



FOR LEASE

RANCHO SANTA FE SHOPS

5081 N. Rainbow Blvd., Las Vegas, NV 89130



PRESENTED BY:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	13,740 SF
AVAILABLE SF:	2,947 SF
NUMBER OF UNITS:	11
YEAR BUILT:	1996
ZONING:	C-2

PROPERTY OVERVIEW

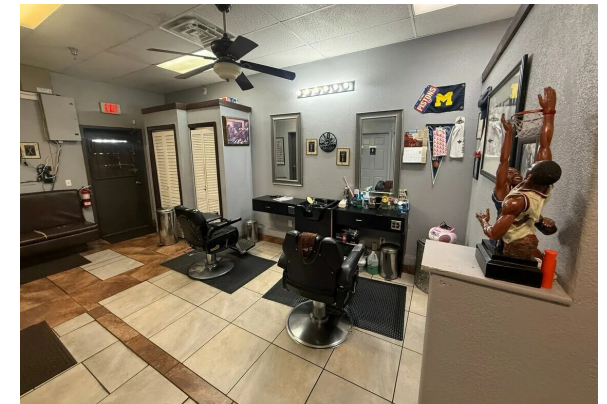
±2,947 SF | Second-Generation Salon | For Lease. A Rare opportunity to lease a fully built-out ±2,947 square foot second-generation beauty salon located at 5081 N Rainbow Blvd. This turnkey space is ideally suited for salon operators, spa users, or beauty professionals seeking a functional, ready-to-operate layout with significant existing improvements. The suite features a comprehensive salon buildout, including 9 hair styling stations, 3 wash sinks, and a dedicated barber area with 2 chairs, allowing for a full-service operation under one roof. Additional amenities include 2 pedicure stations, 2 manicure stations, and 2 private nail stations, supporting a wide range of beauty and wellness.

PROPERTY HIGHLIGHTS

- Lease rate does not include utilities, property expenses or building services
- Fully Built-Out as a Restaurant or Café Space
- Central Air Conditioning
- Second-generation restaurant space

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PROPERTY PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 2 MILES 3 MILES

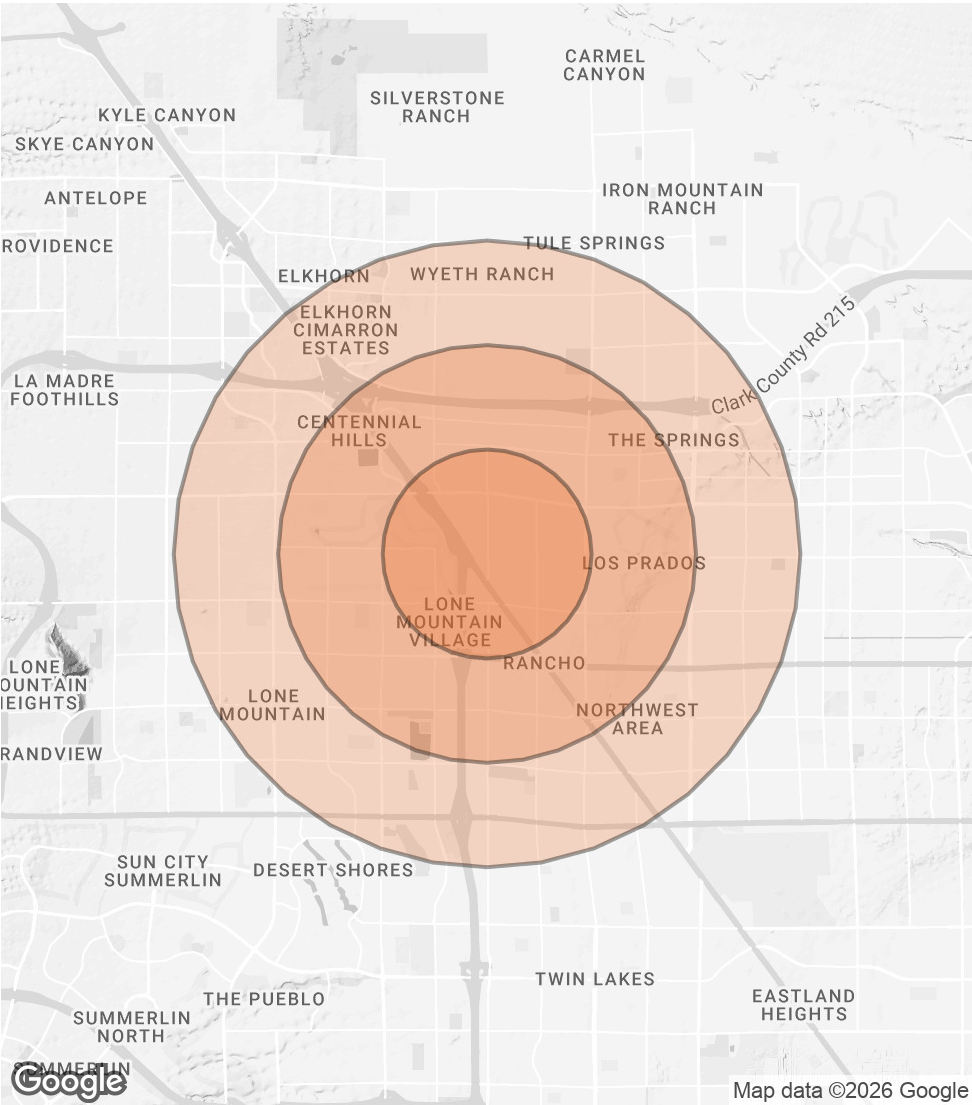
TOTAL POPULATION	13,732	57,770	128,951
AVERAGE AGE	46.4	43.9	42.2
AVERAGE AGE (MALE)	44.4	43.5	41.7
AVERAGE AGE (FEMALE)	46.4	43.1	42.4

HOUSEHOLDS & INCOME

1 MILE 2 MILES 3 MILES

TOTAL HOUSEHOLDS	5,783	22,097	47,456
# OF PERSONS PER HH	2.4	2.6	2.7
AVERAGE HH INCOME	\$102,281	\$107,212	\$108,968
AVERAGE HOUSE VALUE	\$457,587	\$453,894	\$469,613

2023 American Community Survey (ACS)



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