



**CUSHMAN &
WAKEFIELD**
Commerce

RAINBOW SPRINGS SHOPPING CENTER

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

350,000+ SF POWER CENTER

FOR LEASE



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!

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2015 Estimated Population	14,571	195,356	403,147
2020 Projected Population	15,335	205,373	427,101

HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2015 Estimated Households	5,261	77,601	160,008
2020 Projected Households	5,543	81,406	169,608

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



For more information, please contact:

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BLDG	UNIT	TENANT	SF	BLDG	UNIT	TENANT	SF	BLDG	UNIT	TENANT	SF	BLDG	UNIT	TENANT	SF
3615		Walmart	223,269	3655	100	Nail Art	1,760	3675	100	Advance America	1,400	3565		Tropical Smoothie	2,580
	100/101	AVAILABLE	4,800		101	AVAILABLE	1,400		101	Great Clips	1,400	6955		AVAILABLE*	6,500
3625	103	Phantastic Dental Care	1,600		102	Alka Water	2,400		102	AVAILABLE	1,200	6975	A	Navy Federal	4,600
	104	Sally Beauty	1,600		104	AVAILABLE	1,600		103	AVAILABLE	2,400		B	Metro PCS	1,300
	100	AVAILABLE(Office Space)	6,892	3665	105	Gerardo's Taco Shop	1,600		105	Payless Shoes	2,880	7015		Krispy Kreme	3,600
	101	Shoe Mart	3,000		100	AVAILABLE	12,000	107	AVAILABLE	1,000		101	Wingstop	1,400	
3635	102	K&S Outlet	1,200		101	Dollar Tree	10,900	3685		Dotty's	4,000	7017	102A	National Guard	1,264
	103	American Subs	1,200					3595		IHOP	5,000		102B	Game Stop	1,300
	104	Smoke Shop	1,200				3577		Petco	15,000	103		AT&T	2,000	
3645	101	Edge Fitness	9,400				3553		AVAILABLE (Restaurant)*	6,200	104		Panda Express	2,000	
* PAD OPPORTUNITIES								3501		Applebee's	5,500	7021		AVAILABLE*	3,300
								3531		Radio Shack	2,200				

* PAD OPPORTUNITIES



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