



For Lease

Rainbow Sunset Pavilion

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

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**AVISON
YOUNG**

Property Highlights

- **6375, Suite 101** ±1,260 sf, 2nd generation restaurant space
- **6375, Suite 102A** ±1,735 sf, vanilla shell retail
- **6375, Suite 102B** ±3,603 sf, 2nd generation restaurant with hood, grease interceptor & walkin
- 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, Manga Cafe 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: \$3.00 & 3.25 PSF NNN
- \$0.95 & \$1.03 PSF Estimated CAM's

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Demographics (2024 Estimates with 2029 Projections)

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

**For more
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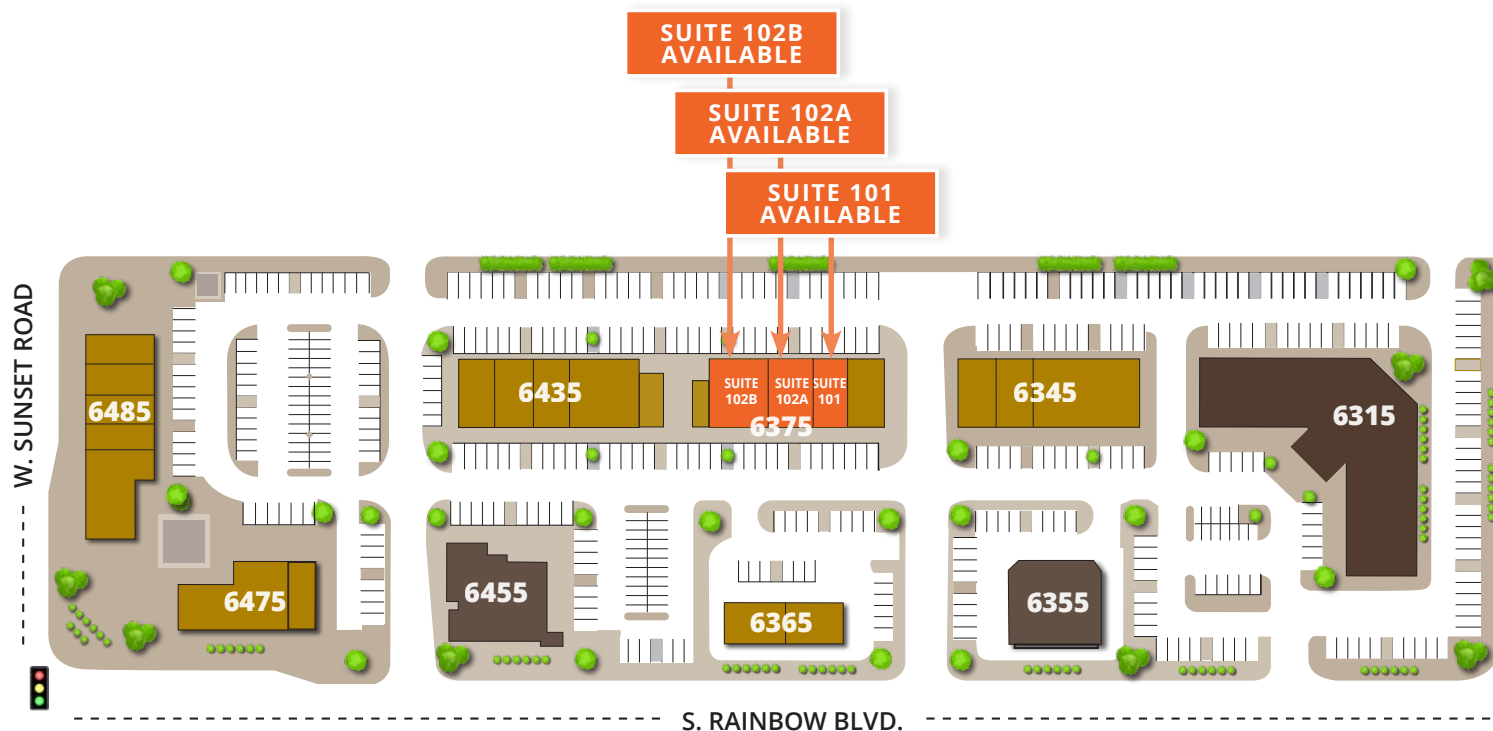
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Floor Plan

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TENANT ROSTER	
Building	Tenant
6345	Archie's Thai Bistro Farmer's Insurance Wise Wellness
6355	Town & Country Bank
6365	Starbucks MG Patisserie & Cafe
6375	Hawker CO AVAILABLE Suite 101 AVAILABLE Suite 102A AVAILABLE Suite 102B
6435	The Cracked Egg BLVD BBQ TOGO'S Roberto's
6475	Lymphatic Organic The Claw
6485	Expert Flooring Edward Jones Namu Manga and Book Café Fingerprinting Xpress Crab Corner



Suite	Total Sq Ft.	Lease Rate	CAM's	Total Monthly Rent	Comments
6375, Suite 101	±1,260 sf	\$3.25 psf M NNN	\$0.95 psf M	\$5,292.00	2nd generation restaurant
6375, Suite 102A	±1,735 sf	\$3.00 psf M NNN	\$0.95 psf M	\$6,853.25	Vanilla shell retail
6375, Suite 102B	±3,603 sf	\$3.25 psf M NNN	\$1.03 psf M	\$15,420.84	2nd generation restaurant with hood, grease interceptor & walk-in

For more
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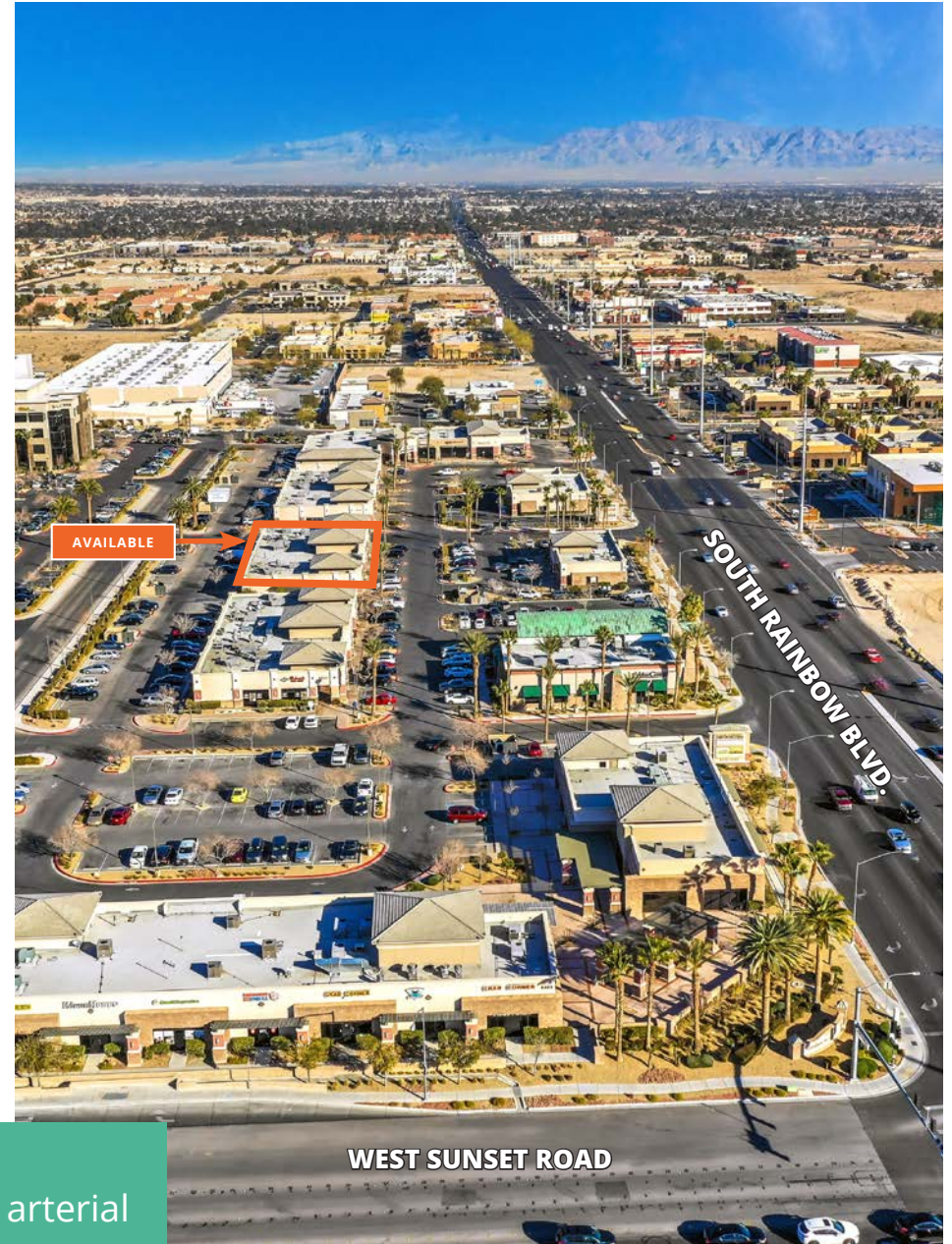
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Property photos

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High visibility retail location
along South Rainbow Boulevard, a major north-south arterial



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