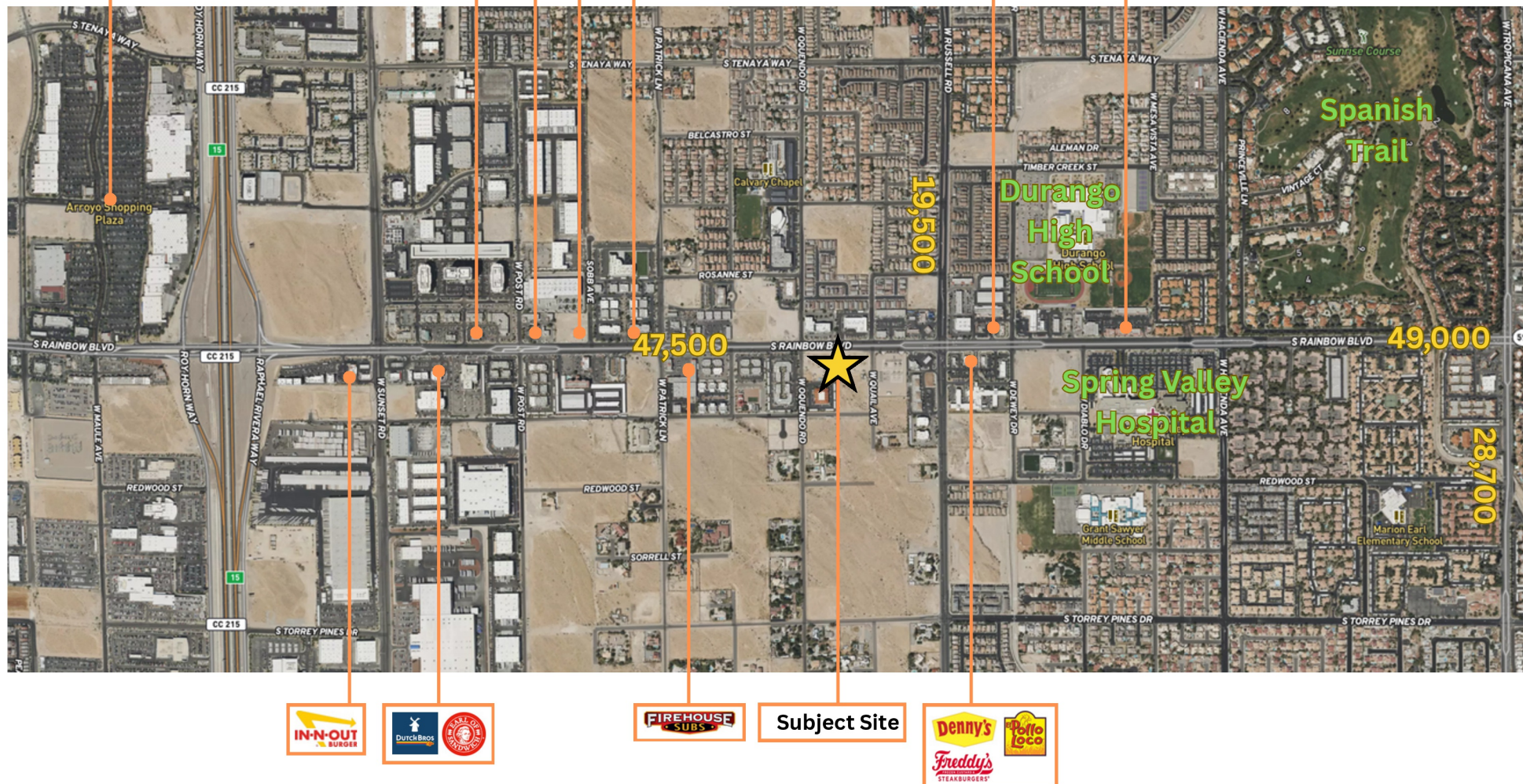


2nd Generation Restaurant Space

For Lease

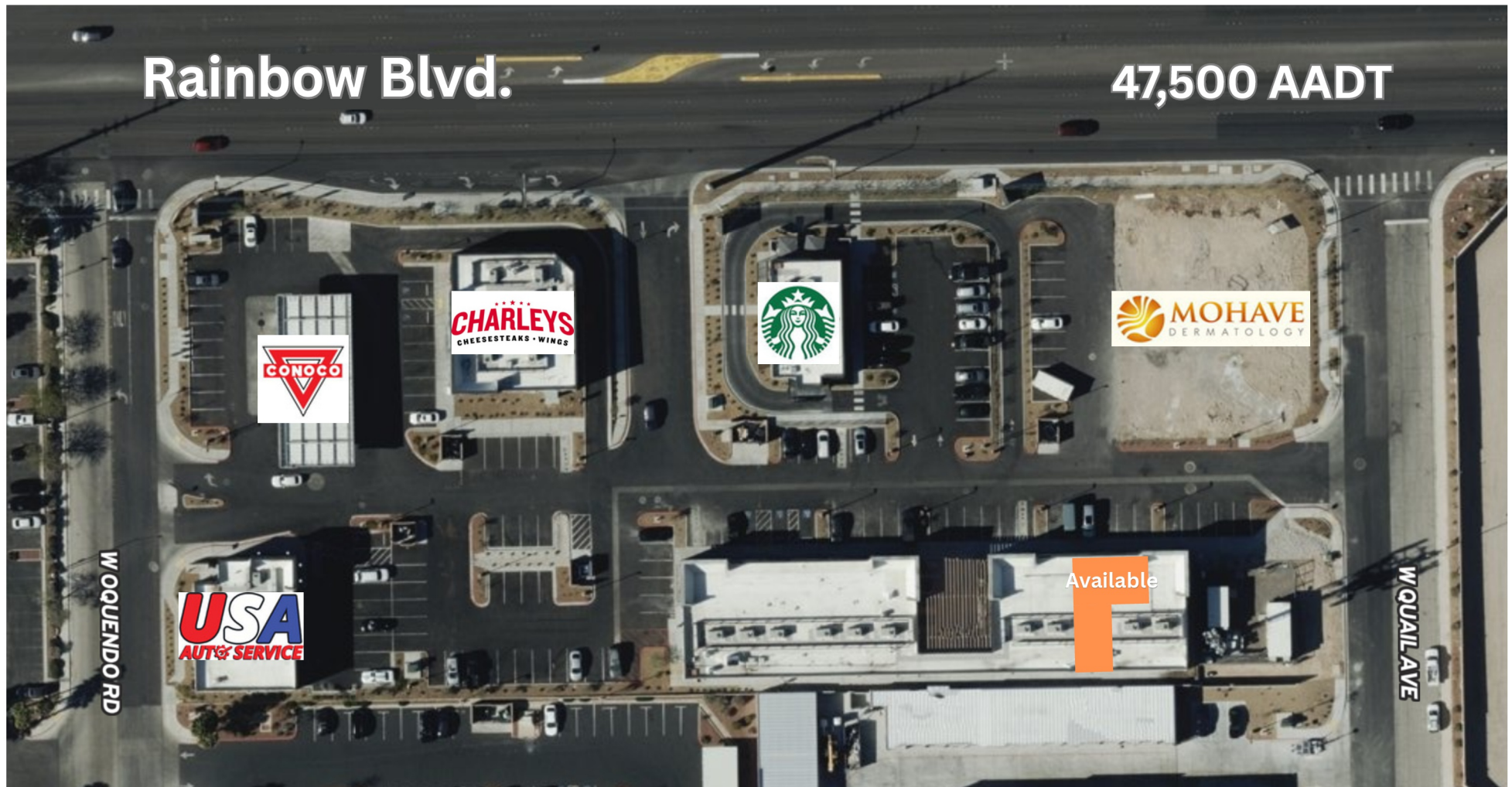
5840 S. Rainbow Blvd.
Suite 140 & 145
Las Vegas, NV 89118





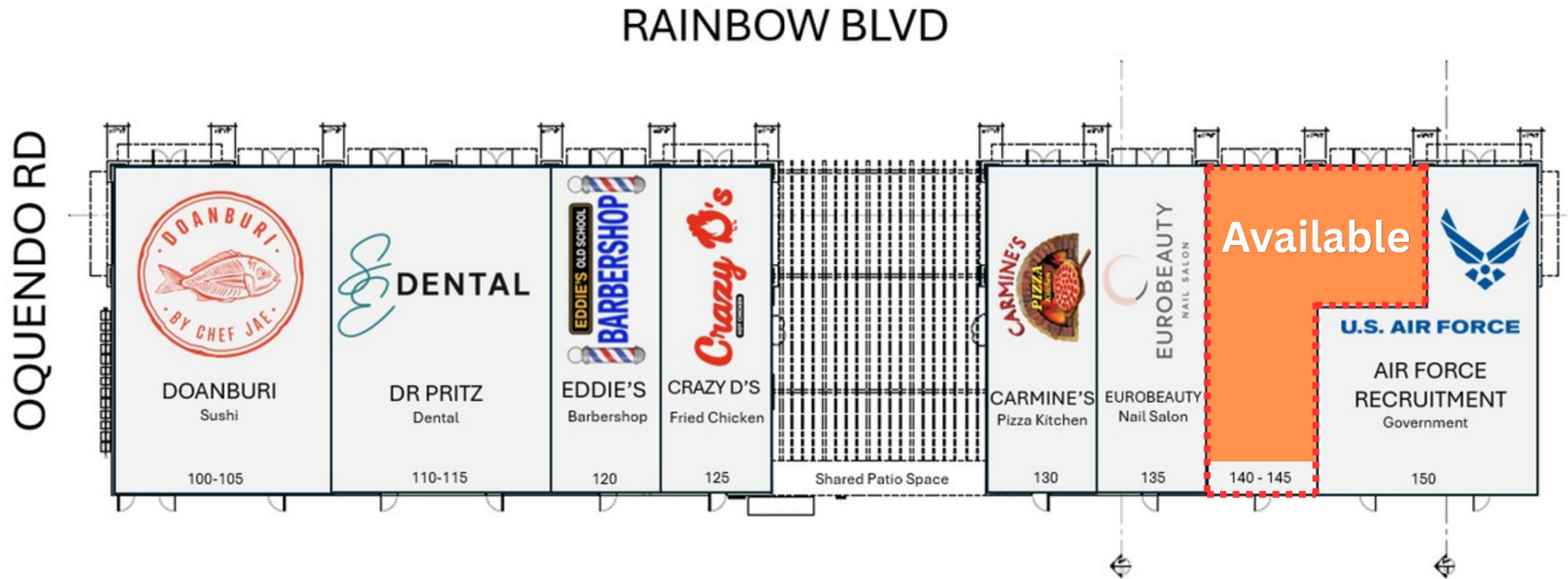
47,500 Annual Average Daily Traffic
(NV DOT)

ROQ PLAZA



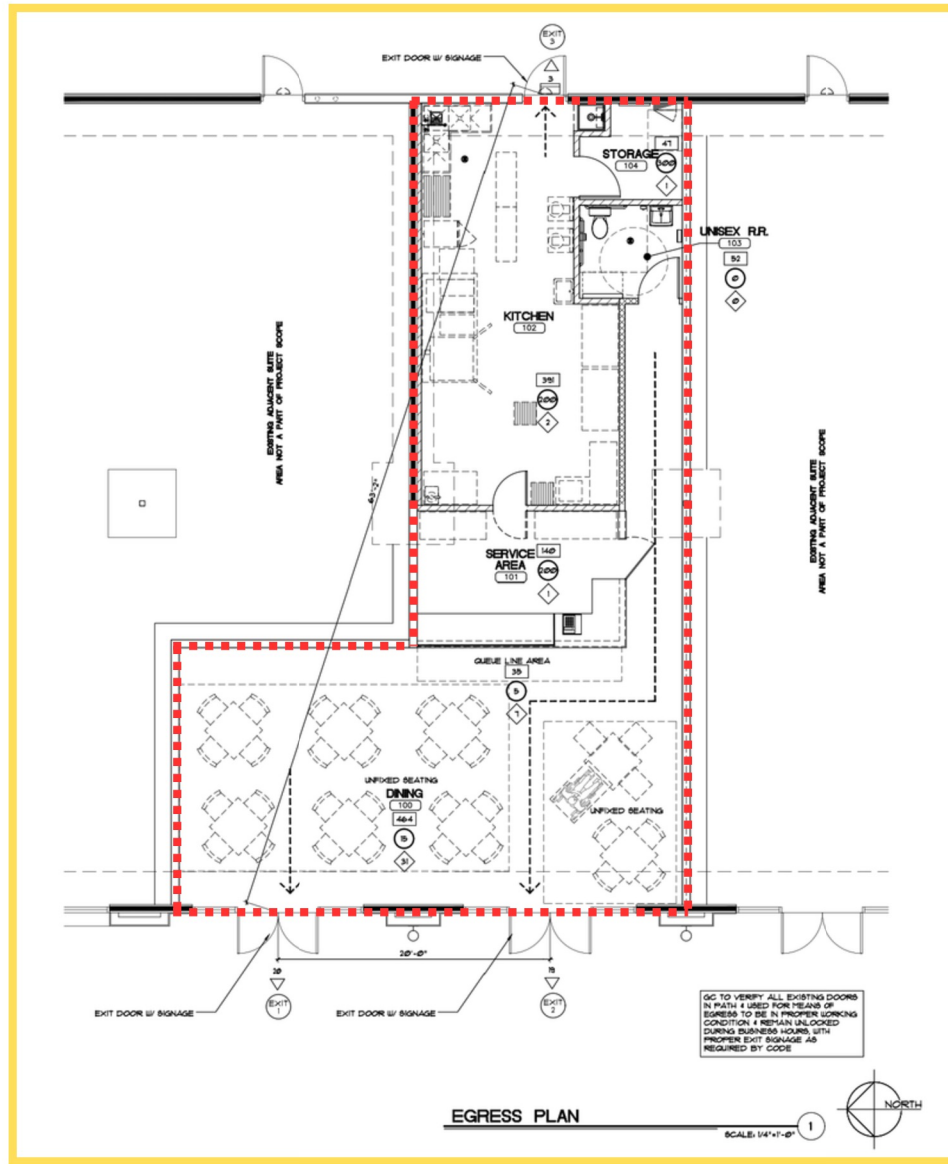
- Brand new strip center near Spanish Trail and many other residential communities
- Higher household income in the trade area
- High traffic count on Rainbow Blvd. (47,500)
- Healthy population growth projected

ROQ PLAZA



- Most tenants just opened in late 2025 or early 2026
- Ample parking in the strip center
- Join Starbucks, Conoco Gas Station, USA Auto Services and US Air Force
- Excellent traffic flow with exits on 3 sides

ROQ PLAZA



5840 S. Rainbow Blvd.
Suite 140 & 145
Las Vegas, NV 89118

- 1,554 sf (approximately)
- Fully build-out
- In great condition
- Base Rent: \$51.00 /SF
- CAM: \$9.60 /SF
- Lease Term: 7-10 years
- Not allowed: coffee or coffee-based drinks, tea or tea-based drinks, blended beverages, coffee beans.

This floor plan is for reference only and subject to be verified by potential tenants.

ROQ PLAZA



This site plan and color renderings are preliminary and subject to change without notice.

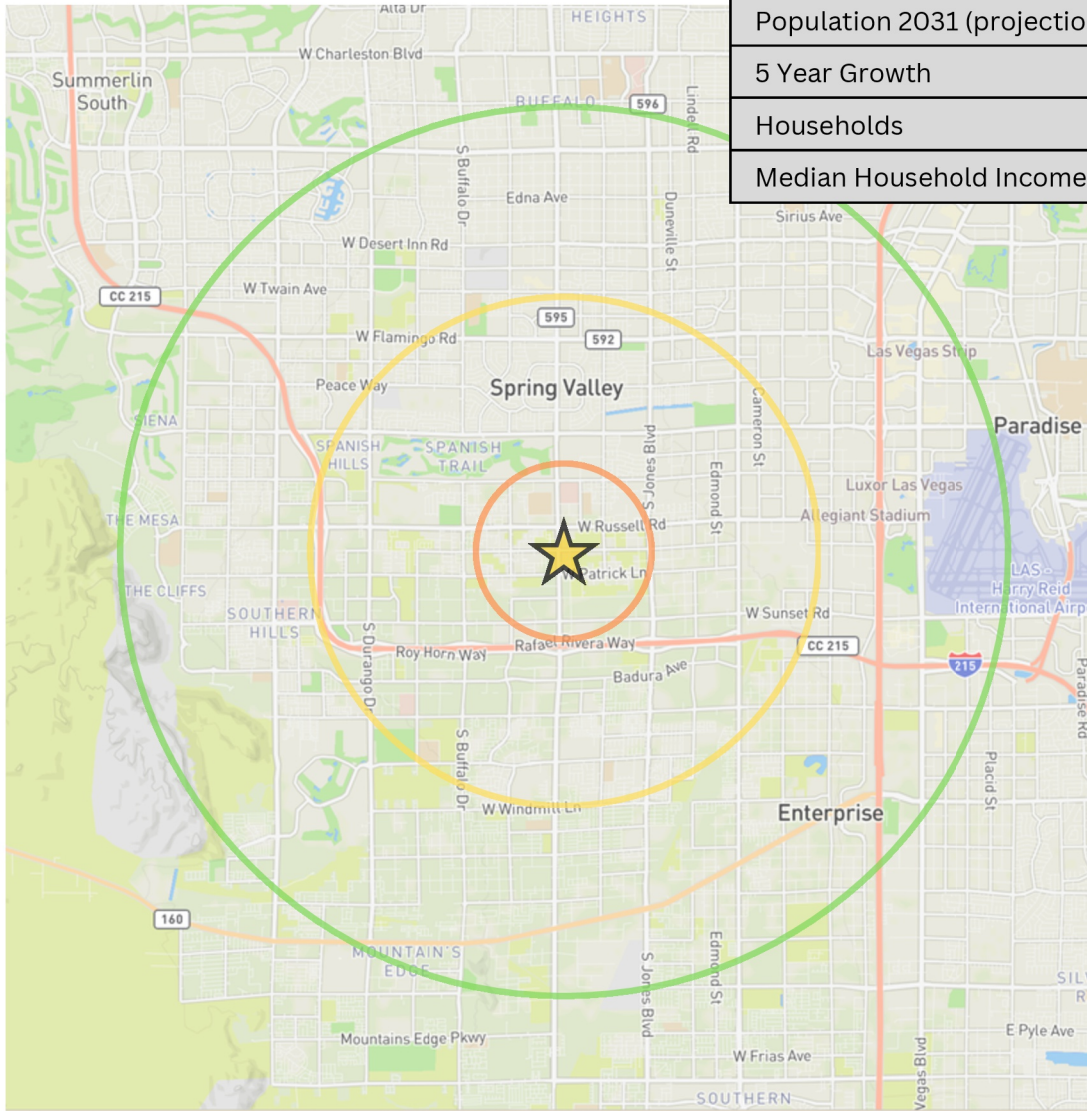
ROQ PLAZA



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Demographics

	1 Mile	3 Mile	5 Mile
Population 2026	12,289	158,944	388,573
Population 2031 (projection)	13,551	170,799	413,044
5 Year Growth	1.97%	1.45%	1.23%
Households	5,051	63,898	154,678
Median Household Income	\$97,060	\$81,741	\$84,670



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