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: 70,500 ADT at Rainbow & Spring Mountain!! (NDOT 2015)
- Available: 6,500 SF freestanding PAD!!
- Available: 12,000 SF junior-anchor space next to Dollar Tree
- Available: 3,300 SF Freestanding building with potential drive-thru/patio opportunity
- 2nd Generation space with hood, grease trap, 3-compartment sink and walk-in fridge

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.

Applebee's · at&t · DOLLAR TREE · FIESTA MEXICANA · GameStop · Great Clips IT'S GONNA BE GREAT · IHOP · Krispy Kreme · metroPCS · NATIONAL GUARD · NAVY FEDERAL Credit Union · 99¢ Only Stores · Panda Express · Payless · PETCO · RadioShack · SALLY BEAUTY · Sam's Club · Tropical Café Smoothies · Walmart Save money. Live better. · Wing Stop

For more information, please contact:

Dan Hubbard
Senior Director
+1 702 688 6934
dhubbard@comre.com

Eric Rogosch
Director
+1 702 688 6956
erogosch@comre.com

Jason Park
Associate
+1 702 688 6928
jpark@comre.com

3773 Howard Hughes Pkwy.,
Suite 100 S
Las Vegas, NV 89169
Main +1 702 796 7900
Fax +1 702 796 7920
comre.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

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



BLDG	UNIT	TENANT	SF
3615		Walmart	223,269
3625	100/101	AVAILABLE	4,800
	103	Phantastic Dental Care	1,600
	104	Sally Beauty	1,600
3635	100	AVAILABLE(Office Space)	6,892
	101	Shoe Mart	3,000
	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
3655	100	Nail Art	1,760
	101	AVAILABLE	1,400
	102	Alka Water	2,400
	104	AVAILABLE	1,600
	105	AVAILABLE	1,600
3665	100	AVAILABLE	12,000
	101	Dollar Tree	10,900

BLDG	UNIT	TENANT	SF
3675	100	Advance America	1,400
	101	Great Clips	1,400
	102	Beltone Hearing	1,200
	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		Fiesta Mexicana	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
7017	101	Wingstop	1,400
	102A	National Guard	1,264
	102B	Game Stop	1,300
	103	AT&T	2,000
	104	Panda Express	2,000
7021		AVAILABLE*	3,300

* PAD OPPORTUNITIES

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 more information, please contact:

Dan Hubbard
Senior Director
+1 702 688 6934
dhubbard@comre.com

Eric Rogosch
Director
+1 702 688 6956
erogosch@comre.com

Jason Park
Associate
+1 702 688 6928
jpark@comre.com

3773 Howard Hughes Pkwy.,
Suite 100 S
Las Vegas, NV 89169
Main +1 702 796 7900
Fax +1 702 796 7920
comre.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.