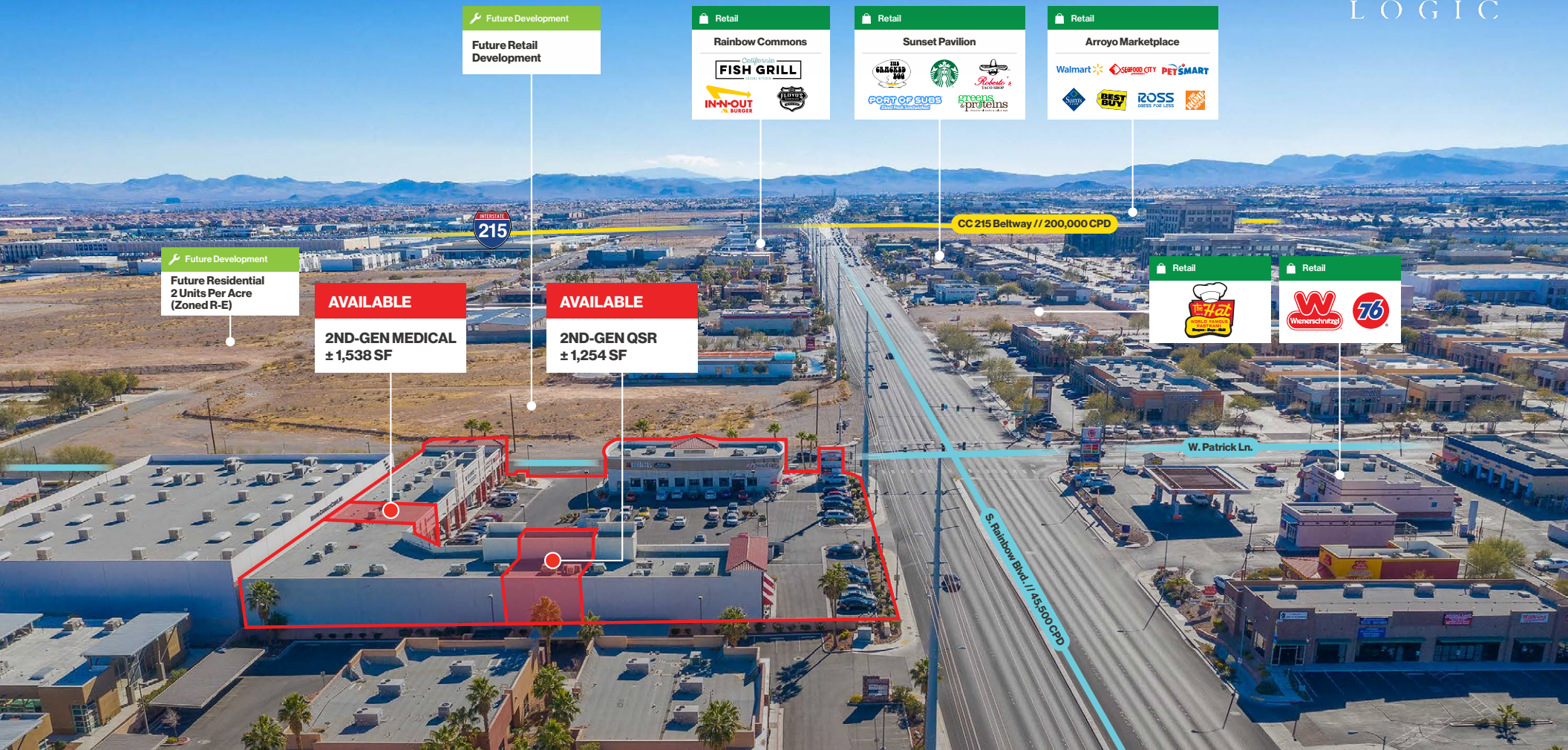
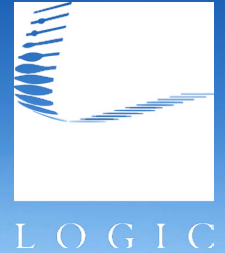


For Lease

Rainbow Pavilion



6070-6090 S. Rainbow Blvd.
Las Vegas, NV 89118

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Listing Snapshot



\$3.50 PSF NNN
Lease Rate



± 1,254 - 1,538 SF
Available Square Footage

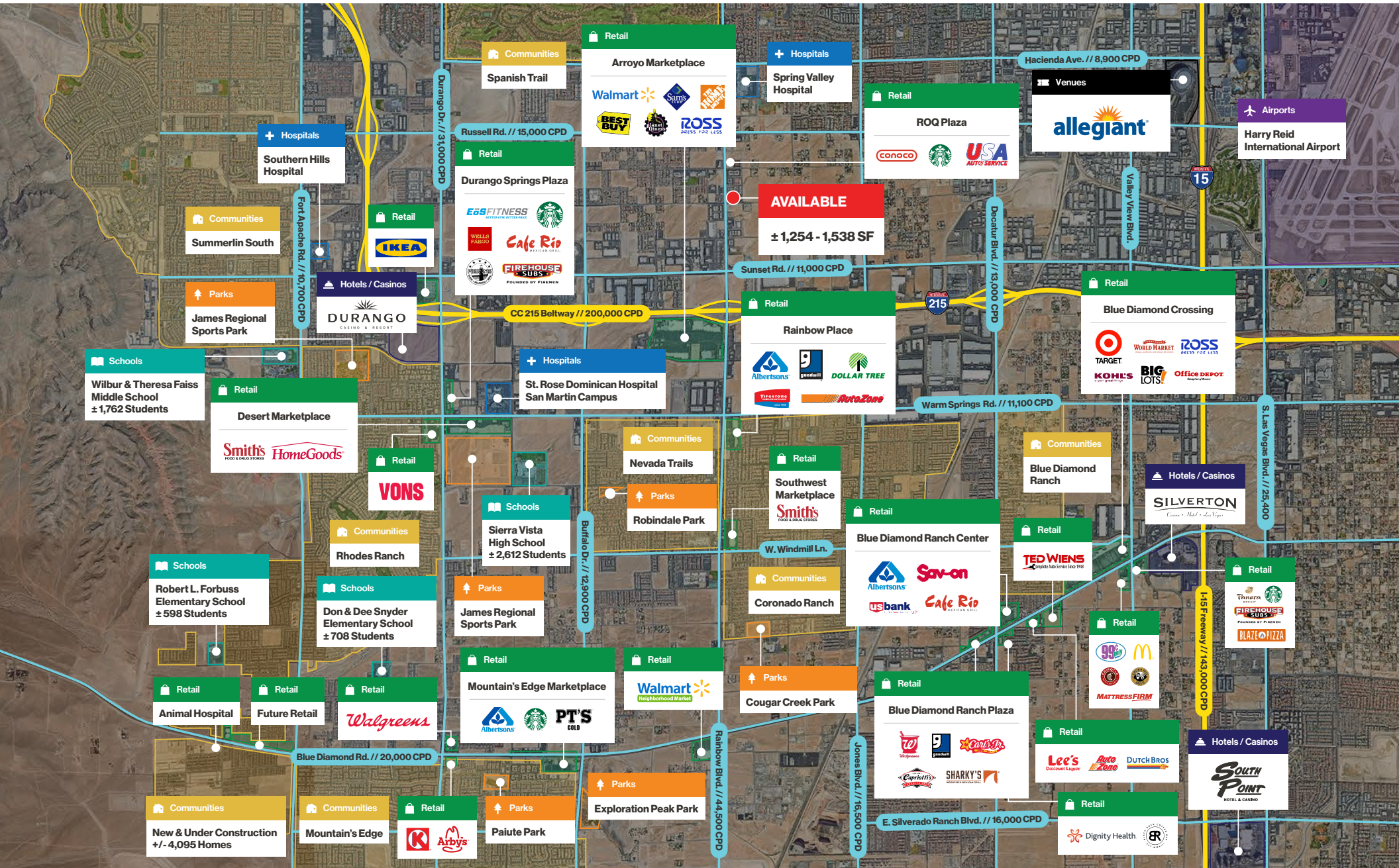
Property Highlights

- ± 1,538 SF 2nd-Generation Medical Space - Former pediatrics suite with existing medical buildout, including 3 private treatment rooms plumbed for medical use.
- ± 1,254 SF 2nd-Generation Restaurant - Former QSR ice cream user equipped with grease trap and existing infrastructure. Ideal for quick-service users.
- Premier Southwest Las Vegas Location – Positioned in one of the busiest and most established retail corridors in the Southwest submarket.
- Strong Co-Tenancy – Join Firehouse Subs, Rosalie's Le French Cafe, Evolve Dance Center, Chabelitas, Lucy's Waffles & Ice Cream, and other established neighborhood retailers.
- Affluent Trade Area – Average household incomes exceeding \$100,000 within a 3–5 mile radius, supporting high-end personal care and service-oriented uses.
- High Traffic Signalized Intersection – Excellent visibility with the site situated at the signalized intersection of S. Rainbow Blvd. & W. Patrick Ln.
 - Strong traffic counts exceeding: ± 259,500 CPD
 - S. Rainbow Blvd.: ± 44,500 CPD
 - W. Russell Rd.: ± 15,000 CPD
 - CC-215: ± 200,000 CPD

Demographics

	1-mile	3-mile	5-mile
2026 Population	7,332	163,737	386,233
2026 Average Household Income	\$126,970	\$115,511	\$119,337
2026 Total Households	2,831	65,046	153,003





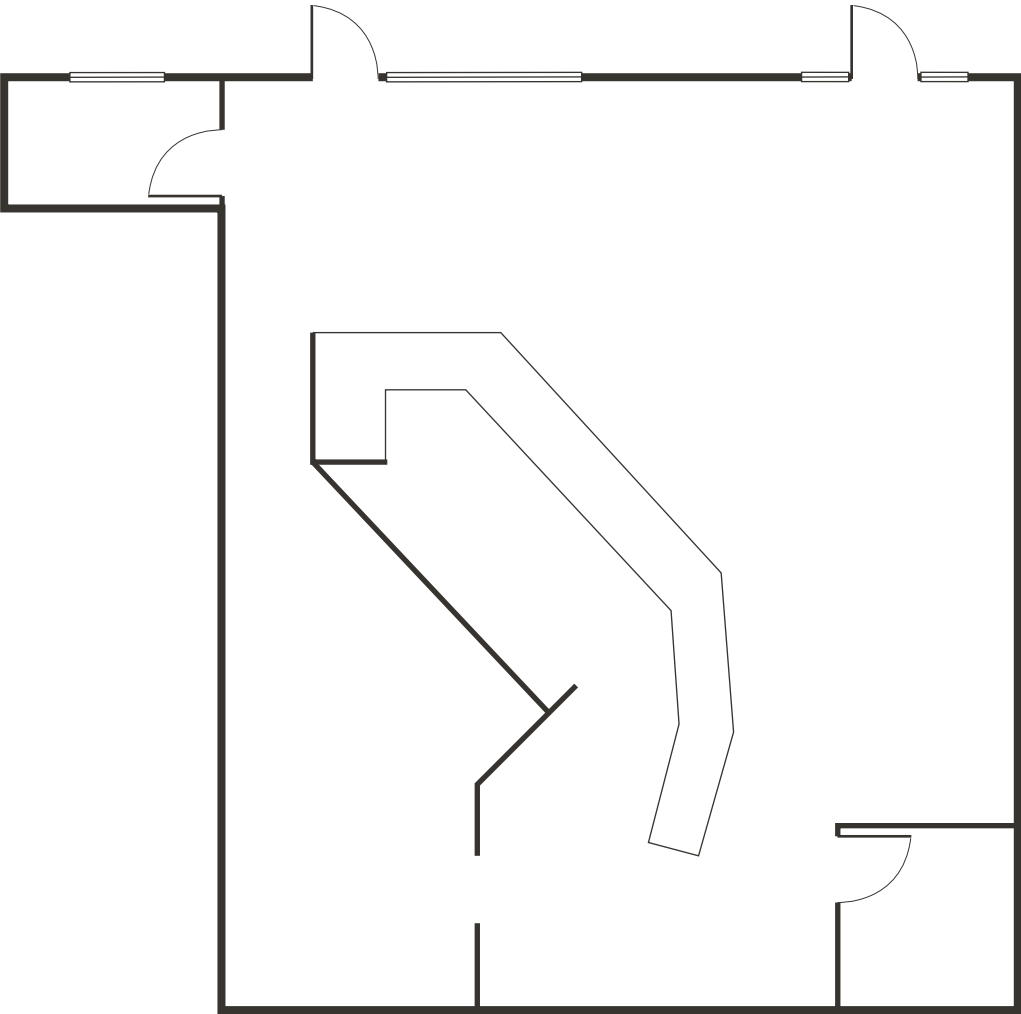


Site Plan

Suite	Tenant	SF
1	Firehouse Subs	±2,328 SF
2	Chabelitas	±1,500 SF
3	Rosalie's Le French Cafe	±2,328 SF
4	Smoke Shop	±1,600 SF
5	Rebound Room	±2,425 SF
6	AVAILABLE (2ND-GEN QSR)	±1,254 SF
7	The Heavenly Vegan	± 680 SF
8/11	Evolve Dance Center	± 7,473 SF
9	The Dance Shoppe	± 686 SF
10	AVAILABLE (2ND-GEN MEDICAL)	±1,538 SF

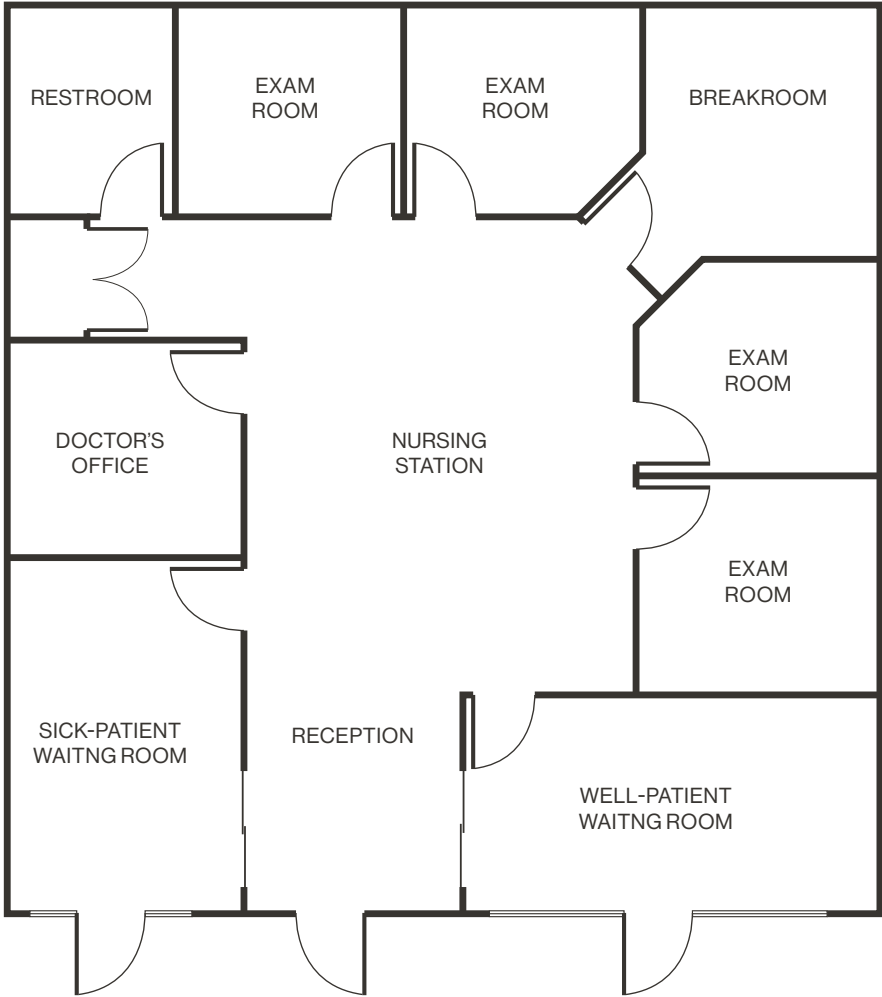


Floor Plan | Suite 6 | ± 1,254 SF | 2nd-Gen QSR



[Click for a Virtual Tour](#) 

Floor Plan | Suite 10 | ± 1,538 SF | 2nd-Gen Medical



Property Photos



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For inquiries please reach out to our team.

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