

# RAINBOW BOULEVARD SUBLEASE AVAILABLE

N/NEC Sunset Rd & Rainbow Blvd | 6410 S. Rainbow Blvd #110 | Las Vegas, NV 89118



|              |                          |
|--------------|--------------------------|
| AVAILABLE    | ±7,544 SF Endcap         |
| JURISDICTION | CC Spring Valley - 89118 |
| ZONING       | General Commercial (CG)  |
| RATES        | Call for Price           |

## PROPERTY HIGHLIGHTS

- Located on Rainbow Blvd corridor, one of southern Las Vegas' busiest north-south roads, with strong drive-by counts
- Corner/off-axis visibility yields excellent sign and store front exposure
- Within walking/drive distance of dense retail, supermarkets, national dining chains, and service providers—perfect for cross-shopping
- Co-tenants include Dutch Bros and AAA Auto Repair Center

## 2025 DEMOGRAPHIC SNAPSHOT

|                                                                                       |                                        |                   |
|---------------------------------------------------------------------------------------|----------------------------------------|-------------------|
|  | <b>Population:</b><br>3-mile radius    | <b>147,346</b>    |
|  | <b>Average HH Income:</b>              | <b>\$110,658</b>  |
|  | <b>Traffic Counts:</b><br>Rainbow Blvd | <b>42,978 vpd</b> |



Contact: Austin Thompson • c: 702.606.5648 • athompson@newmarketadvisors.com  
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## 2025 ESTIMATED DEMOGRAPHICS



### Population

|        |                |
|--------|----------------|
| 1-Mile | <b>4,250</b>   |
| 3-Mile | <b>147,346</b> |
| 5-Mile | <b>389,050</b> |



### Average Household Income

|        |                  |
|--------|------------------|
| 1-Mile | <b>\$129,286</b> |
| 3-Mile | <b>\$110,658</b> |
| 5-Mile | <b>\$112,951</b> |



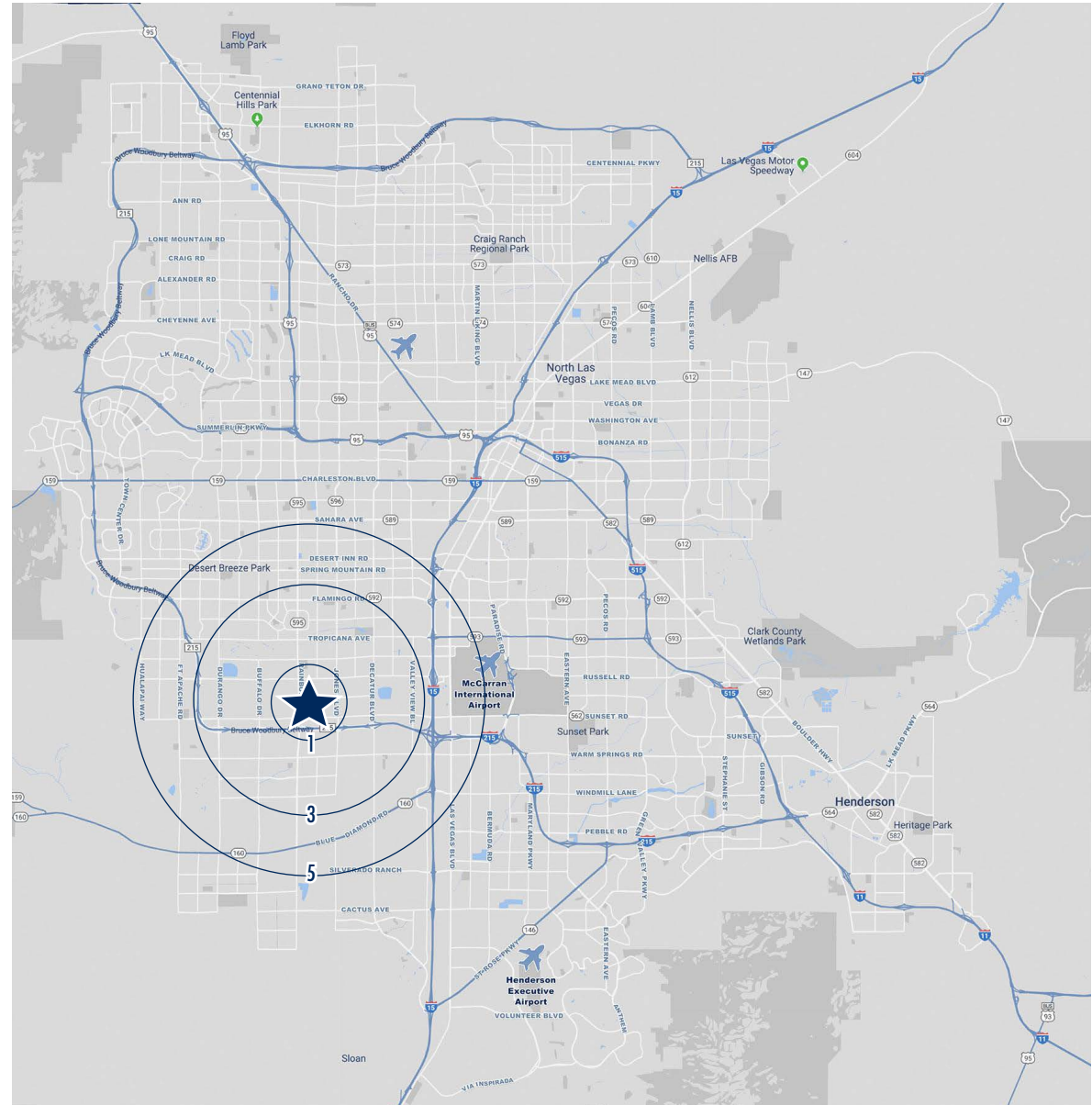
### Number of Households

|        |                |
|--------|----------------|
| 1-Mile | <b>1,591</b>   |
| 3-Mile | <b>58,447</b>  |
| 5-Mile | <b>155,815</b> |



### Daytime Population (Employees)

|        |                |
|--------|----------------|
| 1-Mile | <b>11,345</b>  |
| 3-Mile | <b>72,016</b>  |
| 5-Mile | <b>179,544</b> |



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