

RAINBOW COMMONS | TWO 2<sup>nd</sup> GEN RESTAURANT SPACES FOR LEASE | ± 990 - 1,700 SF

6580 S RAINBOW BLVD  
LAS VEGAS, NV 89118



S RAINBOW BLVD & W SUNSET RD NEAR 215 | \$3.50 - \$3.75 PSF NNN

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## PROPERT SUMMARY

6580 S Rainbow Blvd

**BUILDING TYPE:** Storefront Retail

**SUBMARKET:** Southwest Las Vegas

**APN:** 176-02-110-022

**BUILT:** 2020

**ZONING:** CG (Commercial General)

**LOT SIZE:** .84 AC

**TENANTS IN RAINBOW COMMONS:** In-N-Out Burger, 7-Eleven, California Fish Grill, Greek Chicken, Dragon Tiger Noodle, and 26,000 SF Office Condo

## DEMOGRAPHICS



POPULATION

1-mile

3-miles

5-miles

5,408

126,895

353,207



HOUSEHOLDS

1-mile

3-miles

5-miles

2,065

49,217

141,307



MEDIAN HH INCOME

1-mile

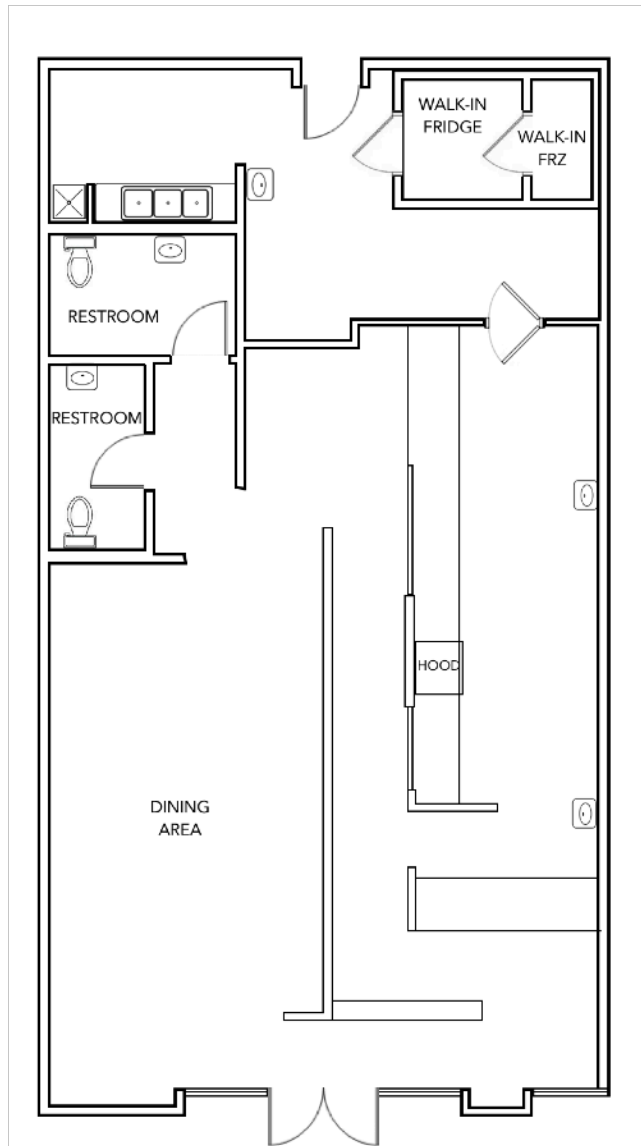
3-miles

5-miles

\$77,992

\$68,272

\$72,526



## SUITE 102

**SIZE:** ±1,700 SF

**RATE:** \$3.50 PSF/mo

**CAM:** \$0.85 PSF/mo

**SPACE NOTES:** Currently operating as a fast casual sandwich shop. Please **DO NOT DISTURB** tenant.

- Walk-in Fridge/Freezer Combo
- One (1) Type 2 Hood
- 3-Compartment Sink
- Grease Trap
- Indoor dining area
- Service counter
- Two (2) Private Restrooms

\* Floor plan is not to exact scale. Intended for general information purposes only.

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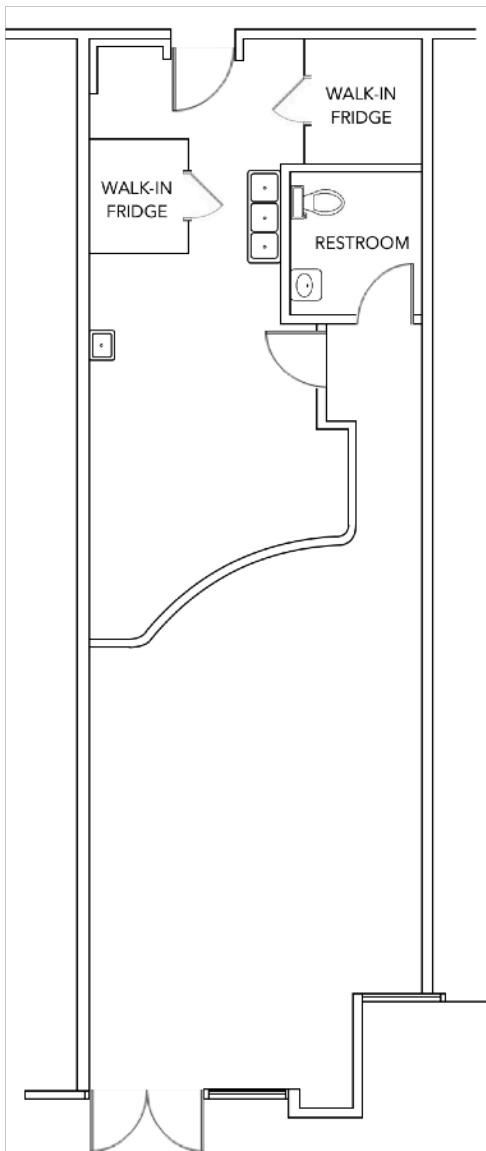
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## SUITE 103

**SIZE:** 990 SF

**RATE:** \$3.75 PSF/mo

**CAM:** \$0.85 PSF/mo

**SPACE NOTES:** Former taco shop with partial kitchen build out.

- One (1) Walk-in Refrigerator
- One (1) Walk-in Freezer
- 3-Compartment Sink
- Grease Trap
- Private Restroom

\* Floor plan is not to exact scale. Intended for general information purposes only.

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