



**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: 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

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	100	Nail Art	1,760		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	3655	102	Alka Water	2,400	3675	102	Belton 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		105	AVAILABLE	1,600		105	Payless Shoes	2,880	7015		Krispy Kreme	3,600
	101	AVAILABLE	3,000	3665	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		102A	National Guard	1,264
	103	AVAILABLE	1,200					3595		IHOP	5,000	7017	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
								3501		Applebee's	5,500	7021		AVAILABLE*	3,300
								3531		Radio Shack	2,200				

* PAD OPPORTUNITIES



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