



±1,200 - 5,040 SF
AVAILABLE

Rainbow Blvd & Oakey Blvd NWC
Las Vegas, NV 89146



1725-1745

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PROPERTY HIGHLIGHTS

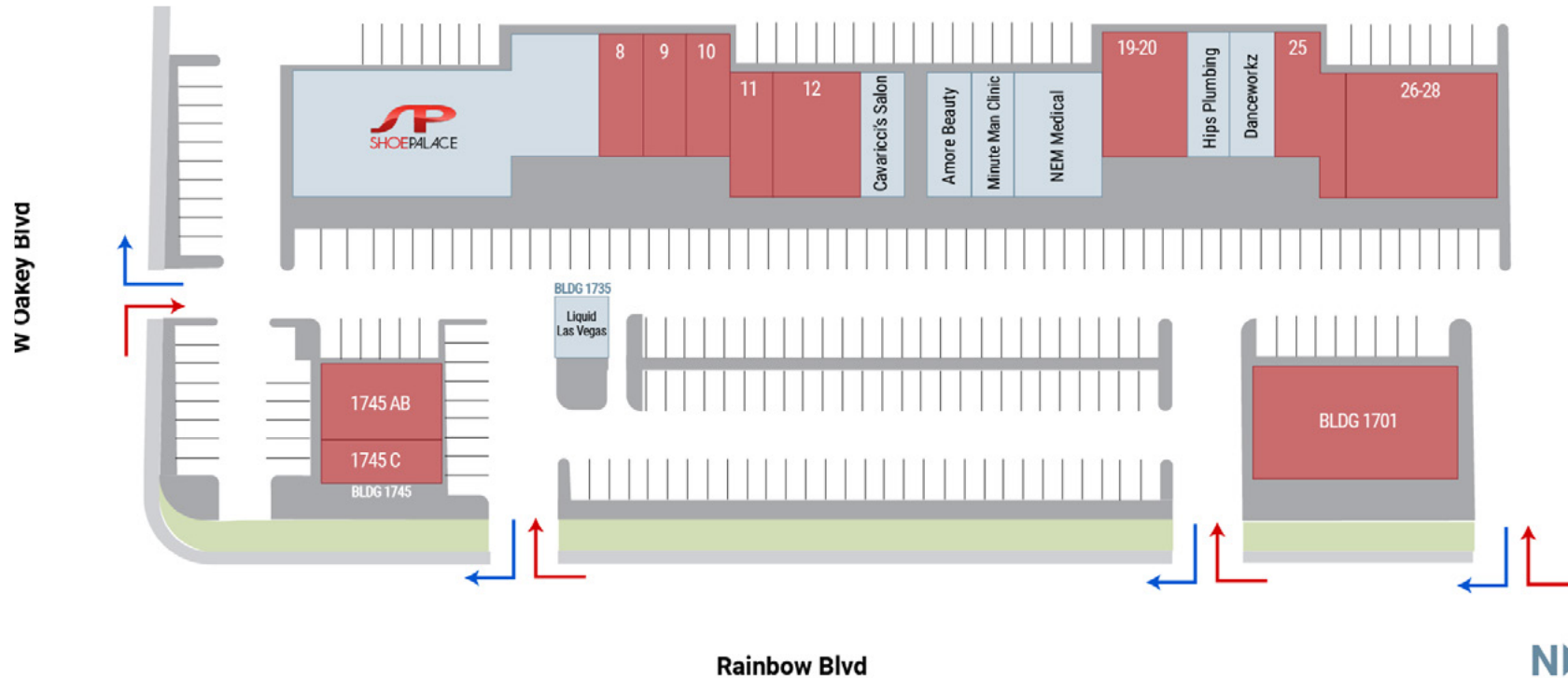
- 2nd generation restaurant spaces available
- Frontage and access on Rainbow Blvd
- Recently painted shopping center
- Covered parking in the rear
- Easy access to major arterials like Charleston Blvd, Sahara Ave, and Summerlin Pkwy
- Located in a strong retail corridor
- Anchored by ShoePalace

 **LIMITED COMMERCIAL (C-1)**
ZONING

 **163-03-603-011**
APN



PROPERTY SITE PLAN



Suite	Tenant	Size (SF)
1-7	Shoe Palace	± 8,400
08	AVAILABLE	± 1,200
09	AVAILABLE	± 1,200
10	AVAILABLE	± 1,200
11	AVAILABLE	± 1,200
12	AVAILABLE	± 1,800
13-14	Cavaricci's Salon	± 1,800

Suite	Tenant	Size (SF)
15	Amore Beauty	± 1,200
16	Minute Man Press	± 1,200
17-18	NEM Medical	± 2,400
19-20	AVAILABLE	± 2,242
21	Hip's Plumbing	± 1,288
22-24	Danceworkz	± 2,400

Suite	Tenant	Size (SF)
25	AVAILABLE	± 1,200
26-28	AVAILABLE	± 3,600
1701	AVAILABLE	± 5,040
1735	Liquid Las Vegas	± 336
1745 AB	AVAILABLE	± 1,700
1745 C	AVAILABLE	± 1,300

2ND GEN RESTAURANT SPACE

2ND GEN RESTAURANT SPACE

PROPERTY PHOTOS



TRADE AREA AERIAL



AREA DEMOGRAPHICS



POPULATION

1 Mile	15,299
3 Miles	195,754
5 Miles	480,553



AVERAGE HHI

1 Mile	\$109,998
3 Miles	\$82,261
5 Miles	\$92,807



Traffic Counts

W Oakey Blvd - 6,400 VPD
S Rainbow Blvd - 50,000 VPD



Sources:
SitesUSA 2023
TRINA, NV DOT 2022