



For Lease

## Rainbow Sunset Pavilion

6345-6485 South Rainbow Boulevard, Las Vegas, NV 89118

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# Property Highlights

6345-6485 South Rainbow Blvd., Las Vegas, NV 89118

- Suite 6485, 103 ±2,032 sf Suite Available
- Suite 6435, 102 ±1,800 sf Suite Available, 2nd generation restaurant
- **6485, Suite 103** is a former Quest Diagnostics lab
- Ideal uses are for medical, office or retail
- Zoning: C-2 (General Commercial)
- Over 75,000 SF of retail and 450,000 SF of office
- Just off the I-215 Freeway Rainbow exit
- Co-tenants include Starbucks, The Cracked Egg, Yama Sushi and Archi's Thai Bistro
- This fast-growing area offers easy accessibility to Harry Reid International Airport and The Strip
- Rainbow frontage
- Office tenants include Hakkasan Corporate with approximately 200 employees and Boyd Gaming with approximately 800 employees
- Asking Rate: \$2.50 & \$3.25 PSF NNN
- \$0.82 PSF Estimated CAM's

## Demographics (2024 Estimates with 2029 Projections)

 <b>Total Population</b>	1-mile <b>4,006</b>	3-miles <b>136,213</b>	5-miles <b>355,241</b>
 <b>Median HH Income</b>	1-mile <b>\$76,234</b>	3-miles <b>\$70,942</b>	5-miles <b>\$72,768</b>
 <b>Median Home Value</b>	1-mile <b>\$350,890</b>	3-miles <b>\$331,436</b>	5-miles <b>\$339,788</b>
 <b>Total Households</b>	1-mile <b>1,550</b>	3-miles <b>52,406</b>	5-miles <b>138,645</b>
 <b>Average Size Household</b>	1-mile <b>2.6</b>	3-miles <b>2.6</b>	5-miles <b>2.6</b>

**For more  
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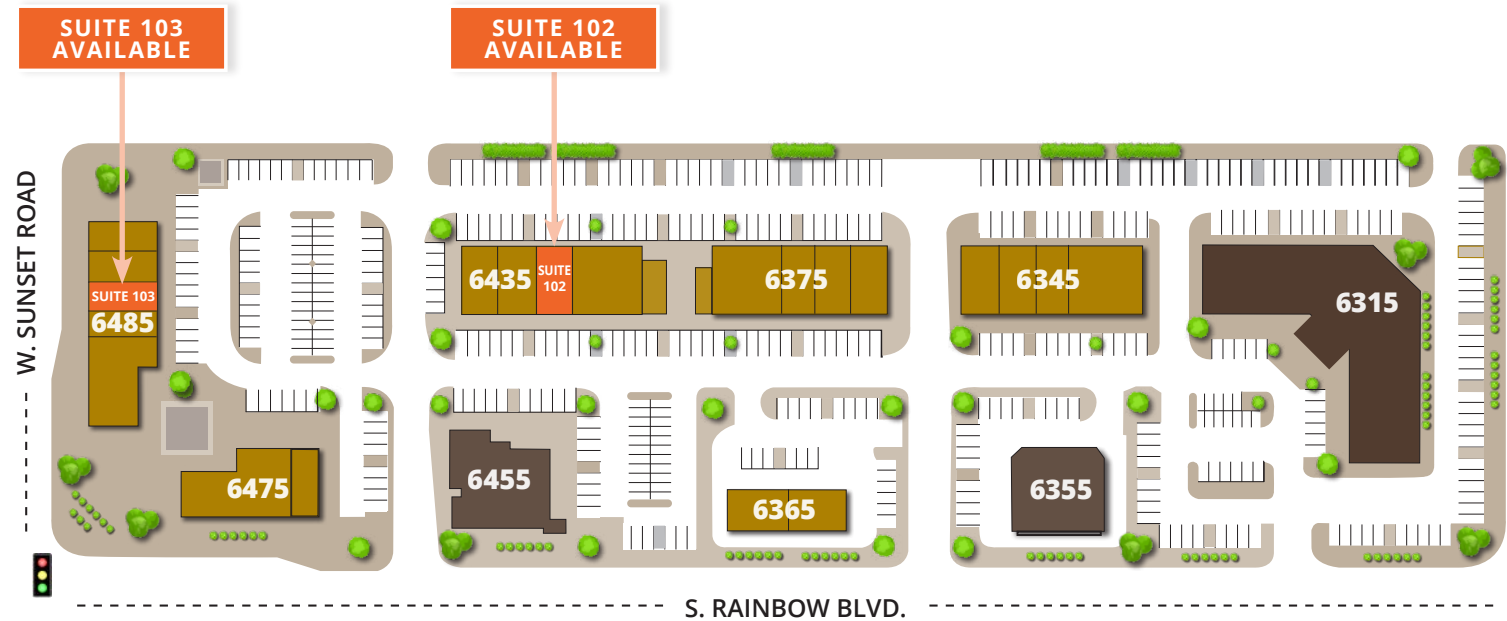
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# Floor Plan

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TENANT ROSTER	
Building	Tenant
6345	Archie's Thai Bistro Seasons Floral Farmer's Insurance Wise Wellness
6355	Town & Country Bank
6365	Starbucks MG Patisserie & Cafe
6375	18 Folds Restaurant Mother Falafel Yama Sushi
6435	The Cracked Egg <b>AVAILABLE Suite 102</b> TOGO'S Roberto's
6475	Lymphatic Organic The Claw
6485	Expert Flooring Edward Jones <b>AVAILABLE Suite 103</b> Fingerprinting Xpress Crab Corner



Suite	Total Square Footage	Lease Rate	CAM's	Total Monthly Rent
6435, Suite 102	±1,800 sf	\$3.25 psf M NNN	\$0.82 psf M	\$7,326.00
6485, Suite 103	±2,032 sf	\$2.50 psf M NNN	\$0.82 psf M	\$6,746.24

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# Suite 6435, 102





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