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: ±1,000 - 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	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.

For more information, please contact:

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BLDG	UNIT	TENANT	SF
3615		Walmart	223,269
	100/101	AVAILABLE	4,800
3625	103	Phantastic Dental Care	1,600
	104	Sally Beauty	1,600
	100	AVAILABLE(Office Space)	6,892
	101	Shoe Mart	3,000
3635	102	K&S Outlet	1,200
	103	American Subs	1,200
	104	Smoke Shop	1,200
3645	101	Edge Fitness	9,400

BLDG	UNIT	TENANT	SF
	100	Nail Art	1,760
	101	AVAILABLE	1,400
3655	102	Alka Water	2,400
	104	AVAILABLE	1,600
	105	Gerardo's Taco Shop	1,600
3665	100	AVAILABLE	12,000
	101	Dollar Tree	10,900

BLDG	UNIT	TENANT	SF
	100	Advance America	1,400
	101	Great Clips	1,400
	102	Beltone Hearing	1,200
3675	103	AVAILABLE	2,400
	105	Payless Shoes	2,880
	107	AVAILABLE	1,000
3685		Dotty's	4,000
3595		IHOP	5,000
3577		Petco	15,000
3553		AVAILABLE (Restaurant)*	6,200
3501		Applebee's	5,500
3531		Radio Shack	2,200

BLDG	UNIT	TENANT	SF
3565		Tropical Smoothie	2,580
6955		AVAILABLE*	6,500
6975	A	Navy Federal	4,600
	B	Metro PCS	1,300
7015		Krispy Kreme	3,600
	101	Wingstop	1,400
	102A	National Guard	1,264
7017	102B	Game Stop	1,300
	103	AT&T	2,000
	104	Panda Express	2,000
7021		AVAILABLE*	3,300

* PAD OPPORTUNITIES

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