

For Lease

Rainbow Pavilion



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

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Listing Snapshot



\$3.50 PSF NNN
Lease Rate



± 1,254 - 3,679 SF
Available Square Footage

Property Highlights

- ± 2,425 SF 2nd-Generation Salon Space – ideal for salon, spa, med-aesthetic, or boutique beauty concepts.
- ± 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
baker'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 Retail Development

Retail
ROQ Plaza
CONOCO
Starbucks
USA AUTO SERVICE

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

AVAILABLE
2ND-GEN QSR
± 1,254 SF

AVAILABLE
2ND-GEN SALON
± 2,425 SF

Future Retail Development

S. Rainbow Blvd. // 44,500 CPD

W. Patrick Ln.

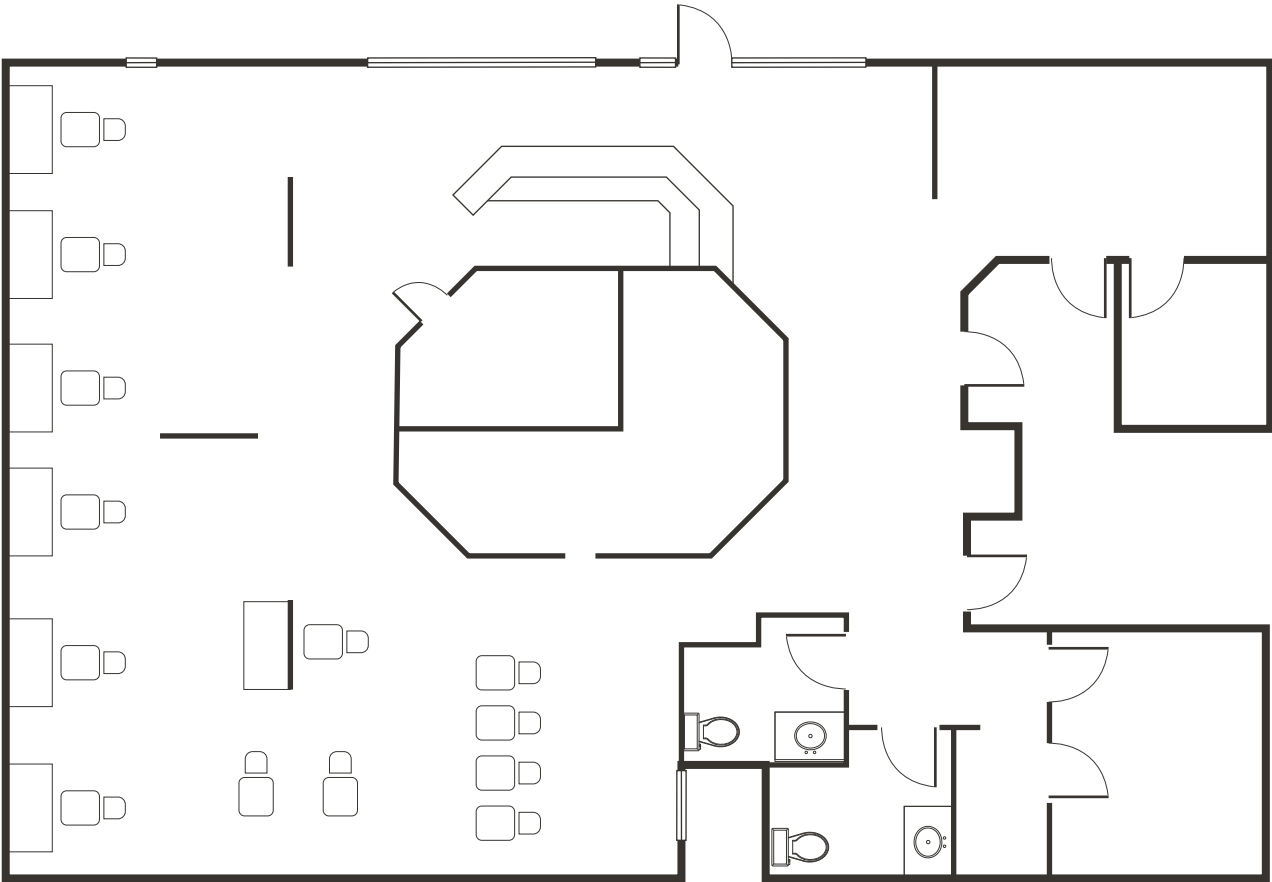
Site Plan

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	AVAILABLE (2ND-GEN SALON)	±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

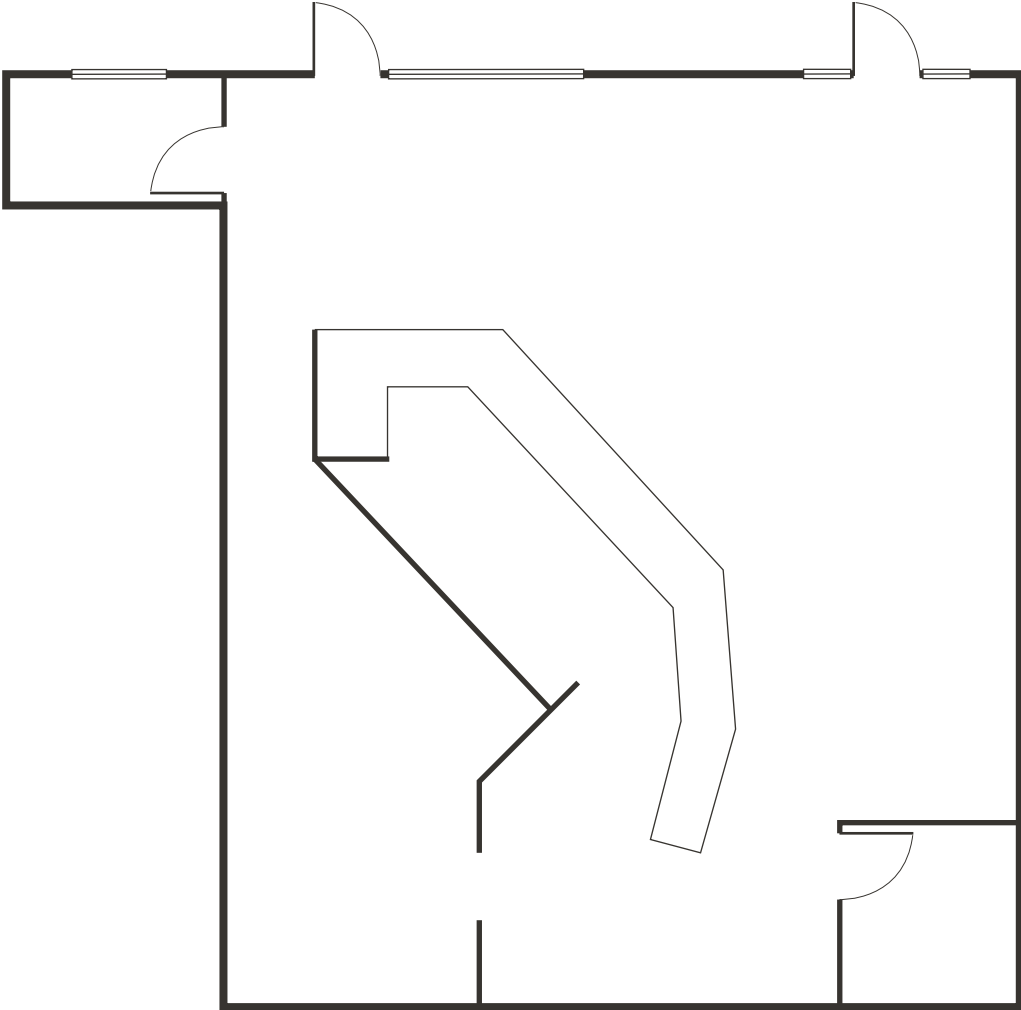


Floor Plan | Suite 5 | ± 2,425 SF 2nd-Gen Salon



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



[Click for a Virtual Tour](#) 

Property Photos



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