

# 2001 S. RAINBOW BLVD.

LAS VEGAS, NV 89146



# FOR SALE

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## NORTHCAP

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HIGHLIGHTS

PRICE:

\$3,900,000

CAP RATE:

4.09%

PROFORMA CAP RATE:

8.13%

PRICE/SF:

\$256.33

YEAR BUILT:

1998

SQUARE FEET:

15,215 SF

LOT SIZE:

1.21 AC

PARCEL ID:

163-03-704-009

ZONING:

C - 1

# 2001 S. RAINBOW BLVD.

Las Vegas, NV 89146

## OVERVIEW

The 2001 S. Rainbow Blvd Mixed-Use Center offers investors the opportunity to acquire a well-located, multi-tenant retail and office asset in the highly desirable Spring Valley submarket of Las Vegas, Nevada. Positioned along S. Rainbow Boulevard—one of the valley’s primary north-south arterials—the property benefits from strong daily traffic counts, excellent visibility, and direct access to W. Charleston Boulevard, a major east-west corridor.

This infill asset is supported by dense surrounding residential neighborhoods, a stable daytime population, and a well-established retail corridor anchored by national and regional tenants. The property’s suite configuration is ideally suited for service-oriented tenants, providing diversified income and resilience through economic cycles.

With limited new supply, continued population growth, and strong leasing fundamentals across the Las Vegas Valley, 2001 S. Rainbow Blvd presents a compelling opportunity for investors seeking stable cash flow with long-term appreciation and value-add potential.

## INVESTMENT HIGHLIGHTS

- **Strategic Infill Location:** Situated in the dense Spring Valley submarket with strong demographics and limited developable land
- **High Visibility & Traffic Exposure:** Frontage along S. Rainbow Blvd with traffic counts exceeding ~40,000 VPD
- **Value-Add Potential:** Opportunity to increase rents to market, add CAM reimbursements, enhance curb appeal, and optimize tenant mix.
- **Short Term Leases:** All tenants are short-term and can be negotiated at higher rates or re-tenant.
- **Rental Rates Below Market:** Rates have substantial room to be raised.
- **Strong Market Fundamentals:** Retail vacancy near historic lows (~5%) with continued rent growth
- **Inflation Hedge:** Lease structures with annual escalations and mark-to-market opportunities

AREA OVERVIEW



2001 S. RAINBOW BLVD.

**FINANCIALS**

**DEAL INFORMATION**

<b>PRICE:</b>	\$3,900,000
<b>CAPITALIZAITON RATE:</b>	4.09%
<b>PROFORMA CAP RATE</b>	8.13%
<b>PRICE PER SQ. FT. :</b>	\$256.33

**PROPERTY INFORMATION**

<b>SQUARE FEET</b>	15,215
<b>YEAR BUILT</b>	1998
<b>LOT SIZE</b>	1.21

**ANNULIZED OPERATING DATA**

<b>BASE RENT</b>	<b>CURRENT</b>	<b>PROFORMA RENTS</b>
OCCUPIED SUITES	\$223,500.00	\$298,831.32
CAM FEES	-	\$63,903.00
<b>GROSS POTENTIAL INCOME</b>	<b>\$223,500.00</b>	<b>\$362,734.32</b>
LESS: VACANCY FACTOR	5.00%	-
		\$18,136.72
<b>EFFECTIVE GROSS INCOME</b>	<b>\$223,500.00</b>	<b>\$380,871.04</b>
LESS: EXPENSES	\$(63,897.17)	\$(63,897.17)
<b>NET OPERATING INCOME</b>	<b>\$159,602.83</b>	<b>\$316,973.87</b>



**EXPENSES**

PROPERTY TAXES	\$22,302.01
INSURANCE	\$3,646.00
SEWER	\$6,177.00
TRASH	\$3,973.00
POWER	\$9,102.00
WATER	\$1,697.16
LANDSCAPING	\$3,880.00
REPAIRS AND MAINTENANCE	\$1,945.00
MANAGEMENT	5.00%
	\$11,175.00
<b>TOTAL</b>	<b>\$63,897.17</b>

# RENT ROLL

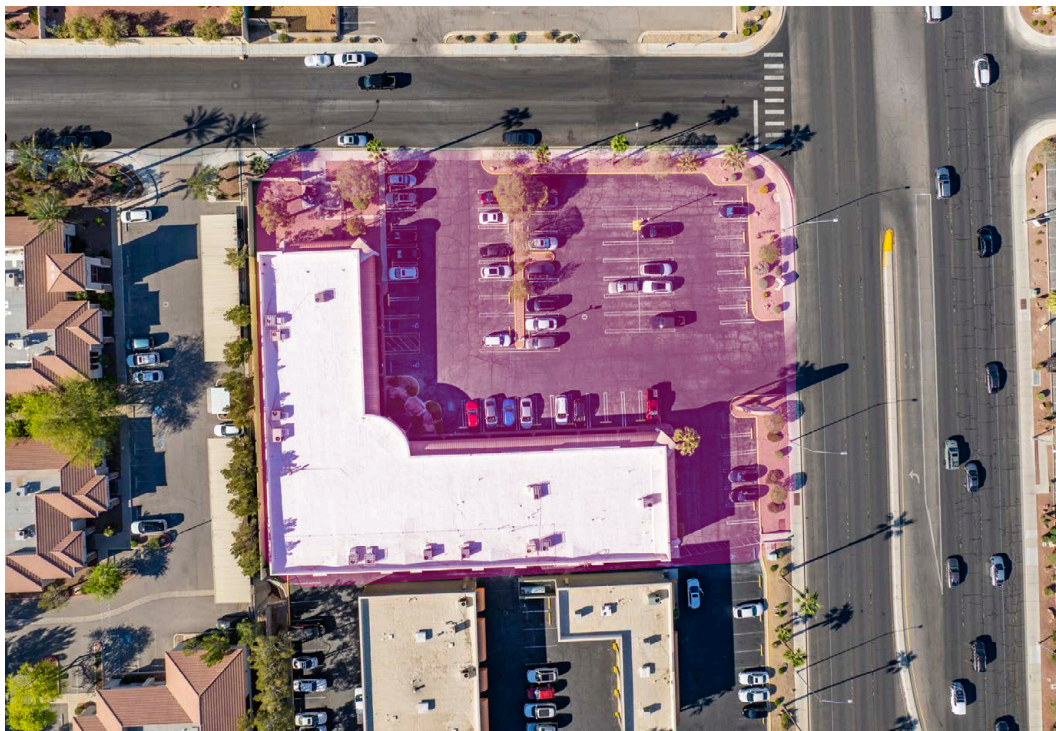
SUITE #	SQ. FT	TENANT NAME	LEASE BEGIN	LEASE END	CURRENT RENT / MO	RENT PER SQ. FT	SEC. DEP.	PROFORMA RENT SQ SF	PROFORMA RENT	PROFORMA CAM SQ SF	PROFORMA CAM
100	3,470	Medi Slim	8/1/14	MTM	\$3,500.00	\$1.01		\$1.65	\$5,725.50	\$0.35	\$1,214.50
110	1,129	Kenneth Wiener		MTM	\$1,300.00	\$1.15		\$1.65	\$1,862.85	\$0.35	\$395.15
120	1,200	Heathly Technology Solutions		MTM	\$1,550.00	\$1.29		\$1.65	\$1,980.00	\$0.35	\$420.00
130	1,200	Heathly Technology Solutions	7/1/20	MYM	\$1,350.00	\$1.13		\$1.65	\$1,980.00	\$0.35	\$420.00
140	4,301	Gold Medal Injury Lawyers	7/16/20	MTM	\$6,500.00	\$1.51	\$5,000	\$1.51	\$6,494.51	\$0.35	\$1,505.35
150-160	2,165	Dr. Tannoury	3/1/16	MTM	\$2,200.00	\$1.02		\$1.65	\$3,572.25	\$0.35	\$757.75
170-180	1,750	Corinthians Healthcare of NV	12/1/14	MTM	\$1,825.00	\$1.04		\$1.65	\$2,887.50	\$0.35	\$612.50
		Safelite Auto Glass			\$400.00				\$400.00		
<b>TOTALS</b>	<b>15,215</b>				<b>\$18,625.00</b>		<b>\$5,000</b>		<b>\$24,903</b>		<b>\$5,325.25</b>







PHOTOS • 2001 S. RAINBOW BLVD.



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