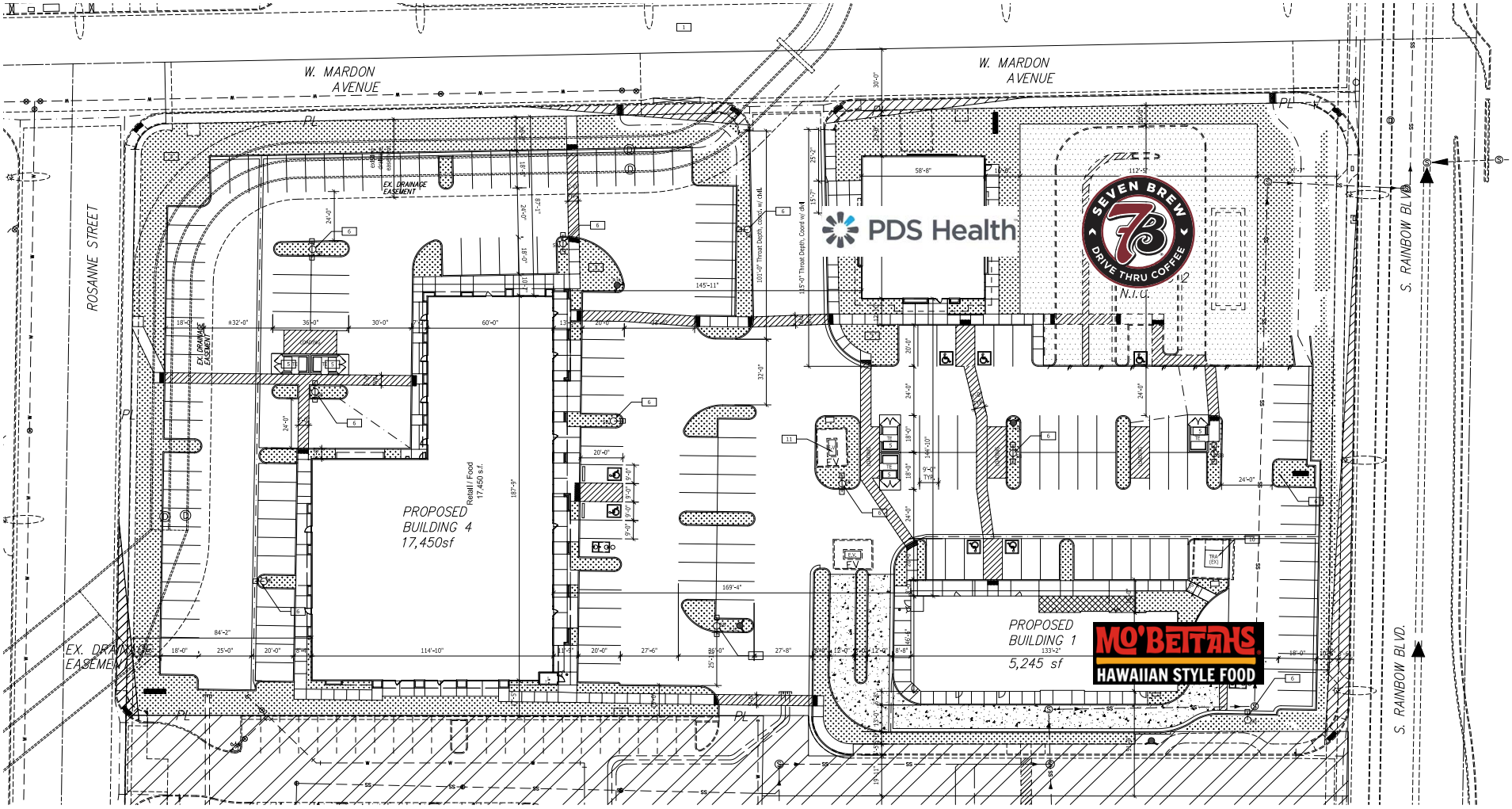
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SITE PLAN

SCALE: 1"= 20'-0"

NORTH

NOTE TO CONTRACTOR:

1. COORDINATE SITE WORK, EXISTING PAD ELEVATIONS W/CIVIL ENGINEER DRAWINGS.
2. ALL EXTERIOR LIGHT SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJOINING PROPERTY AND SHALL BE FULLY SHIELDED TO PREVENT UNNECESSARY GLARE.

SITE PLAN KEYNOTES

1. PROPERTY LINE
2. NOT USED
3. LANDSCAPE PLANTER AREA COORDINATE WITH CIVIL UNDER SEP. PERMIT
4. ASPHALT PARKING; COORDINATE WITH CIVIL UNDER SEP. PERMIT
5. NEW TRASH ENCLOSURE; TYP. OF 5 (6/ASS.1)
6. NEW SITE LIGHT; TYP. OF 11 (1/ASS.1)
7. NOT USED
8. NOT USED
9. NOT USED
10. EXISTING ELECTRICAL TRANSFORMER TO REMAIN
11. NEW ELECTRICAL TRANSFORMER COORD. WITH NVE PLANS

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2025 ESTIMATED DEMOGRAPHICS

Population

1-Mile	**23,159**
3-Mile	**133,671**
5-Mile	**375,976**

Average Household Income

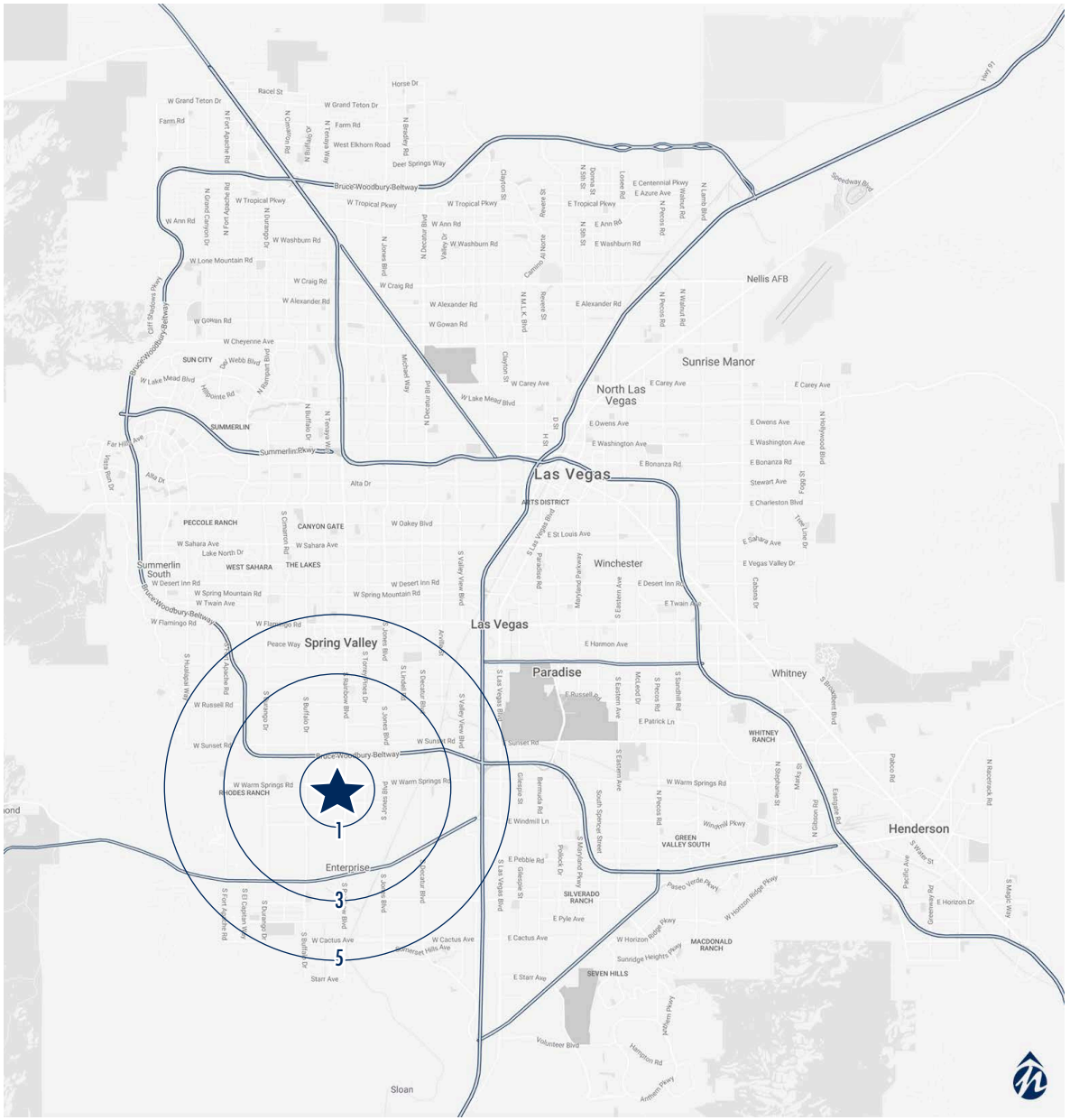
1-Mile	**$122,885**
3-Mile	**$120,826**
5-Mile	**$121,026**

Number of Households

1-Mile	**8,468**
3-Mile	**50,701**
5-Mile	**146,008**

Daytime Population (Employees)

1-Mile	**6,084**
3-Mile	**51,004**
5-Mile	**141,226**



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