

# BEST IN THE WEST

NEC Lake Mead Blvd & Rainbow Blvd  
2192 N Rainbow Blvd | Las Vegas, NV



## RETAIL FOR LEASE

JOIN:

**Burlington**  
coat factory

**OLD NAVY**

**BEST  
BUY**

**ROSS**  
DRESS FOR LESS

**TJ-maxx**

**PET SMART**

**NORDSTROM  
rack**

**Jeanene Maxson**

☎ 702.740.0046

☎ 702.343.0904

✉ [jeanene@dunbarcommercial.com](mailto:jeanene@dunbarcommercial.com)

LICENSE # BS.0146680.LLC

**Bill Dunbar**

☎ 702.740.0044

☎ 702.596.3440

✉ [bill@dunbarcommercial.com](mailto:bill@dunbarcommercial.com)

LICENSE# B.1002946.LLC

**DUNBAR**  
commercial

Dunbar Commercial, LLC | 120 South Green Valley Pkwy | Suite 274 | Henderson, NV 89012 | 702.740.0040 | [www.dunbarcommercial.com](http://www.dunbarcommercial.com)

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

LAST UPDATED: 1/12/2026



## ✓ SUMMARY

- ✓ Size: 1,231 to 1,500 SF (Retail)  
37,234 SF (Office)  
Anchor Space Available
- ✓ Lease Rate: Contact Broker
- ✓ NNNs: Contact Broker
- ✓ Availability: Immediate
- ✓ Pad Available - Former Restaurant

## 💬 FEATURES

- 💬 Join Best Buy, Ulta, Nordstrom Rack, DSW, Five Below, & ROSS
- 💬 Gateway to 22K Acre Summerlin MPC
- 💬 US 95 Freeway Traffic 184,000 ADT
- 💬 Excellent Ingress/Egress
- 💬 Freeway Visibility



| Suite | Tenant          | Size      |
|-------|-----------------|-----------|
| A0A   | Best Buy        | 46,720 SF |
| A0D   | Nordstrom Rack  | 30,896 SF |
| A0F   | DSW             | 25,902 SF |
| A0H   | ROSS            | 28,337 SF |
| A0K   | PetSmart        | 26,207 SF |
| A0M   | Burlington      | 39,315 SF |
| A0P   | Five Below      | 11,000 SF |
| A0R   | AVAILABLE       | 46,140 SF |
| B0A   | Office Depot    | 18,600 SF |
| B0D   | Marshalls       | 21,007 SF |
| B0E1  | Sally Beauty    | 5,400 SF  |
| B0E2  | Bath&Body Works | 5,180 SF  |

| Suite | Tenant           | Size      |
|-------|------------------|-----------|
| B0F   | Old Navy         | 19,000 SF |
| B0G   | AVAILABLE        | 1,500 SF  |
| B0H   | Ulta             | 16,000 SF |
| B0K   | TJ Maxx          | 25,000 SF |
| B0L/M | Verizon Wireless | 2,328 SF  |
| B0N   | Barber Shop      | 1,236 SF  |
| B0P   | AVAILABLE        | 1,231 SF  |
| B0R   | Omaha Steaks     | 1,139 SF  |
| C0A   | Jared            | 5,946 SF  |
| C0F   | Men's Wearhouse  | 4,060 SF  |
| D0A   | DN Nails & Spa   | 4,340 SF  |
| D0D   | Mattress Firm    | 4,335 SF  |

| Suite | Tenant                        | Size      |
|-------|-------------------------------|-----------|
| R0A   | Sprint                        | 3,128 SF  |
| R0B   | Pier 88 Boiling Seafood & Bar | 7,368 SF  |
| R0C   | Applebee's                    | 5,227 SF  |
| R0D   | ARCO                          | 2,850 SF  |
| R0E   | McDonald's                    | 4,182 SF  |
| R0F   | Ugly Dumpling                 | 6,099 SF  |
|       | 2nd Floor Office Space        | 37,234 SF |

## BEST IN THE WEST

NEC Lake Mead Blvd & Rainbow Blvd  
2192 N Rainbow Blvd | Las Vegas, NV

### Jeanene Maxson

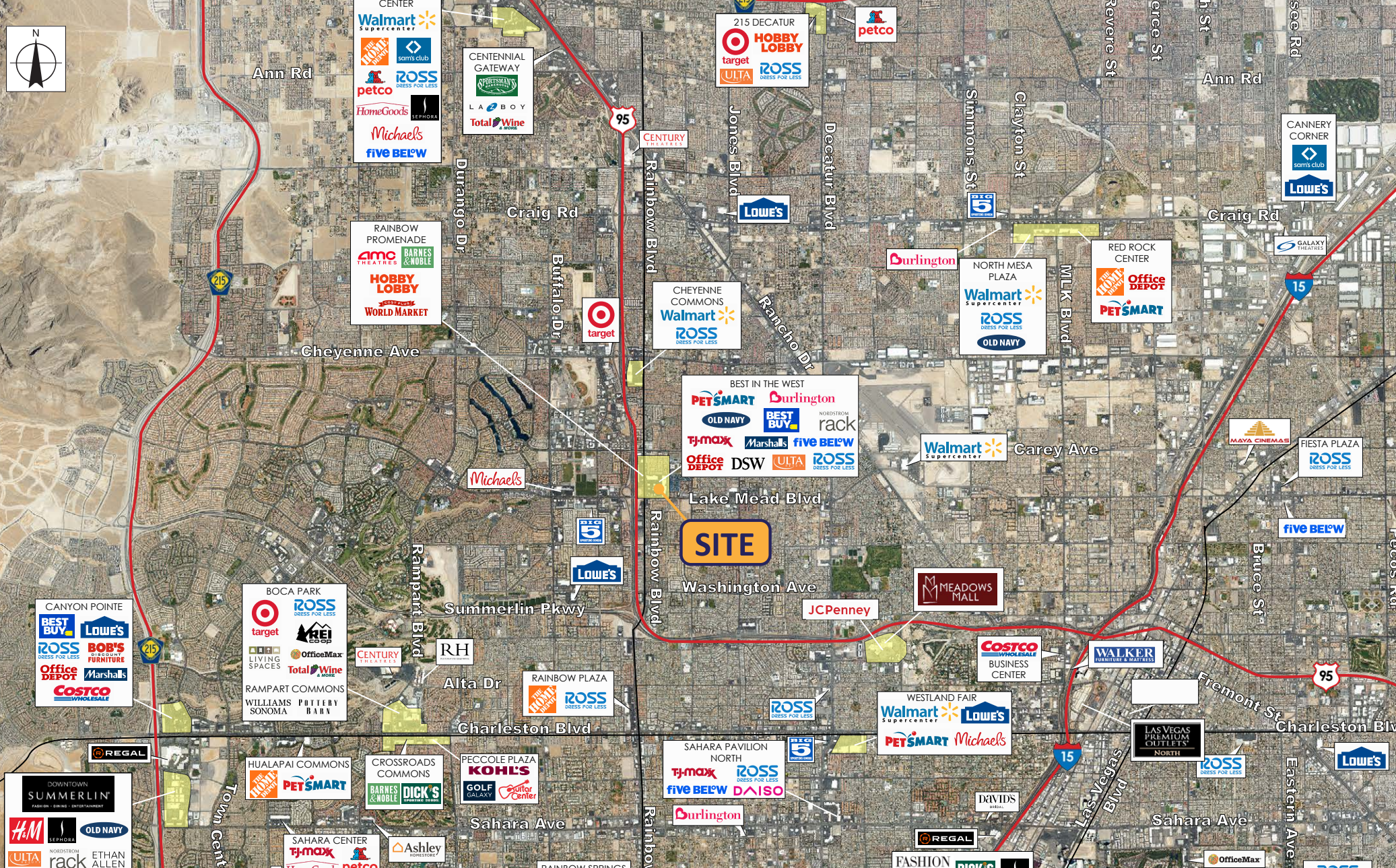
📞 702.740.0046  
📠 702.343.0904  
✉️ jeanene@dunbarcommercial.com  
LICENSE # BS.0146680.LLC

### Bill Dunbar

📞 702.740.0044  
📠 702.596.3440  
✉️ bill@dunbarcommercial.com  
LICENSE# B.1002946.LLC







# BEST IN THE WEST

NEC Lake Mead Blvd & Rainbow Blvd  
2192 N Rainbow Blvd | Las Vegas, NV

**Jeanene Maxson**

702.740.0046

702.343.0904

jeanene@dunbarcommercial.com

LICENSE # BS.0146680.LLC

**Bill Dunbar**

702.740.0044

702.596.3440

bill@dunbarcommercial.com

LICENSE# B.1002946.LLC







## BEST IN THE WEST

NEC Lake Mead Blvd & Rainbow Blvd  
2192 N Rainbow Blvd | Las Vegas, NV

**Jeanene Maxson**

☎ 702.740.0046  
☎ 702.343.0904  
✉ [jeanene@dunbarcommercial.com](mailto:jeanene@dunbarcommercial.com)  
LICENSE # BS.0146680.LLC

**Bill Dunbar**

☎ 702.740.0044  
☎ 702.596.3440  
✉ [bill@dunbarcommercial.com](mailto:bill@dunbarcommercial.com)  
LICENSE# B.1002946.LLC





# 3 MILE DEMOGRAPHICS

2025  
Population



193,141

2025 Average  
Household Income



\$89,690

2025  
Households

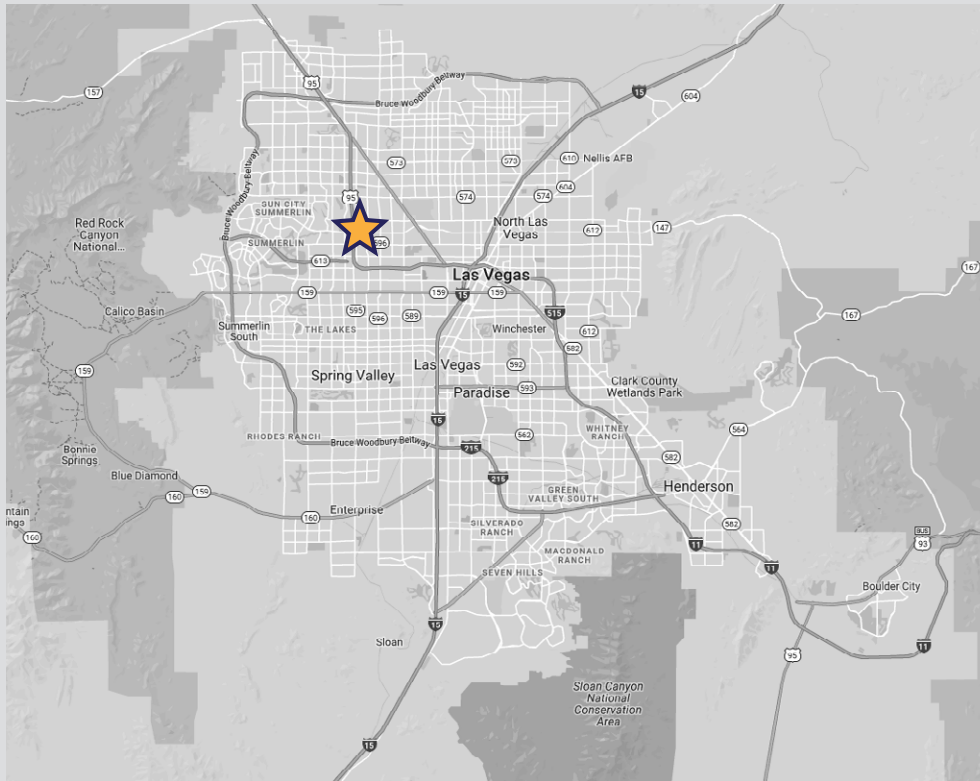


73,950

5-Year Projected  
Population Growth



2.05%



## DEMOGRAPHIC REPORT

| Census 2020 Summary           | 1 mile   | 3 miles  | 5 miles   |
|-------------------------------|----------|----------|-----------|
| Population                    | 30,568   | 191,093  | 434,804   |
| Households                    | 11,562   | 72,045   | 164,968   |
| Average Household Size        | 2.64     | 2.64     | 2.62      |
| <b>2025 Summary</b>           |          |          |           |
| Population                    | 30,551   | 193,141  | 438,077   |
| Households                    | 11,889   | 73,950   | 169,200   |
| Families                      | 7,161    | 45,027   | 106,138   |
| Average Household Size        | 2.56     | 2.60     | 2.58      |
| Owner Occupied Housing Units  | 4,570    | 39,068   | 97,292    |
| Renter Occupied Housing Units | 7,319    | 34,882   | 71,908    |
| Median Age                    | 34.3     | 38.8     | 40.3      |
| Median Household Income       | \$61,722 | \$68,545 | \$74,767  |
| Average Household Income      | \$78,206 | \$89,690 | \$102,006 |
| <b>2030 Summary</b>           |          |          |           |
| Population                    | 31,127   | 197,140  | 446,384   |
| Households                    | 12,248   | 76,215   | 173,785   |
| Families                      | 7,355    | 46,228   | 108,697   |
| Average Household Size        | 2.54     | 2.57     | 2.56      |

## BEST IN THE WEST

NEC Lake Mead Blvd & Rainbow Blvd  
2192 N Rainbow Blvd | Las Vegas, NV

**Jeanene Maxson**

☎ 702.740.0046

📱 702.343.0904

✉ jeanene@dunbarcommercial.com

LICENSE # BS.0146680.LLC

**Bill Dunbar**

☎ 702.740.0044

📱 702.596.3440

✉ bill@dunbarcommercial.com

LICENSE# B.1002946.LLC

