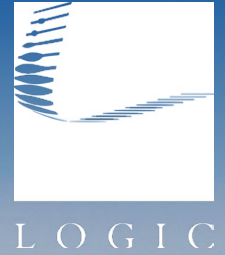


For Lease

Freestanding ± 15,000 SF Retail Building in Rainbow Promenade



Schools

Cimarron Memorial High School

Communities

Desert Shores

Parks

Doc Romeo Athletic Park

Hospitals

Mountain View Hospital

Retail

Rainbow Promenade

WORLD MARKET BARNES & NOBLE
HOBBY LOBBY DOLLAR TREE

Retail

AMC THEATRES

AVAILABLE

± 15,000 SF

US-95 Freeway // 189,000 CPD

Retail



N. Rainbow Blvd. // 58,000 CPD

Retail

Best in the West

Curlington BEST FIVE BEV
ROSS TJ-MAXX JOANN
PETSMART Marshalls rack

2001 - 2351 N. Rainbow Blvd.
Las Vegas, NV 89108

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Listing Snapshot



\$1.75 PSF NNN
Lease Rate



± 15,000 SF
Available Square Footage

Property Highlights

Prime Freestanding Opportunity

±15,000 SF freestanding outparcel building at Rainbow Promenade, offering exceptional visibility and flexibility for retail, entertainment, fitness, or destination users.

Premier Retail Co-Tenancy

Positioned alongside established national retailers including Hobby Lobby, AMC Theatres, Barnes & Noble, Cost Plus World Market, and Dollar Tree

Exceptional Freeway Exposure

Direct visibility and access from US-95, benefiting from exposure to approximately 189,000 vehicles per day and convenient regional connectivity.

Dominant Signage Presence

Dual pylon signage includes a freeway-facing monument sign visible from US-95 and a second pylon sign along N. Rainbow Blvd., maximizing brand exposure.

High-Visibility Frontage

Approximately 232 feet of frontage along N. Rainbow Blvd. provides outstanding street presence and easy customer access.

Strong Traffic & Trade Area

Located at the signalized intersection of N. Rainbow Blvd. and W. Lake Mead Blvd., serving more than 85,000 combined vehicles per day within one of Northwest Las Vegas' premier retail corridors.

Demographics

	1-mile	3-mile	5-mile
2026 Population	31,057	193,242	439,204
2026 Average Household Income	\$83,714	\$95,284	\$108,800
2026 Total Households	12,137	74,376	170,494



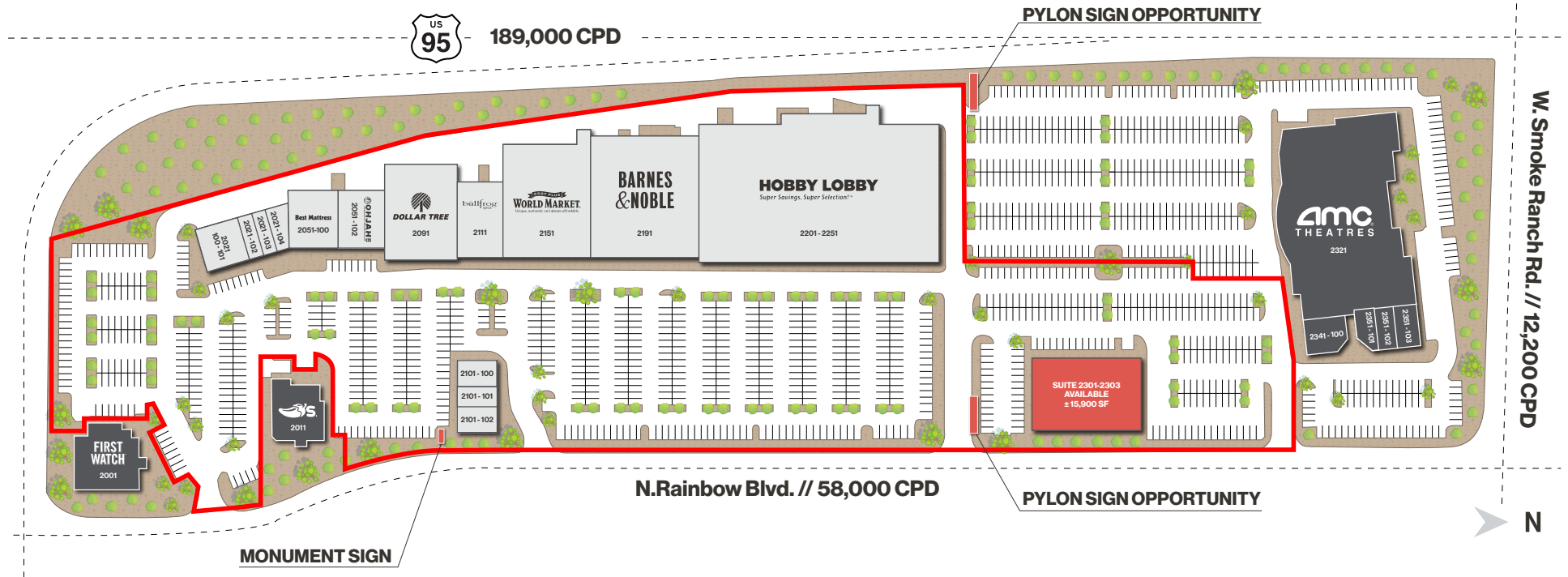
Aerial





Site Plan

Available NAP



Suite	Tenant	SF
2021-100-101	Pearle Vision	± 3,660 SF
2021-102	Freeway Insurance	± 1,200 SF
2021-103	Nevada Department of Administration	± 1,200 SF
2021-104	Desert Birkenstock	± 1,710 SF
2051-100	Best Mattress	± 4,992 SF

Suite	Tenant	SF
2051-102	Ohja Japanese Restaurant	± 4,992 SF
2091	Dollar Tree	± 13,000 SF
2111	Bullfrog Spas	± 6,489 SF
2151	Cost Plus World Market	± 18,960 SF
2191	Barnes & Noble	± 24,900 SF
2201-2251	Hobby Lobby	± 64,795 SF

Suite	Tenant	SF
2101-100	Cricket Wireless	± 2,000 SF
2101-101	Unicorn Nails	± 1,500 SF
2101-102	China A Go Go	± 2,000 SF
2301-2303	AVAILABLE	± 15,000 SF

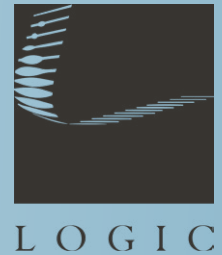


Property Photos



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For inquiries please reach out to our team.

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