



# THE MONTERREY

6870 S RAINBOW RD, LAS VEGAS, NV 89118

RETAIL FOR LEASE  
±1,500 SF AVAILABLE

# PROPERTY HIGHLIGHTS



Available Retail Space:  $\pm 1,500$  SF



Positioned within the Southwest Las Vegas submarket, a high-growth corridor with strong residential expansion



On the Hard corner of S Rainbow Blvd and CR-215 Beltway



High-visibility corridor serving dense surrounding Master Planned communities of Nevada Trails and Coronado Ranch.



Excellent regional connectivity with immediate freeway access



Class A, Freestanding multi-tenant retail asset



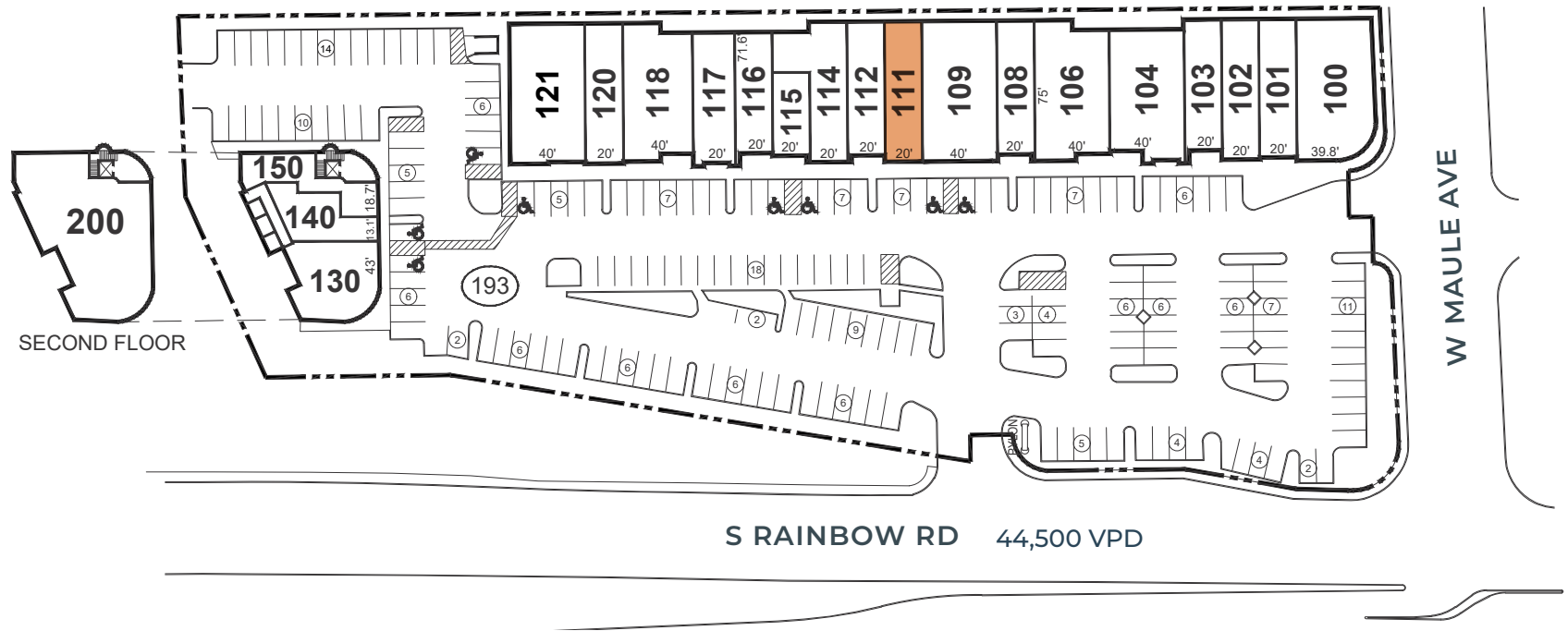
Diversified, service-oriented tenant base driving daily traffic



Prominent pylon signage and storefront visibility



# SITE PLAN



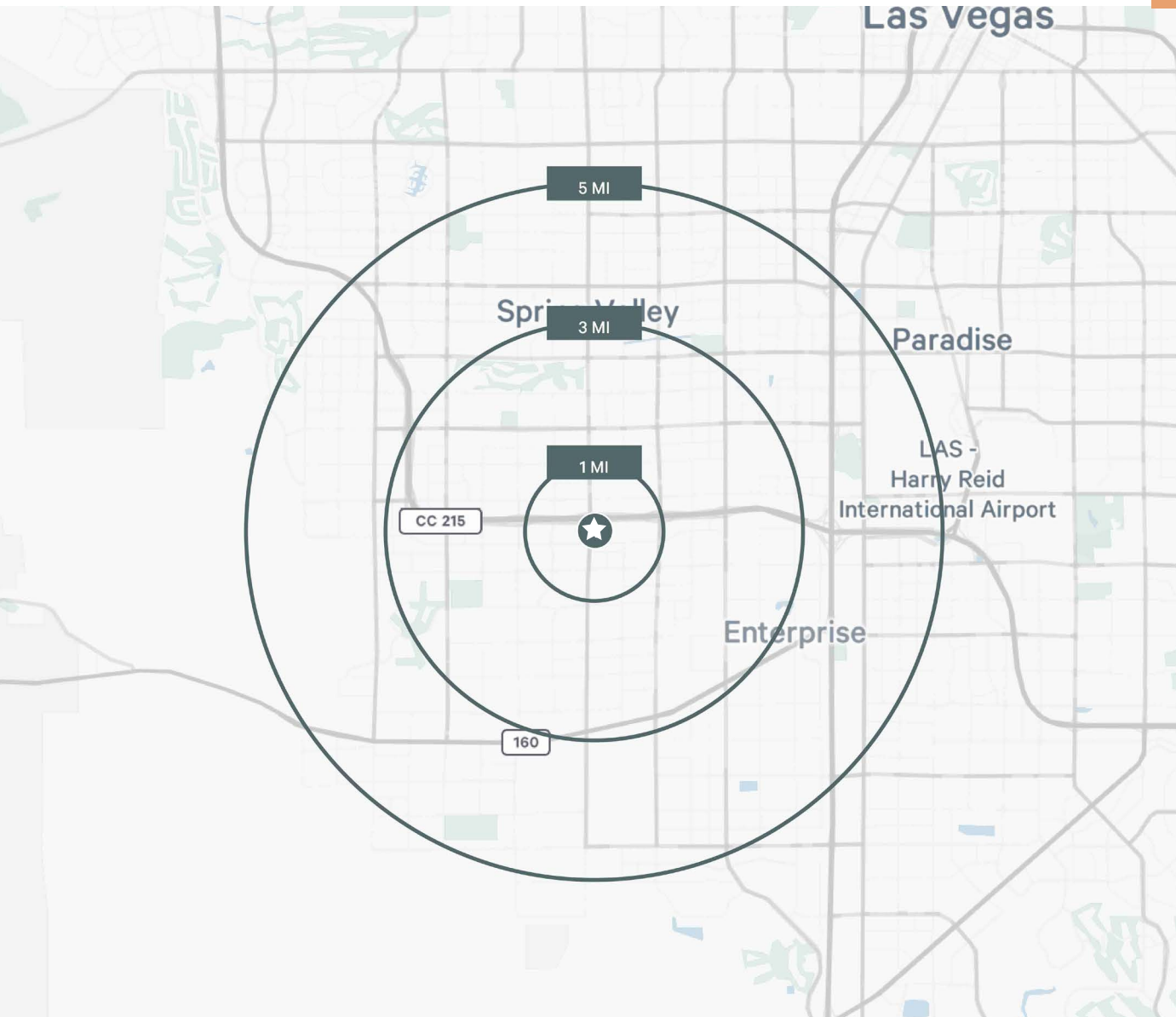
100	Einstein Bros Bagels	2,995 SF
101	The Noodle Man	1,500 SF
102	Isla Salon Suites	1,650 SF
103	State Farm Insurance	1,403 SF
104	Sapphire Nail & Spa	2,701 SF
106	Aspire Medical	2,833 SF
108	Cox Communication	1,400 SF
109	Visionworks	3,010 SF
111	AVAILABLE	1,500 SF
112	Southern Nevada Orthodontics	1,440 SF
114	Rocco's Pizza	1,933 SF

115	Shila Eyebrows	900 SF
116	Bakery Cafe	1,296 SF
117	Greenworld Cleaners	1,590 SF
118	Vegas Dental Experts	2,590 SF
120	Luxe Lashes	1,500 SF
121	Massage Envy	2,800 SF
130	Divine Aesthetics	1,961 SF
140	Tea Terrace	1,200 SF
150	Edible Arrangements	1,250 SF
200	Reza Law	4,295 SF

**AERIAL MAP**

**PLACEHOLDER**

# DEMOGRAPHICS



## POPULATION

1 Mile 11,673

3 Mile 137,584

5 Mile 380,383

## HOUSEHOLD INCOME

1 Mile \$120,146

3 Mile \$115,206

5 Mile \$116,614

Source: Esri 2025

# AREA DEMOGRAPHICS



POPULATION



# OF HOUSEHOLDS



AVERAGE HOUSEHOLD SIZE



AVERAGE HOUSEHOLD INCOME



MEDIAN AGE

	POPULATION	# OF HOUSEHOLDS	AVERAGE HOUSEHOLD SIZE	AVERAGE HOUSEHOLD INCOME	MEDIAN AGE
1 Mile	11,673	4,374	2.67	\$120,146	36.9
3 Mile	137,584	52,567	2.61	\$115,206	38.1
5 Mile	380,383	146,576	2.59	\$116,614	38.6

## EDUCATION



Bachelor's/  
Graduate/  
Professional  
Degree

	1 MILE	3 MILES	5 MILES
Bachelor's/ Graduate/ Professional Degree	31.2%	36.8%	35.7%



Associates  
Degree

Associates Degree	12.6%	9.7%	9.8%
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Some College,  
No Degree

Some College, No Degree	18.7%	19.8%	20.1%
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High School  
Graduate

High School Graduate	19.9%	21.3%	21.8%
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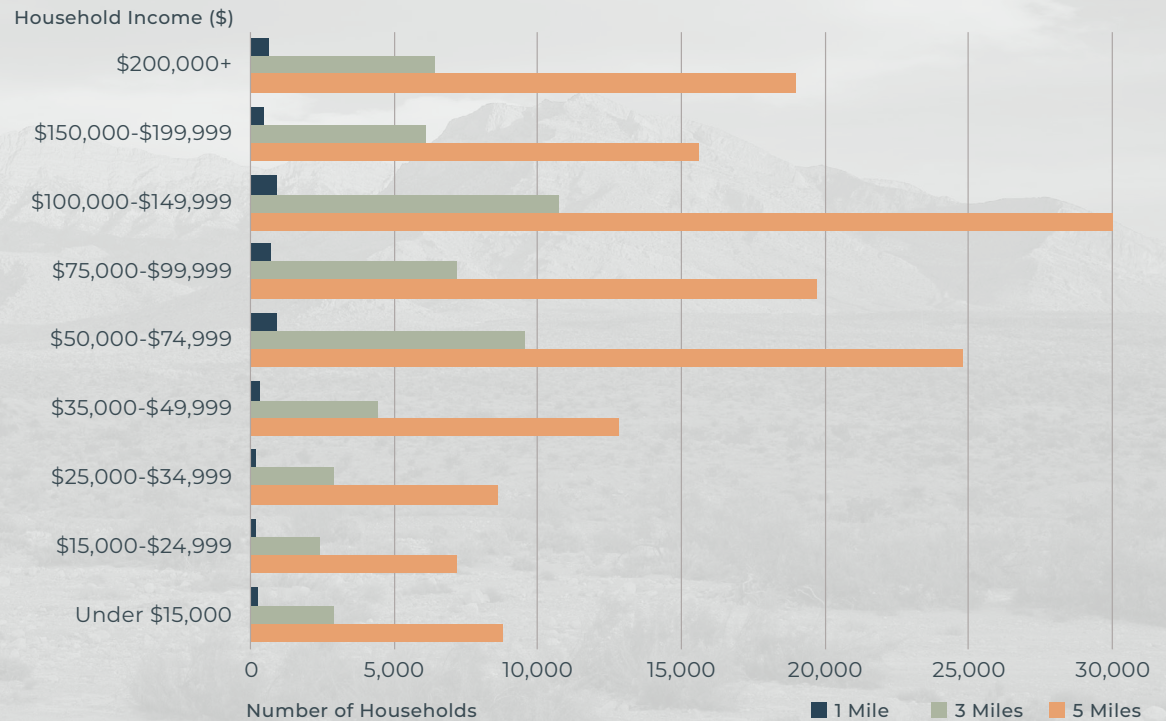
No High  
School  
Diploma

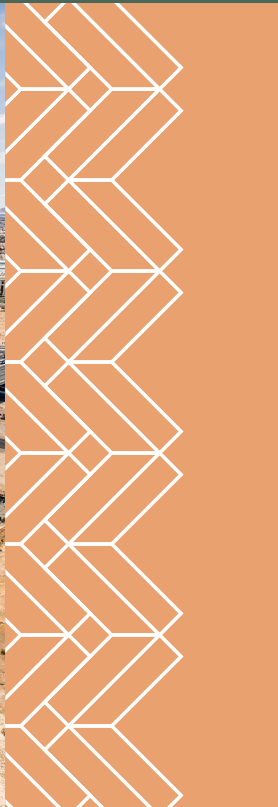
No High School Diploma	13.6%	8.8%	8.6%
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Source: Esri 2025

## INCOME

2025 HOUSEHOLD INCOME DISTRIBUTION





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## CONTACTS

### **Matt Patros**

Vice President

+1 702 369 4820

[matt.patros@cbre.com](mailto:matt.patros@cbre.com)

Lic. BS.144795

### **Cory Argubright**

Vice President

+1 702 369 4877

[cory.argubright@cbre.com](mailto:cory.argubright@cbre.com)

Lic. S.179995

**CBRE**

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