

# Rainbow Sahara Center

South Rainbow Boulevard | Las Vegas, NV 89146

## Retail Space for Lease

1,360 – 2,102 SF



Leasing Information:  
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# Lincoln

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### Property Overview

Situated in a bustling commercial district, Rainbow Sahara Center offers convenient access to a wide array of amenities. Nearby attractions such as the Las Vegas Strip, T-Mobile Arena, and Downtown Summerlin provide endless opportunities for client meetings, team outings, and networking. With its central location and proximity to major corporate offices, the area fosters a dynamic environment for professional growth and success.

### Highlights

- World's largest Harley-Davidson-anchored center
- Spaces are vacant and ready for occupancy
- High traffic intersection ~140K VPD
- Tenant improvements negotiable
- Great signage

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Architectural floor plan of a bathroom stall area. The plan shows a row of four stalls, each 11'-8" wide. To the left of the stalls is a vanity area with a sink, mirror, and storage cabinets, measuring 12'-1 1/2" wide and 7'-6 1/2" deep. To the right of the stalls is a water closet (WC) area, measuring 11'-8 1/2" wide and 6'-7 1/2" deep. The WC area includes a toilet, a sink, and a mirror. A 36" x 48" clear floor area is marked at the lavatory. A 5'-6" clear floor turning area is also indicated. The overall dimensions of the room are 15'-7 1/2" wide and 14'-8" deep. A north arrow is located in the bottom right corner.

| Suite | Total SF | Rate                | CAM       | Date Available | Notes                                 |
|-------|----------|---------------------|-----------|----------------|---------------------------------------|
| 2208  | 1,360    | \$1.50 SF/Mo<br>NNN | \$0.53/Mo | Immediately    | Former optometrist's office           |
| 2212  | 1,789    | \$1.50 SF/Mo<br>NNN | \$0.53/Mo | Immediately    | 2 <sup>nd</sup> generation salon      |
| 2218  | 2,102    | \$1.50 SF/Mo<br>NNN | \$0.53/Mo | Immediately    | Open space with 2 office, 2 restrooms |

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\*2212 – 2<sup>nd</sup> Generation Salon



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