

Offering Memorandum

# S. Rainbow Blvd. & W. Patrick Ln.



[Click for a Virtual Tour](#) 

6153 S. Rainbow Blvd., Las Vegas, NV 89118

Excellent visibility and high traffic counts in the heart of Southwest Las Vegas

## Offering Snapshot



**\$2,557,360**  
Offering Price



**± 4,918 SF**  
Total Square Footage



**\$520 PSF**  
Price Per Square Foot



**± 0.47 AC**  
Total Acreage

## Property Overview

6153 S. Rainbow Blvd. is a well-located, ± 4,918-square-foot, single-story building built in 2006, offering excellent potential for professional service tenants or multi-tenant users. Positioned just minutes from the I-215 Beltway, this property provides outstanding visibility, high traffic counts, and convenient access to major residential communities, retail centers, and business hubs. Surrounded by a dynamic mix of national retailers, dining, and service providers, the site is ideally suited for office, retail, or service-oriented businesses seeking a strategic and accessible location in the heart of Southwest Las Vegas.

- Exposed tall ceilings
- High end furniture available
- Modern finishes



# Property Details



## Location

6153 S. Rainbow Blvd.  
Las Vegas, NV 89118



## Property Size

- ± 4,918 SF
- ± 0.47 AC



## Number of Buildings

- One (1)



## Parcel Number

- APN: 163-34-711-005



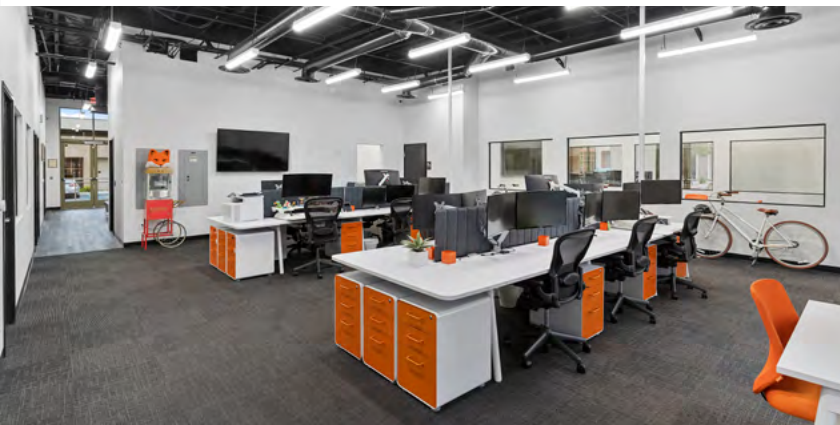
## Construction & Zoning

- Built in 2006
- Zoning: CG  
(Commercial General)



**SUBJECT PROPERTY**

# Property Photos

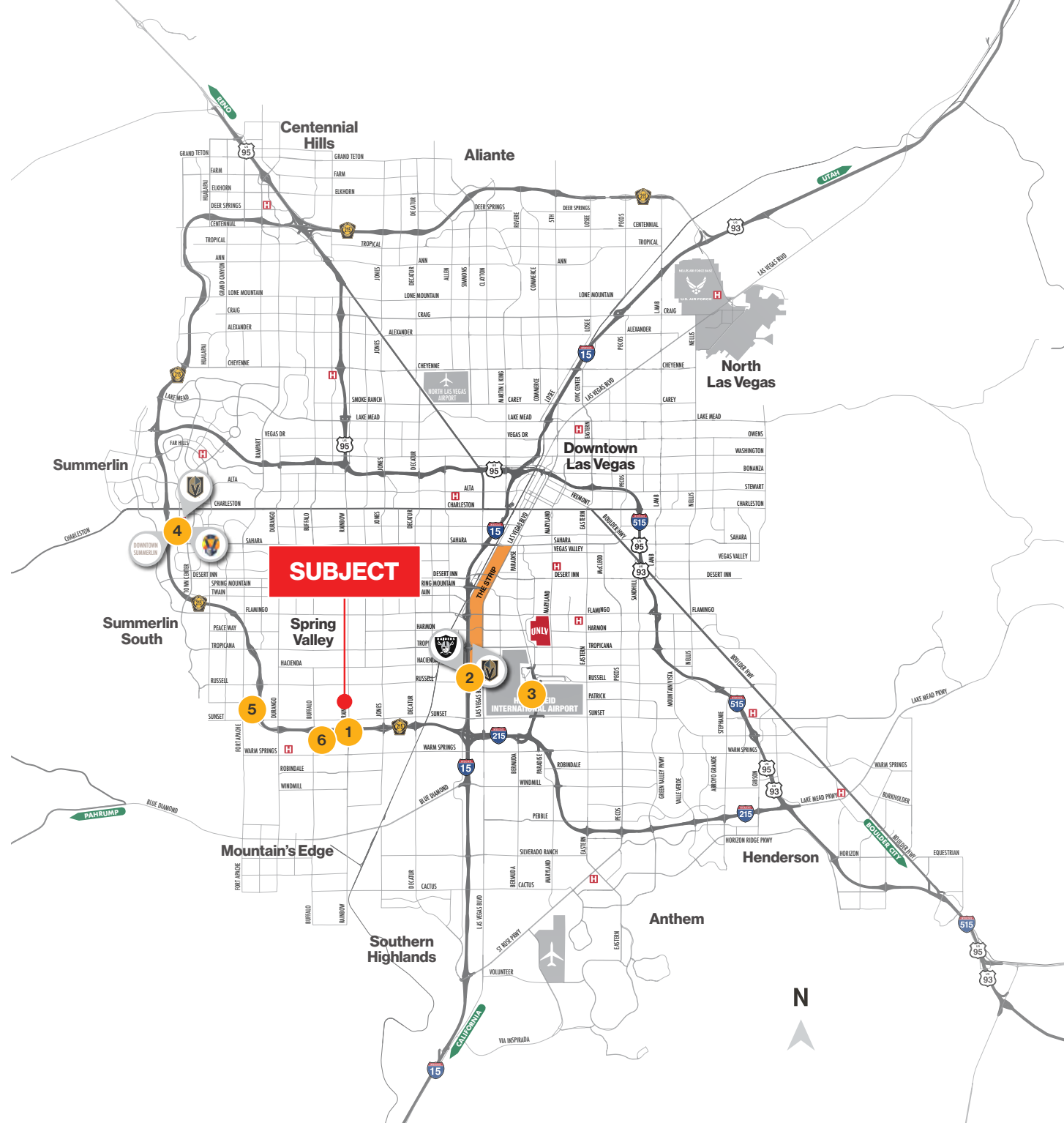


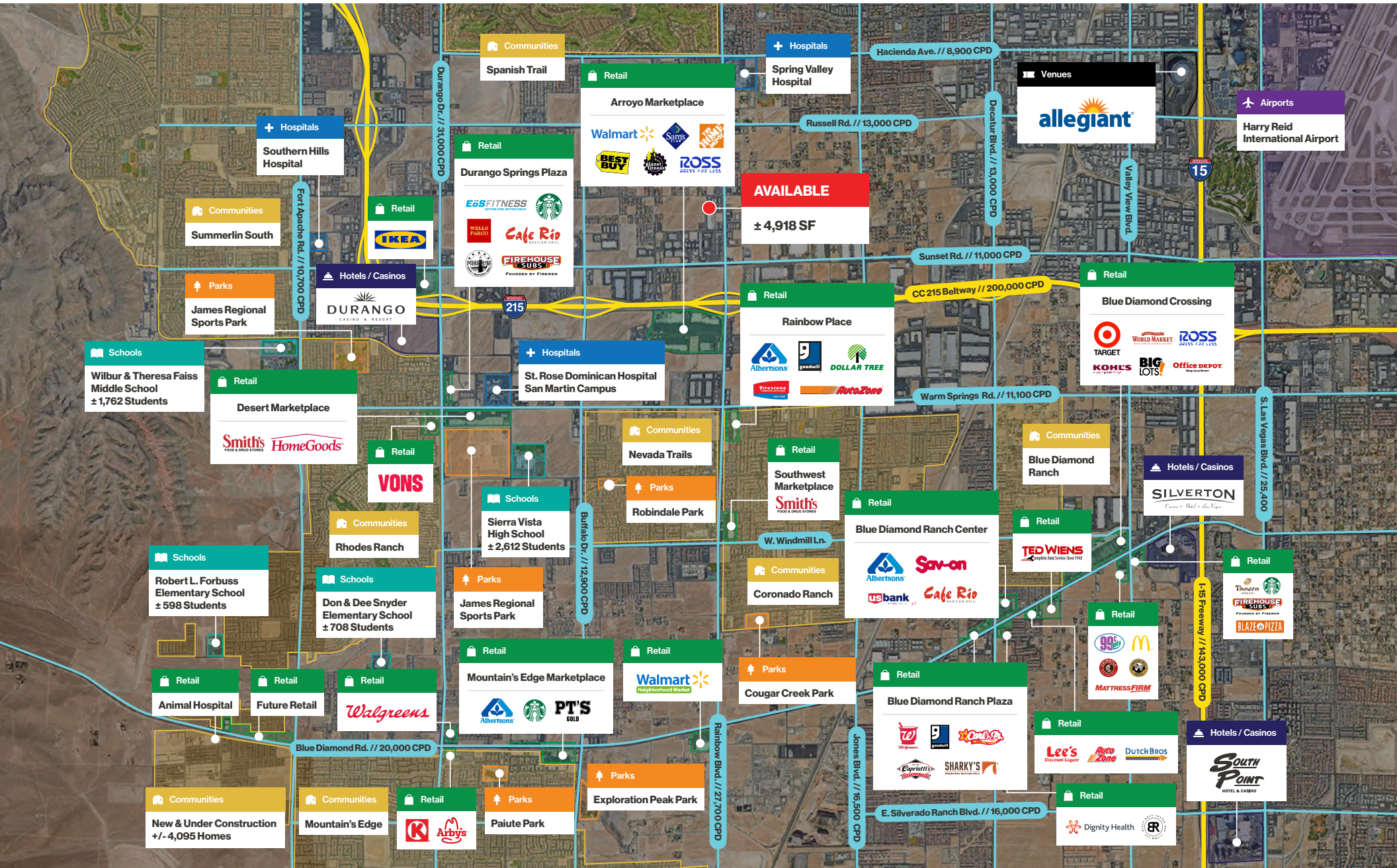
# Vicinity Map

The property is strategically located along South Rainbow Boulevard, just minutes from the I-215 Beltway, providing excellent regional connectivity across the Las Vegas Valley. Situated in the heart of Southwest Las Vegas, the site benefits from strong traffic counts, convenient access to major residential communities, and proximity to popular retail, dining, and service destinations. The property's location also places it within a short drive to the Las Vegas Strip, Harry Reid International Airport, and Downtown Summerlin, further enhancing its accessibility and appeal.

## Nearby Amenities

- 1 I-215 Beltway**  
- 1.5 miles
- 2 The Las Vegas Strip**  
- 6 miles
- 3 Harry Reid International Airport**  
- 7 miles
- 4 Downtown Summerlin**  
- 5 miles
- 5 Southern Hills Hospital & Medical Center**  
- 2 miles
- 6 Costco**  
- 2 miles





**Hospitals**

**Spring Valley Hospital**  
± 364 Beds

**Schools**

**Amplus Academy  
Rainbow Campus**  
± 628 Students

**SUBJECT**

± 4,918 SF  
± 0.47 AC

**Venues**

**allegiant**

**Airports**

**Harry Reid  
International Airport**

**Hotels / Casinos**

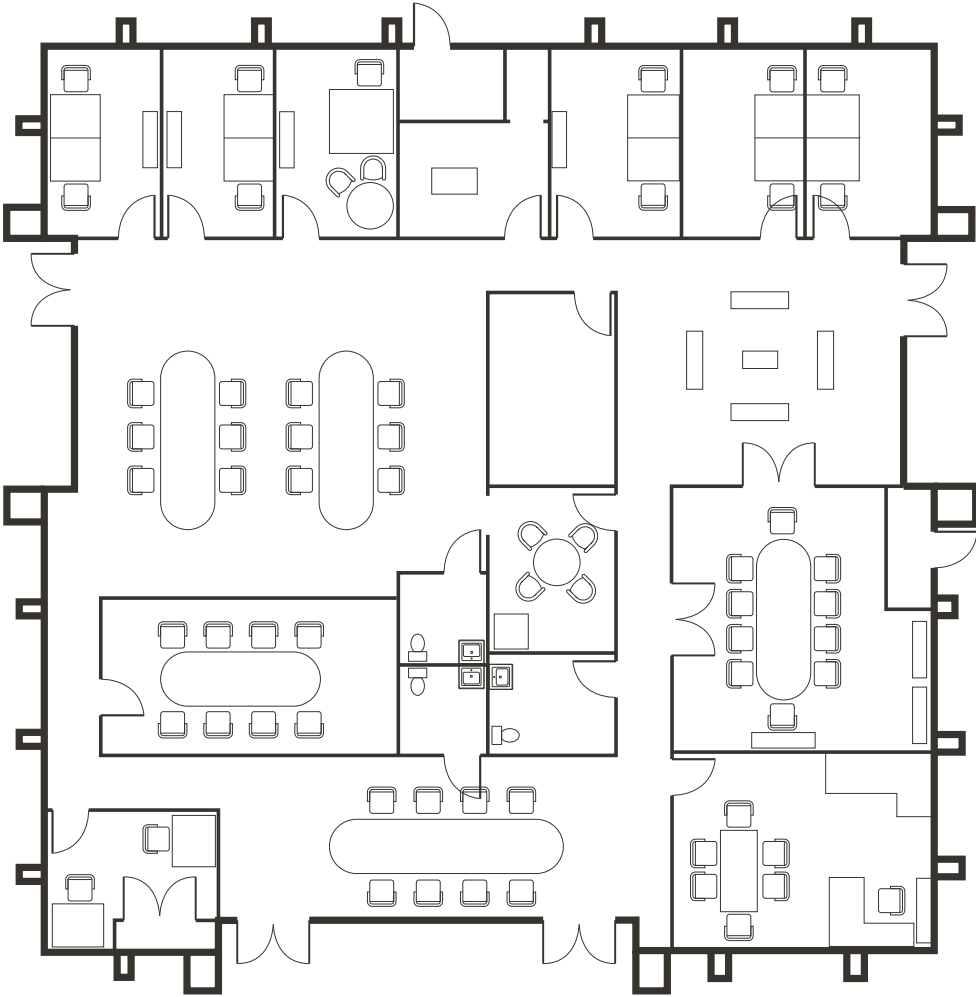
**Holiday Inn Express  
Spring Valley by IHG**  
± 108 Rooms

Las Vegas Strip

S. Rainbow Blvd. // 27,700 CPD

W. Patrick Ln.

Floor Plan | ± 4,918 SF



## Important Statistics

5-Mile Radius



**381,664**  
Total Population



**519,497**  
Daytime Population



**20,626**  
Number of Businesses



**1,1%**  
2025-2030 Population Growth



**287,956**  
Total Employees

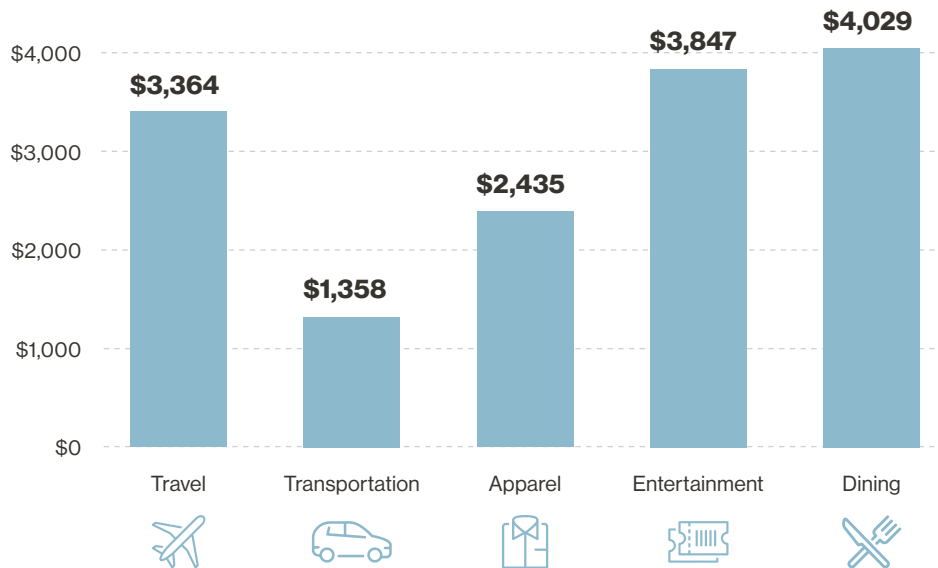


**\$481,280**  
Median Home Value

## Spending Statistics

5-Mile Radius

Spending facts are average annual dollars per household



## Full Demographic Report

Population	1-mile	3-mile	5-mile
2020 Population	5,646	147,143	357,379
2025 Population	6,245	159,470	381,664
2030 Population	6,932	170,444	403,546
Annual Growth 2020 - 2025	1.94%	1.54%	1.26%
Annual Growth 2025 - 2030	2.11%	1.34%	1.12%

Income	1-mile	3-mile	5-mile
2025 Average Household Income	\$119,887	\$106,978	\$110,923
2030 Average Household Income	\$130,316	\$120,239	\$125,453
2025 Per Capita Income	\$45,916	\$42,086	\$43,567
2030 Per Capita Income	\$50,365	\$47,661	\$49,632

Households	1-mile	3-mile	5-mile
2020 Total Households	2,063	57,628	139,491
2025 Total Households	2,365	62,932	150,109
2030 Total Households	2,652	67,786	159,874

Housing	1-mile	3-mile	5-mile
2025 Total Housing Units	2,498	67,878	165,958
2025 Owner Occupied Housing Units	1,436	32,469	77,567
2025 Renter Occupied Housing Units	929	30,463	72,542
2025 Vacant Housing Units	133	4,946	15,849
2030 Total Housing Units	2,813	72,333	175,232
2030 Owner Occupied Housing Units	1,645	34,897	83,503
2030 Renter Occupied Housing Units	1,007	32,889	76,372
2030 Vacant Housing Units	161	4,547	15,358

# Key Figures of Southern Nevada

Southern Nevada, site of the world-famous Las Vegas Strip, and home to over **3.19 million residents**. With the 8th busiest airport in the US, Harry Reid International Airport, Southern Nevada welcomes **41.7 million visitors annually**. From the neon lights and bustling casinos to the serene beauty of Red Rock Canyon and Lake Mead, Southern Nevada offers an unparalleled lifestyle and adventure for all.



2024  
Travel

**41.7<sub>MM</sub>**

Number of Visitors to Las Vegas



2024  
Revenue

**\$13.5<sub>B</sub>**

Clark County's Gaming Revenue



2024  
Occupancy

**90.8%**

Las Vegas' Weekend Occupancy

**58.5<sub>MM</sub>**

Number of Enplaned/Deplaned  
Airline Passengers

**\$8.8<sub>B</sub>**

Las Vegas Strip  
Gaming Revenue

**83.6%**

Las Vegas'  
City-Wide Occupancy

**± 5k**

Number of People Moving  
To Las Vegas Daily

**6.0<sub>MM</sub>**

Number of Convention Visitors

**150k**

Number of Hotel Rooms

**46.8<sub>MM</sub>**

Total Room Nights  
Occupied





# A New Frontier for Sports



## Las Vegas is now a sports epicenter, with teams like the NFL's Raiders, NHL's Golden Knights, WNBA's Aces and events like Super Bowl 58 and Formula 1 Grand Prix.



### Raiders

- Inaugural season: 2020
- Home Field: **\$1.9B** Allegiant Stadium built in 2020 with **65,000 seat capacity**
- Hosted Super Bowl 58 in 2024



### Formula 1

- Purchased 39 AC for **\$240MM** in 2022 with a total project cost estimated at **\$500MM**
- Inaugural race: November 2023
- Race attracted 315,000 fans and generated **\$1.2B** in economic impact



### Vegas Golden Knights

- Inaugural season: 2017-18
- Home ice: T-Mobile Arena built in 2016 with **18,000 seat capacity**
- **2023 Stanley Cup Champions**



### Ultimate Fighting Championship

- Las Vegas is home of the **55 AC UFC headquarters**
- UFC programming is broadcast in over **165 countries**
- Produces more than 40 live events annually around the globe, **over 5 events in 2024**



### Las Vegas Aces

- Inaugural season: 2018
- **2022 and 2023 WNBA champions**
- Aces are owned by Mark Davis, the current owner of the NFL's Las Vegas Raiders



### Las Vegas A's – Coming Soon!

- In Nov. 2023, MLB owners approved Athletics' move from Oakland to Las Vegas
- New stadium planned at Tropicana Las Vegas, covering **35 acres**
- Expected to cost **\$1.5 billion** with **30,000 seat capacity**



### Las Vegas Aviators

- Minor League Baseball, Oakland A's affiliate
- Inaugural season: 2019
- Home Field: **\$150MM** Las Vegas Ballpark with **8,196 seating capacity**



### Henderson Silver Knights

- American Hockey League, Vegas Golden Knights Affiliate
- Inaugural season: 2020-21
- Home Ice: **\$84MM** Dollar Loan Center with **5,567 seating capacity**



### LV Lights FC

- American professional soccer team, that plays in the USL Championship
- Inaugural season: 2018
- Home field: Cashman Field with **9,334 seating capacity**

# Nevada

## Tax Advantages

Nevada is the most business-friendly state in the West, offering a very low-regulation environment and a variety of incentives to help qualifying companies make the decision to do business in the state. Both Money and Forbes Magazines have named the Silver State one of the most business-friendly in the country.

Nevada ranks as the **17th** best state in the Tax Foundation's 2025 State Business Tax Climate Index, an independent ranking of states in five areas of taxation: corporate taxes; individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

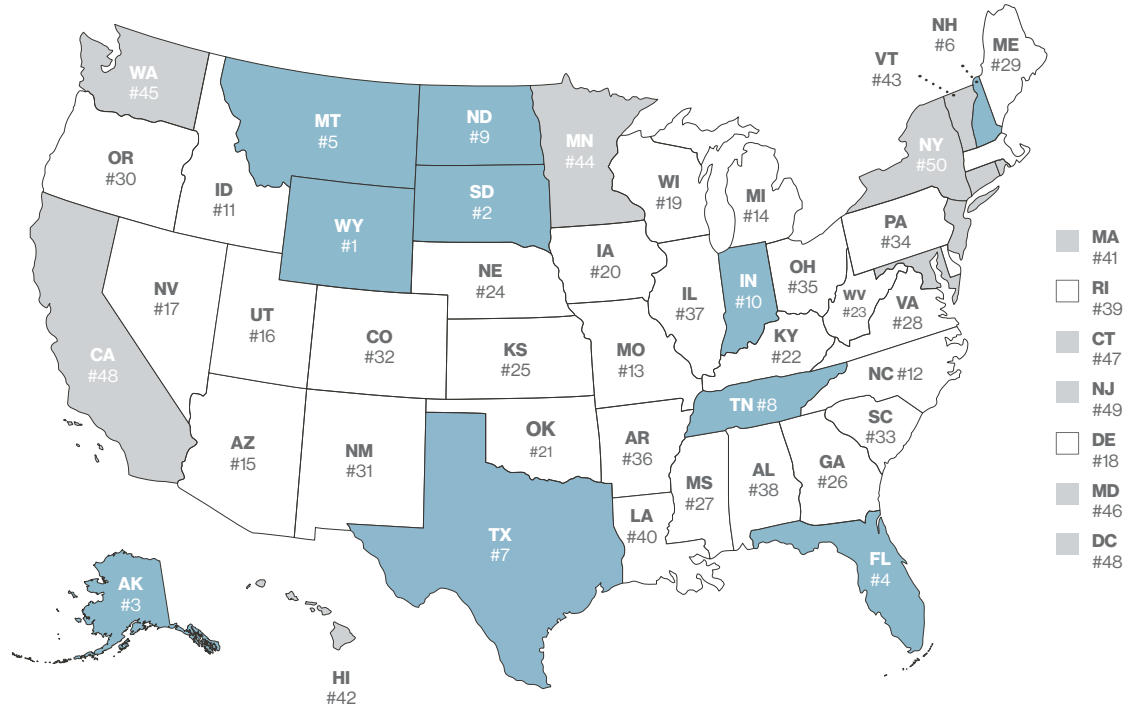
### Tax Free Haven

- No Corporate Income Tax
- No Corporate Shares Tax
- No Franchise Tax
- No Personal Income Tax
- No Franchise Tax on Income
- No Inheritance or Gift Tax
- No Unitary Tax
- No Estate Tax

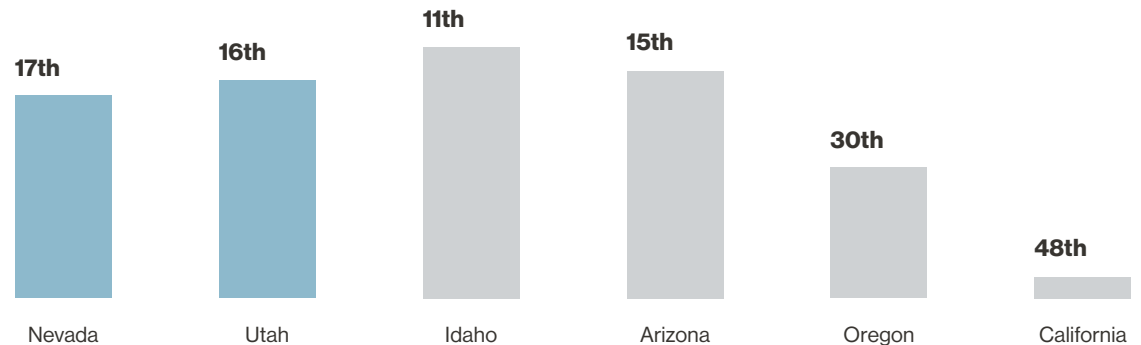
Source: taxfoundation.org

### 2025 State Business Tax Climate Index

10 Best Business Tax Climates    10 Worst Business Tax Climates



### Tax Climate Index Ranking By State



# A Look at Southern Nevada

## Clark County

Clark County, home to the renowned Las Vegas Strip, is the **nation's 11th largest county**. With over 3.19 million residents and 41.7 million yearly visitors, it offers various services, including the 8th busiest US airport and the state's largest hospital. Mt. Charleston and skiing are just 45 minutes away, with the Red Rock National Conservation Area nearby.

## Las Vegas

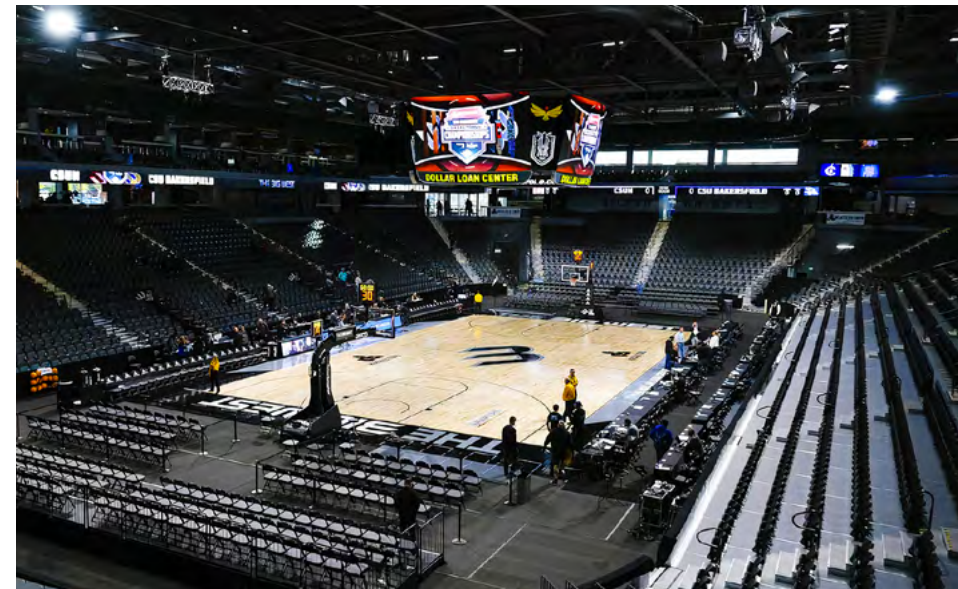
Las Vegas ranks as the **24th most populous city in the US**, the largest in Nevada. It anchors the Las Vegas Valley metro area, being the Mojave Desert's largest city. Celebrated globally as a resort destination, it's known for its vibrant gambling, shopping, dining, entertainment, and nightlife scenes, making the Las Vegas Valley the prime financial, commercial, and cultural hub of Nevada.

## North Las Vegas

North Las Vegas experienced a population surge over the past 17 years due to factors like low unemployment, a thriving economy driven largely by its industrial development, freeway loop connections, and record home construction. The city, with around **290,000 residents**, hosts Nellis Air Force Base, recognized as the "Home of the Fighter Pilot" and housing the U.S. Air Force Warfare Center, the world's largest and most rigorous advanced air combat training center.

## Henderson

As of 2024, Henderson, Nevada, boasting over 350,000 residents, retains its status as Nevada's second-largest city. It continues its legacy of safety, consistently ranking among the nation's top cities. In the most recent FBI Uniform Crime Report, Henderson secured a position in the **top 10 safest cities** in the United States.



Source: lvcva.com | britannica.com

# A Look at Southern Nevada

## Las Vegas Strip

The Las Vegas Strip, a 4.2-mile stretch in the heart of the city's entertainment and tourism industry, is a bustling epicenter of gaming and hospitality. Lined with extravagant hotels and casinos, and world-class restaurants, the Strip offers an array of experiences for visitors. From high-stakes gaming to captivating stage shows, the Las Vegas Strip continues to allure and inspire travelers.

## Downtown Las Vegas

Downtown Las Vegas (DTLV), the historic heart and central business district of Las Vegas, NV, originally served as the city's main gambling area before the Strip emerged. It still maintains its gaming scene and features a blend of high-rise hotels, businesses, cultural centers, historical landmarks, government institutions, and residential and retail developments. Fremont Street, home to most of downtown's hotels and casinos, **drew in 26MM annual visitors.**

## Summerlin

Summerlin, an upscale master-planned community in the Las Vegas Valley, borders the Spring Mountains and Red Rock Canyon to the west. It spans both Las Vegas city limits and unincorporated Clark County, covering over ± 24,200 acres. Summerlin boasts 300+ parks, 16+ public and 11 private schools, 15 houses of worship, 10 golf courses, 3 resort hotels, 4 recreational facilities, 125+ retail and entertainment centers, established office parks, and a medical center.

## Southwest Las Vegas

Encompassing master-planned developments such as Rhodes Ranch and Mountain's Edge, the Southwest is a distinct corner of the Valley cherished for its bedroom communities and rural allure, forming part of a larger unincorporated Las Vegas stretch striving to preserve its rural essence. Today, its strategic positioning near freeways yet distant from The Strip renders it an appealing locale for numerous Las Vegans and prospective home buyers alike.

Source: lvcva.com | britannica.com



# Confidentiality Agreement

## **Affiliated Business Disclosure**

LOGIC Las Vegas LLC engages in a broad range of commercial real estate businesses including, but not limited to brokerage services, property management and investment fund management. At times different LOGIC affiliates may have or represent clients who have competing interests in the same transaction. For example, affiliates or their clients may have or express an interest in the property described in this Memorandum **6153 S. Rainbow Blvd., Las Vegas, NV 89118**, and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither LOGIC Las Vegas LLC nor any affiliate has an obligation to disclose to you such affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, LOGIC Las Vegas LLC and its affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. LOGIC Las Vegas LLC and its affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

## **Confidentiality Agreement**

Receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or LOGIC Las Vegas LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or LOGIC Las Vegas LLC.

## **Disclaimer**

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs.

## **Any reliance on the content of this memorandum is solely at your own risk.**

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither LOGIC Las Vegas LLC nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

# LOGIC Commercial Real Estate

## Specializing in Brokerage and Receivership Services



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