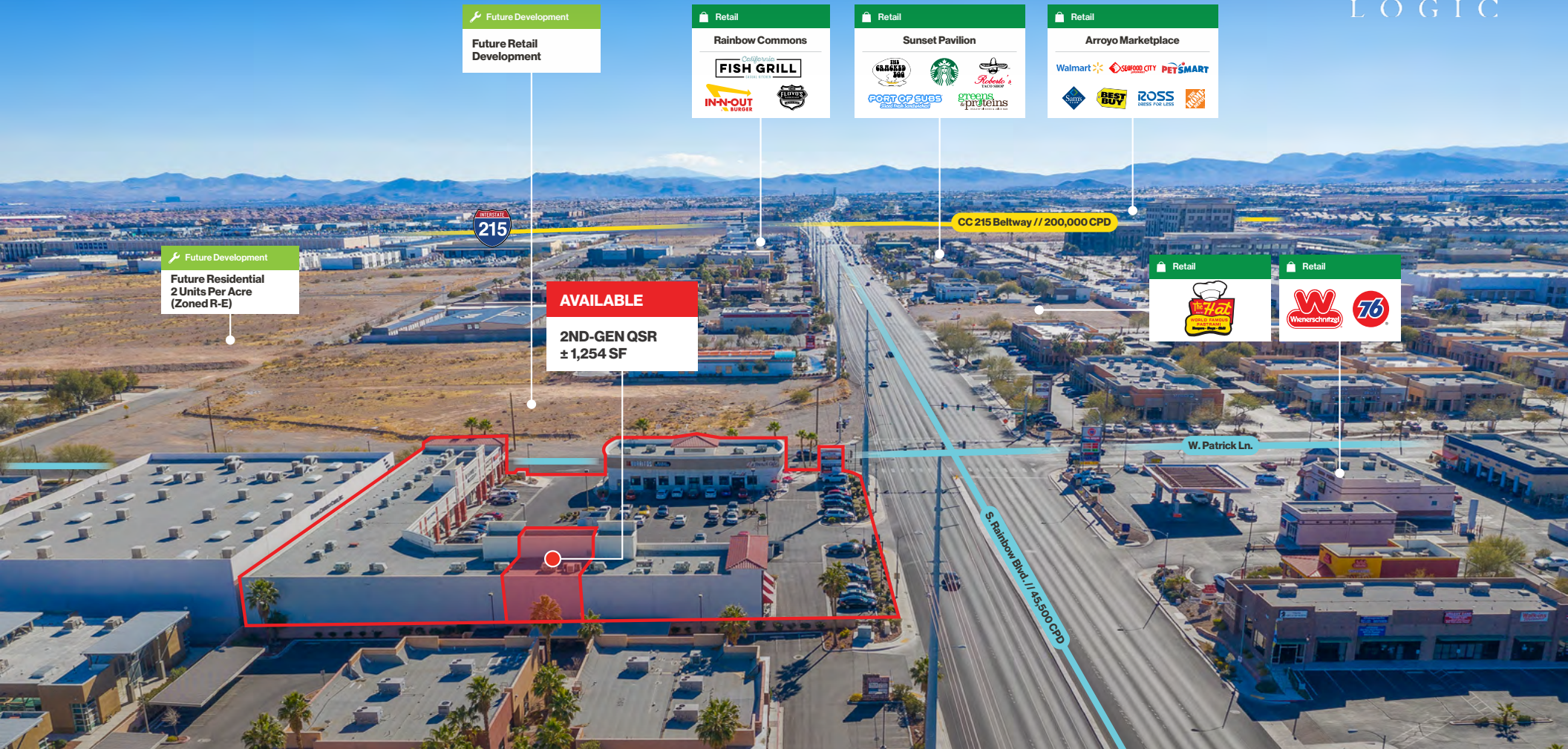


For Lease

Rainbow Pavilion



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

Sean Margulis
Founding Partner
O. 702.954.4102
C. 702.340.4251
smargulis@logicCRE.com
S.0070247

Seth Zeigler
Associate
O. 702.954.4104
C. 702.334.3965
szeigler@logicCRE.com
S.0196121

Adam Miller
Associate
O. 702.954.4185
C. 702.513.3512
amiller@logicCRE.com
S.0205315

Listing Snapshot



\$3.50 PSF NNN
Lease Rate



± 1,254 SF
Available Square Footage

Property Highlights

- ± 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
2025 Population	7,131	158,132	378,379
2025 Average Household Income	\$123,483	\$105,930	\$109,477
2025 Total Households	2,739	62,488	149,052





Schools
Durango High School
± 2,290 Students

Retail
Rainbow Village
market
Denny's
Jack in the Box
TACO BELL

Retail
Fred's
Denny's
ROYAL CUP
Papa John's
SimonMed

Hospitals
Kindred Transitional Care
± 160 Beds

Hospitals
Spring Valley Hospital
± 292 Beds

Schools
Grant Sawyer Middle School
± 1,284 Students

Las Vegas Strip

Future Development
Future Retail Development

Retail
ROQ Plaza
CONOCO
Starbucks
USA AUTO SERVICE

Future Development
Future Residential
2 Units Per Acre
(Zoned R-E)

AVAILABLE
2ND-GEN QSR
± 1,254 SF

S. Rainbow Blvd. // 44,500 CPD

W. Patrick Ln.

Future Development
Future Retail Development

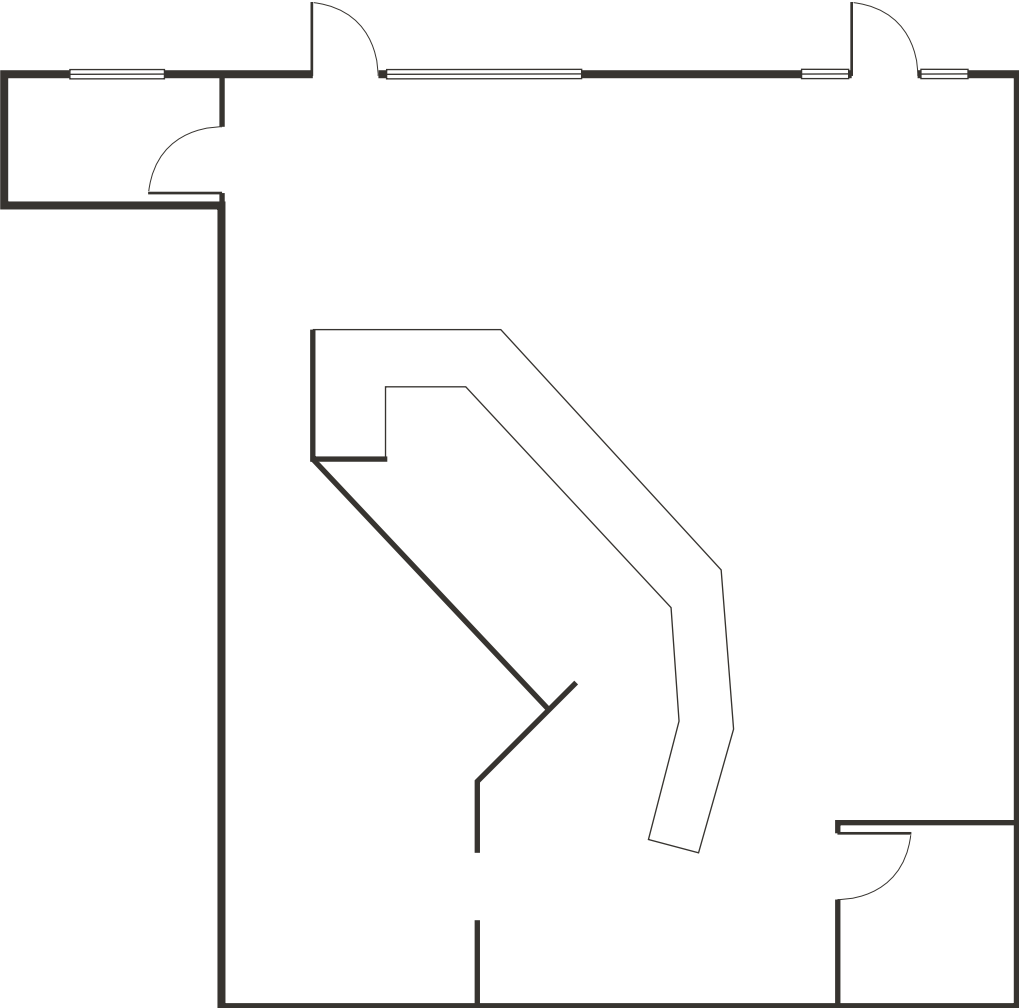
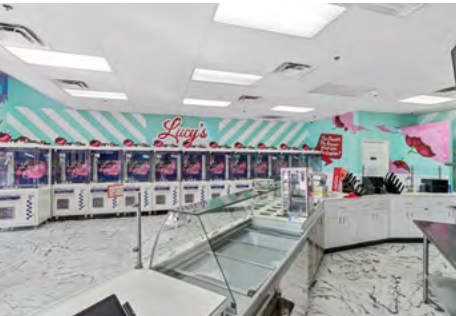
Site Plan

Available Leased

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	Las Vegas Pediatrics	±1,538 SF



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



[Click for a Virtual Tour](#) 

Property Photos



LOGIC Commercial Real Estate

Specializing in Brokerage and Receivership Services



Join our email list and
connect with us on LinkedIn

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

For inquiries please reach out to our team.

Sean Margulis

Founding Partner
O. 702.954.4102
C. 702.340.4251
smargulis@logicCRE.com
S.0070247

Seth Zeigler

Associate
O. 702.954.4104
C. 702.334.3965
szeigler@logicCRE.com
S.0196121

Adam Miller

Associate
O. 702.954.4185
C. 702.513.3512
amiller@logicCRE.com
S.0205315