



**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: ±1,400 - 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: 69,500 ADT at Rainbow & Spring Mountain!! (NDOT 2017)
- 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
- Newly Renovated Pylon Sign

## 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  |
| 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      | 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              | Beltone Hearing | 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       | AVAILABLE   | 1,600  | 105             | Payless Shoes    | 2,880           | 7015  |               | Krispy Kreme   | 3,600             |       |
|                     | 101          | Shoe Mart               | 3,000   |      | 100       | AVAILABLE   | 12,000 | 107             | Cricket Wireless | 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   | Fiesta Mexicana | 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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