

## RAINBOW SPRINGS SHOPPING CENTER

3501-3685 S RAINBOW BLVD & 6955-7021 SPRING MOUNTAIN RD LAS VEGAS, NV 89103

350,000+ SF POWER CENTER













## **Property Highlights**

- Available space: ±1,200 12,000 SF
- · Dominant, Walmart and Sam's Club-anchored shopping center
- High population density: 403,147 ppl within 5-mile radius!
- High traffic location: 68,000 ADT at Rainbow & Spring Mountain!! (NDOT 2014)
- Available: 6.500 SF freestanding PAD!!
- Available: 12,000 SF junior-anchor space next to Dollar Tree
- Available: 6,200 SF freestanding restaurant with Rainbow Blvd. frontage
- Come Join Walmart, Petco, Dollar Tree, Krispy Kreme, Applebee's, IHOP, Panda Express and many more!

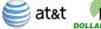
For more information, please contact:

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION			
2015 Estimated Population	14,571	195,356	403,147
2020 Projected Population	15,335	205,373	427,101
HOUSEHOLDS			
2015 Estimated Households	5,261	77,601	160,008
2020 Projected Households	5,543	81,406	169,608
2015 Est. Median HH Income	\$53,413	\$42,959	\$47,634
2015 Est. Average HH Income	\$68,191	\$56,897	\$62,419
2015 Est. Per Capita HH Income	\$26,052	\$22,853	\$24,906

Source: U.S. Census Bureau, Census 2010 Data, Esri forecasts for 2015 and 2020.







































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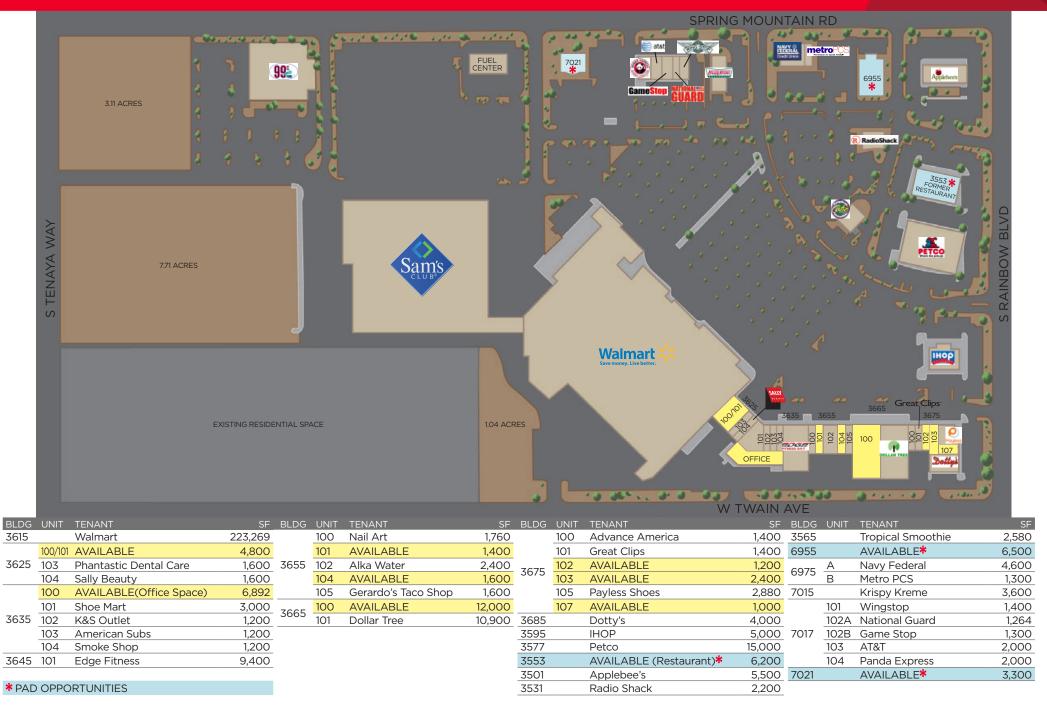
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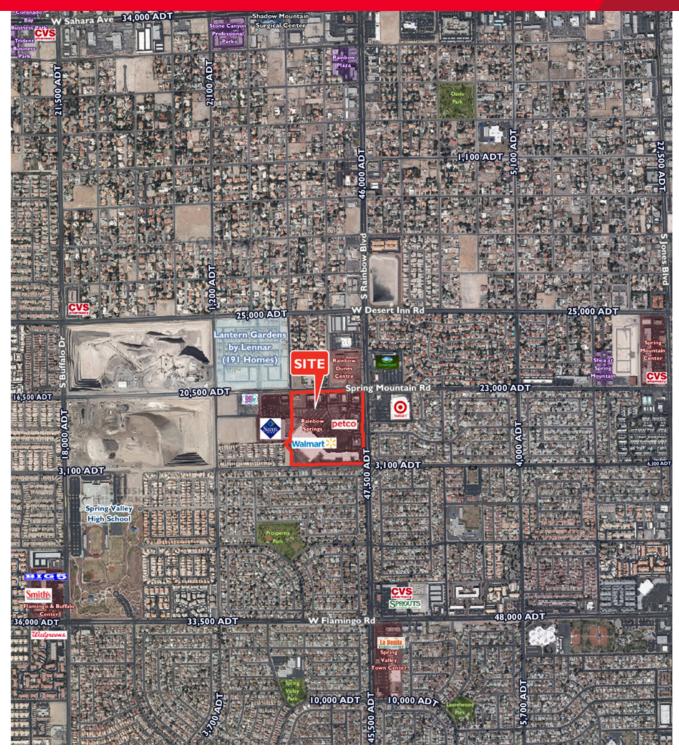




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