



The Shoppes on Rainbow

1200-1250 S Rainbow Blvd, Las Vegas, NV 89146



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The Shoppes on Rainbow

\$20.00 /SF/YR

FOR LEASE 14,900 SF END CAP LOCATED AT THE RAINBOW PLAZA SHOPPING CENTER 1250 S RAINBOW BLVD LAS VEGAS, NV. 89146. FRONTAGE: PREMIER CORNER EXPOSURE WITH DOMINANT SIGNAGE. LARGE OPEN SHOWROOM + BACK OF HOUSE STORAGE. ANCHORED BY DOLLAR TREE. EXCELLENT VISIBILITY ALONG RAINBOW RD. TRAFFIC COUNTS ARE RAINBOW BLVD 30,000 - 40,000 ADT AND CHARLESTON BLVD. 45,000 - 55,000 ADT. TOTAL GLA 64,610 SF ZONING C1/C2 PARKING 4-5/1000 SF CO TENANTS AUTOZONE, SERVICE RETAIL DENSE SURROUNDING RESIDENTIAL AND DAYTIME POPULATION....

- RARE 14,900 SF END CAP IN A HIGH TRAFFIC RETAIL CORRIDOR
- ANCHORED BY DOLLAR TREE WITH A STRONG DAILY CUSTOMER DRAW
- EXCELLENT VISIBILITY ALONG RAINBOW BLVD.



Rental Rate: \$20.00 /SF/YR

Property Type: Shopping Center

Center Type: Neighborhood Center

Stores: 9

Center Properties: 1

Frontage: RAINBOW BLVD

Gross Leasable Area: 64,610 SF

Walk Score ©: 60 (Moderately friendly)

Transit Score ©: 40 (Fairly friendly)

Taxes: \$0.11 USD/SF/MO

Operating Expenses: \$0.25 USD/SF/MO

Rental Rate Mo: \$1.67 /SF/MO

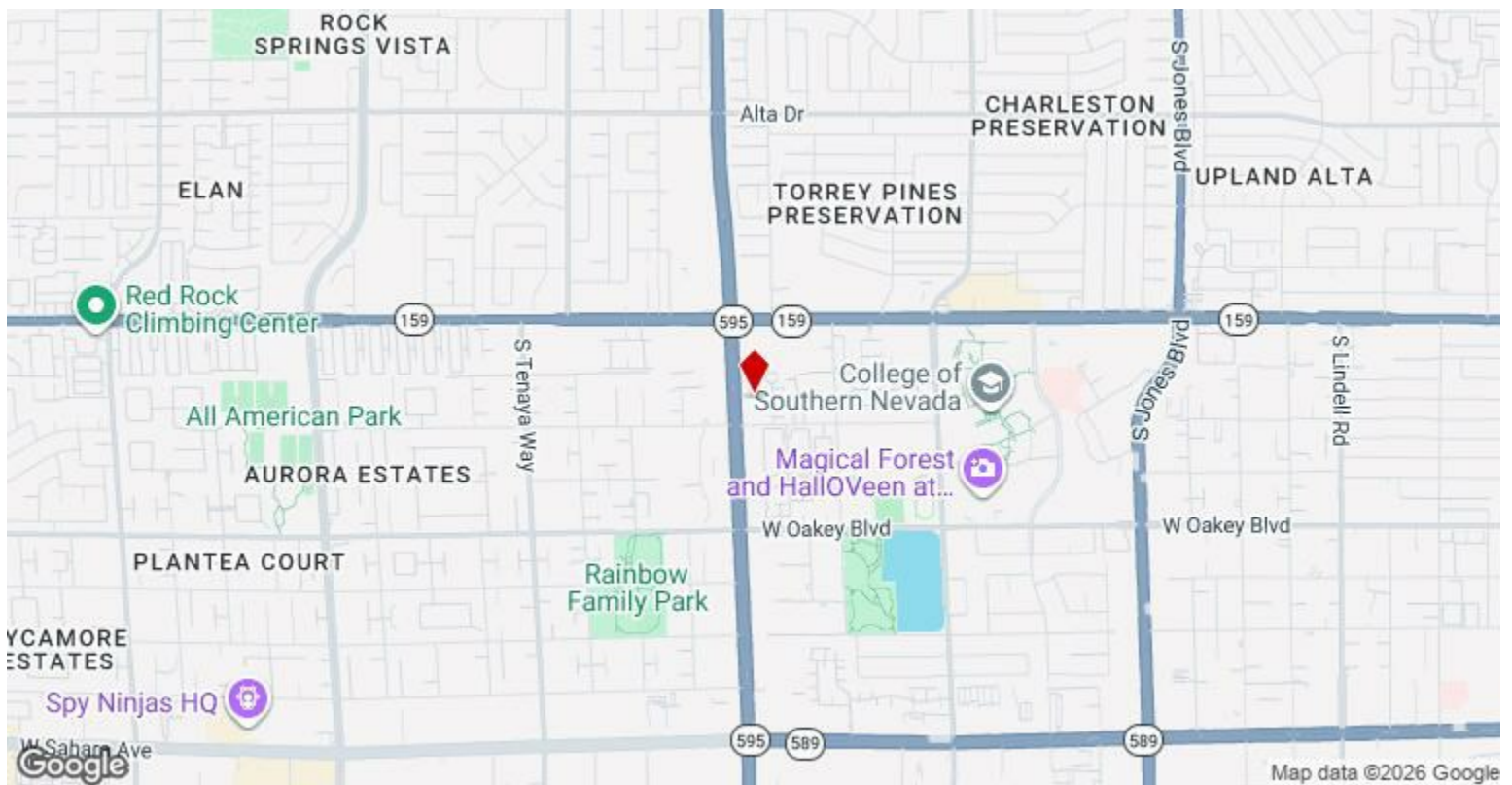
1st Floor Ste 1250

Space Available	14,900 SF
Rental Rate	\$20.00 /SF/YR
Date Available	October 01, 2026
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	5 - 10 Years

14,900 SF PREMIER CORNER EXPOSURE WITH DOMINANT SIGNAGE. LARGE OPEN SHOWROOM PLUS BACK OF HOUSE STORAGE. IDEAL FOR FURNITURE, HOME GOODS, FITNESS, MEDICAL, WELLNESS, SPECIALTY RETAIL, PET SERVICES, PROFESSIONAL OFFICE.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
AutoZone	-	
Battle Born Fencing Club	-	
Crafty Cake Shop	-	
Designs By Simmons	-	
Dollar Tree	-	
Golden Barbershop	-	
Modern Furniture	-	
Zenith Jiu Jitsu	-	
Zia Records	-	



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Property Photos



NVLV PYLON SIGN



NVLV END CAP

Property Photos

