CUSHMAN & WAKEFIELD

Rainbow Springs Shopping Center

3501-3685 S Rainbow Blvd & 6955-7021 Spring Mountain Rd Las Vegas, NV 89103

350,000+ SF POWER CENTER



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

For more information, please contact:

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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.									

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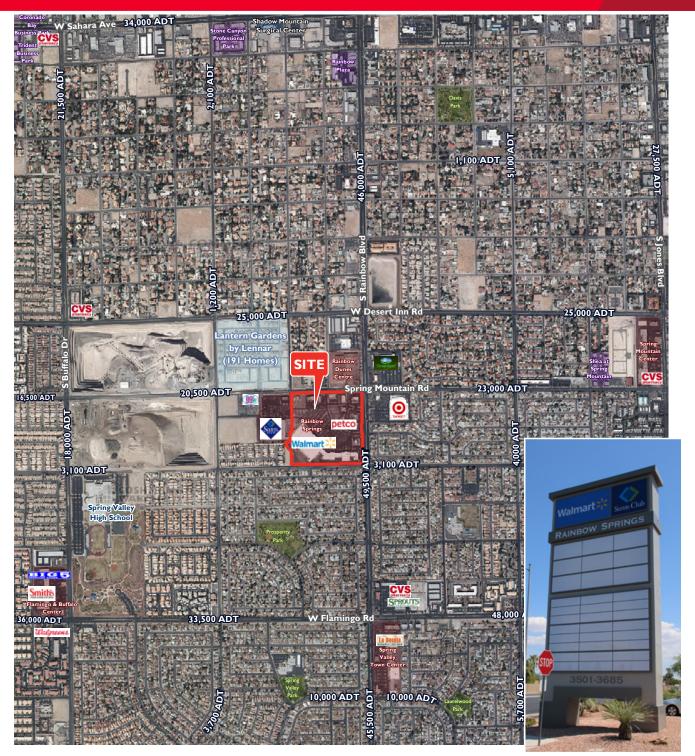


BLDG	UNIT	TENANT	SF	BLDG	UNIT	TENANT	SF	BLDG	UNIT	TENANT	SF	BLDG	UNIT	TENANT	SF
3615		Walmart	223,269		100	Nail Art	1,760		100	Advance America	1,400	3565		Tropical Smoothie	2,580
	100/101	AVAILABLE	4,800	3655	101	AVAILABLE	1,400		101	Great Clips	1,400	6955		AVAILABLE*	6,500
	103	Phantastic Dental Care	1,600		102	Alka Water	2,400	2,400 1,600 3675	102	Beltone Hearing	1,200	6975	А	Navy Federal	4,600
	104	Sally Beauty	1,600		104	AVAILABLE	1,600		103	AVAILABLE	2,400	0975	В	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
	102	K&S Outlet	1,200		101	Dollar Tree	10,900	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	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
* PAD	OPPC	RTUNITIES						3531		Radio Shack	2,200				



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