

FOR SALE

# 5071

N. Rainbow Blvd Suite 160  
Las Vegas, NV. 89130



**ARNO NIESTEN**  
REAL ESTATE IN LAS VEGAS

**ARNO NIESTEN**

**702-245-1008 Cell**

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10777 W. Twain Ave Ste..# 333  
Las Vegas, NV 89135

FOR SALE @ \$1,199,900

1190 E. Wynn, Suite 160 Las Vegas, NV 89130

2025

# PROPERTY DETAILS

PROPERTY TYPE	Office/Condo
PROPERTY SUBTYPE	Loft/Creative Space
ADDRESS	5071 N Rainbow Blvd.
BUILT IN	2006
SALE TYPE	Owner User
BUILDING SQUARE FOOTAGE	10,000 sq ft
LOT SIZE	.89 AC
APN/PARCEL ID	125-34-712-030, 125-34-712-031, 125-34-712-032
PARKING RATIO	4/1,000 SF
SUBMARKET	
ZONING (CLARK COUNTY)	C-2- General Commercial
ANNUAL PROPERTY TAXES	

ASKING PRICE

**\$999.900**

TOTAL SF

**3750**

## Property Specifications:

Full modern Retail/Office condo with open floor plans, kitchenette and a large warehouse Facility that has over 450 amps of 3 Phase Power, and HVAC throughout.

Spacious layout: over 2000 SF of open space, ideal for studios, group sessions, or retail display. • Spacious Layout: Over 2,000 sq ft of open space—ideal for

studios, group sessions, or retail displays. • Private Areas: Includes 3 office rooms, 2 bathrooms, and 2 changing rooms—one with a deep sink. • Convenience Built-

In: Reception area, break room, and 2 storage rooms to keep your operations running smoothly. • Easy Access: Three separate entrances and ample on-site parking

# FLOOR PLAN



# THE NORTHWEST GATEWAY

## WHERE THE VALLEY REACHES NEW HEIGHTS

Position your business at the primary North-South artery of Northwest. 5071 N. rainbow isn't just an address: it's a high-visibility portal to the fastest-growing residential sector in Southern Nevada.

**THE ANCHOR:** Minutes from **Santa Fe Station**, the area's premier 200 room resort and entertainment hub, ensuring constant regional draw and 24/7 brand exposure

**THE ELEVATION:** Situated at the valley's peak. Benefit from the cooler climate and "top-of-the-world" views that define the northwest lifestyle

**THE OUTDOOR SYNERGY:** The final major commercial corridor for weekend adventures heading to **Mt. Charleston, Lee Canon, and Floyd Lamb Park**

## COMMERCIAL HIGHLIGHTS

**MAXIMUM EXPOSURE:** High traffic frontage on N. Rainbow Blvd with immediate proximity to **the US-95 & 215 Beltway interchange**

**ELITE DEMOGRAPHICS:** Tap into the high-disposable income of **Providence, Skye Canyon, and Centennial Hills.**

**STRATEGIC HUB:** A rare opportunity to capture the "Northwest Rush" – where local lifestyle meets professional expansion.

**THE "RETAIL SYNERGY" FACTOR:** Neighboring major national anchors including Target, Walmart, and Home Depot, ensuring a consistent "trip-generator" effect for your storefront

# NORTHWEST LAS VEGAS: THE ELITE SUBMARKET

## THE “NEW SUMMERLIN” TRAJECTORY

The Northwest is currently undergoing the same upscale transformation that Summerlin experienced a decade ago. With the rapid expansion of **Skye Canyon** and **Providence** the submarket has shifted from a “rural fringe” to a **Top-Tier Residential Hub**. For a commercial tenant, this means getting into a “prestige” area while there is still room for significant appreciation.

## DEMOGRAPHIC RESILIENCE

**The “First Responder” Corridor:** The Northwest is famously home to the highest concentration of Las Vegas’s “Essential Professionals”—Police, Fire and Medical. This creates a Recession-Resistant consumer base with stable, high—disposable incomes.

**Affluent Households:** The median household income in the 89130 and 89143 zip codes consistently outpaces the Clark County average, fueling demand for upscale retail, boutique fitness, and sit-down dining.

## INFRASTRUCTURE MATURITY

Unlike other emerging submarkets, the Northwest isn’t “waiting” for roads. The completion of the Centennial Bowl interchange (US-95/215) has turned this submarket into a Logistics Powerhouse, making it as accessible to Downtown and Strip as the more congested central areas.



Charleston  
View

Mt Charleston

Ashton

Summerlin  
South

Big Dog's Brewing Company

613

Parking lot

Santa Fe Station Hotel and Casino

Walmart

5071 N.  
RAINBOW BLVD

Los Prados Golf & Country Club

Ed Fountain  
Park

Craig Ranch  
Regional Park

North Las  
Vegas

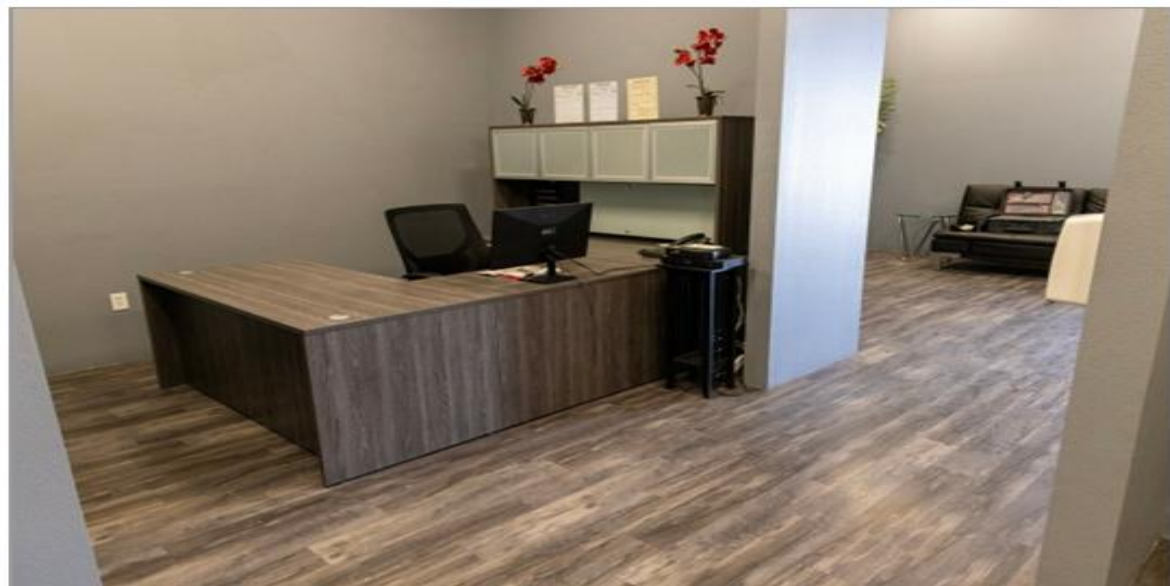
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VA Hospital

Sunrise Manor











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[Call to Schedule a Showing!!!!](#)



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