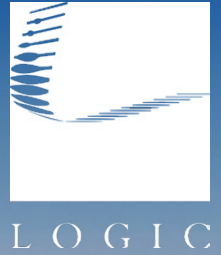


For Lease

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

± 10,500 SF

AVAILABLE

± 1,200 SF

AVAILABLE

± 2,496 - 4,992 SF

Retail

Pepper's

Retail

Best in the West

Durlington BUY FIVE BELOW
iZOSS TJ-MAXX JOANN
PETS MART Marshalls rack

US-95 Freeway // 189,000 CPD

N. Rainbow Blvd. // 58,000 CPD

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

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Listing Snapshot



\$2.25 - \$3.00 PSF NNN
Lease Rate



± 1,200 - 10,500 SF
Available Square Footage

Property Highlights

- Prime ± 10,500 SF retail opportunity in freestanding two-tenant outparcel building at Rainbow Promenade, supported by strong national co-tenancy including Hobby Lobby, AMC Movie Theatre, Barnes & Noble, and Cost Plus World Market
- ± 4,992 SF (can be demised to ± 2,496 SF) inline suite featuring a built-out reception area & private exam rooms. Previously occupied by a preventative health and wellness provider, the space is ideal for medical or diagnostic users seeking a ready-to-use facility.
- ± 1,200 SF inline retail space featuring an open floor plan, flexible layout options for a variety of retail or service users
- Direct access to US-95 freeway with exposure to ± 189,000 CPD
- High visibility with ± 232' of frontage on N. Rainbow Blvd.
- Property features dual pylon signage, including a freeway-facing monument sign visible to ± 189,000 CPD on US-95 and a second pylon sign positioned along N. Rainbow Blvd.
- Excellent traffic counts exceeding ± 85,000 CPD at the intersection of W. Lake Mead Blvd. and N. Rainbow Blvd.

Demographics

	1-mile	3-mile	5-mile
2025 Population	25,372	193,799	430,853
2025 Average Household Income	\$75,631	\$91,506	\$103,623
2025 Total Households	10,176	73,919	165,365

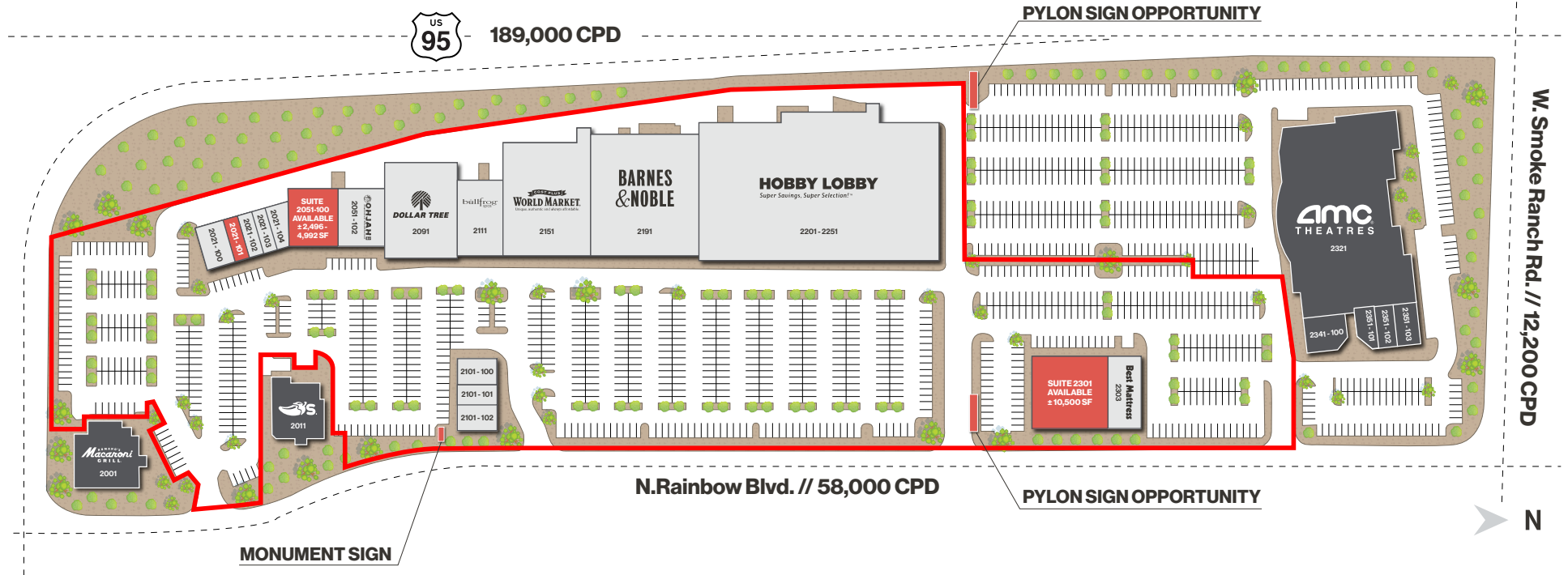






Site Plan

Available ■ NAP ■



Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF
2021-100	Pearle Vision	± 2,460 SF	2051-102	Ohja Japanese Restaurant	± 4,992 SF	2101-100	Cricket Wireless	± 2,000 SF
2021-101	AVAILABLE - 7/1/2026	± 1,200 SF	2091	Dollar Tree	± 13,000 SF	2101-101	Unicorn Nails	± 1,500 SF
2021-102	Freeway Insurance	± 1,200 SF	2111	Bullfrog Spas	± 6,489 SF	2101-102	China A Go Go	± 2,000 SF
2021-103	Nevada Department of Administration	± 1,200 SF	2151	Cost Plus World Market	± 18,960 SF	2301	AVAILABLE - Party City	± 10,500 SF
2021-104	Desert Birkenstock	± 1,710 SF	2191	Barnes & Noble	± 24,900 SF	2303	Best Mattress	± 4,500 SF
2051-100	AVAILABLE - Former e7	± 2,496 - 4,992 SF	2201-2251	Hobby Lobby	± 64,795 SF			

[Click for a Virtual Tour of Suite 2051-100](#) ↗

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HOBBY LOBBY DOLLAR TREE

AVAILABLE

± 10,500 SF

AVAILABLE

± 2,496 - 4,992 SF

Retail

3S

AVAILABLE

± 1,200 SF

Retail

ROMANO'S Macaroni GRILL

Retail

Best in the West

Durlington BEST FIVE BEEW

ROSS TJ-MAXX JOANN

PETSMART Marshalls rack

US-95 Freeway // 189,000 CPD

N Rainbow Blvd // 58,000 CPD

US 95

Property Photos



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