

RAINBOW SQUARE

5415-5479 S RAINBOW BOULEVARD | LAS VEGAS, NV 89118



8311 WEST SUNSET ROAD | SUITE 120
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PROPERTY HIGHLIGHTS



- 1,951-2,033 SF
- \$2.00-2.50/SF/mo. NNN
- NNN: \$0.60/SF/mo.
- 2nd generation restaurant available



Surrounded by several national retailers, which include, Walgreens, Dollar General Market, GNC, Jack in the Box, Taco Bell, Wienerschnitzel and more.



Near Durango High School and Spanish Trail Country Club



Across the street from 320,000 SF Spring Valley Hospital, employing more than 2,300 doctors and support staff



Average annual household income is \$119,000 within one mile of the center



Zoning: C-G (Clark County)



Hacienda Avenue: 10,581 VPD
Rainbow Boulevard: 50,804 VPD



SITE PLAN



