

FOR LEASE



±336 - 4,800 SF
AVAILABLE

1725-1745 S Rainbow Blvd
Las Vegas, NV 89146



1725-1745

Contact our team today!

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roicre.com

PROPERTY HIGHLIGHTS

RAINBOW OAKLEY PLAZA

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- Anchored by Shoe Palace
- Frontage and access on Rainbow Blvd
- Recently painted shopping center
- Covered parking in the rear
- Easy access to major arterials like Charleston Blvd, Sahara Ave, and Summerlin Pkwy
- Located in a strong retail corridor

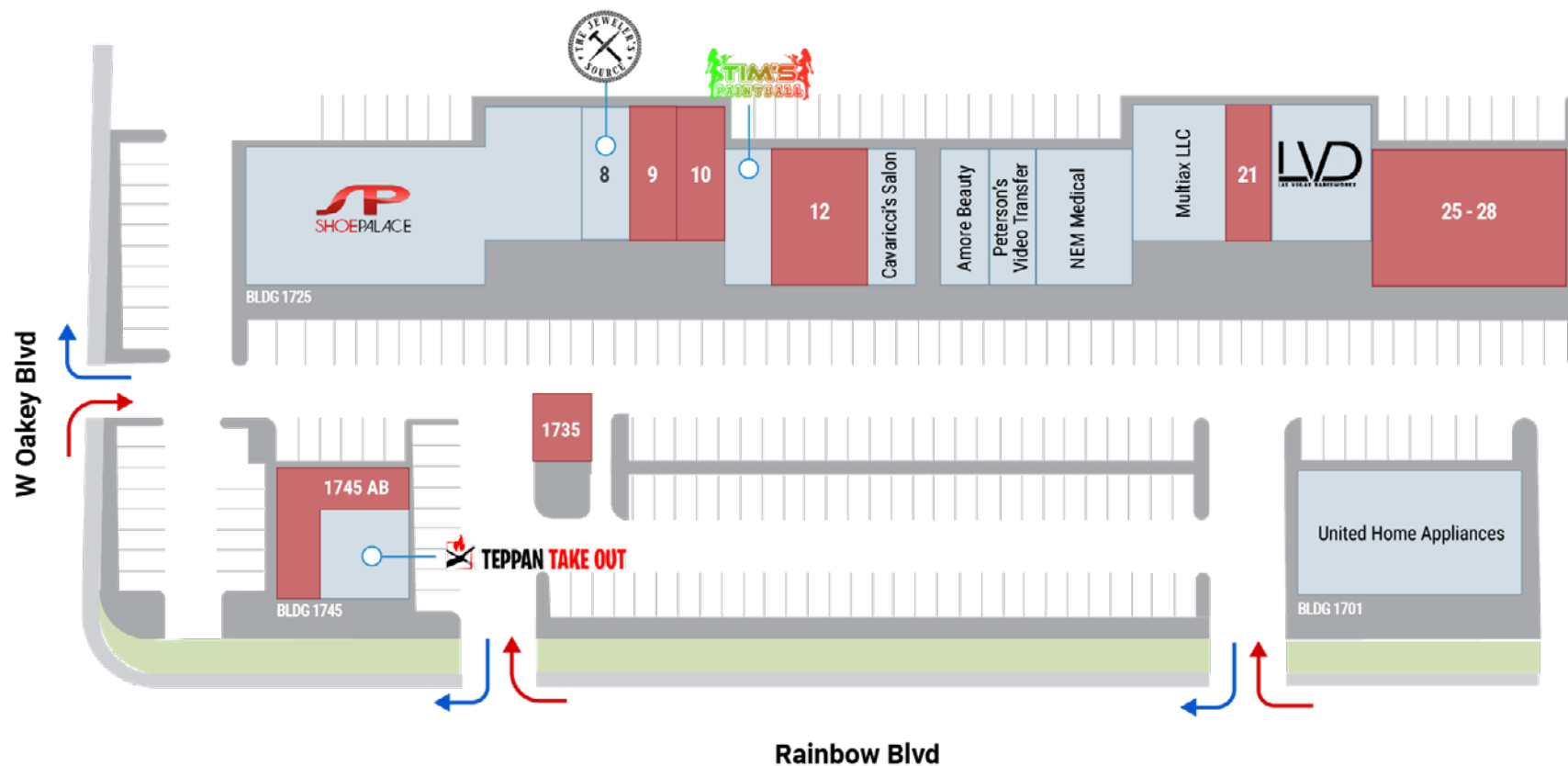
 **LIMITED COMMERCIAL (C-1)**
ZONING

 **163-03-603-011**
APN



PROPERTY SITE PLAN

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Suite	Tenant	Size (SF)
1-7	Shoe Palace	± 8,400
08	Jewelers Source	± 1,200
09	AVAILABLE	± 1,200
10	AVAILABLE	± 1,200
11	Tim's Paintball	± 1,200
12	AVAILABLE	± 1,800
13-14	Cavaricci's Salon	± 1,800

Suite	Tenant	Size (SF)
15	Amore Beauty	± 1,200
16	Peterson's Video Transfer	± 1,200
17-18	NEM Medical	± 2,400
19-20	Multiax LLC	± 2,242
21	AVAILABLE	± 1,288
22-24	Danceworkz	± 3,600

Suite	Tenant	Size (SF)
25-28	AVAILABLE	± 4,800
1701	United Home Appliances	± 5,040
1735	AVAILABLE	± 336
1745 AB	AVAILABLE	± 1,700
1745 C	Teppan Takeout	± 1,300

IMMEDIATE AREA AERIAL

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TRADE AREA AERIAL

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AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
31,630	214,372	450,857



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$79,524	\$79,189	\$80,416



TRAFFIC COUNTS

Rainbow BLvd	Oakey Blvd
48,000 VPD	7,550 VPD

Sources:
SitesUSA 2026
TRINA, NV DOT 2025

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ROI Commercial Real Estate

9121 W Russell Rd
STE 111
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