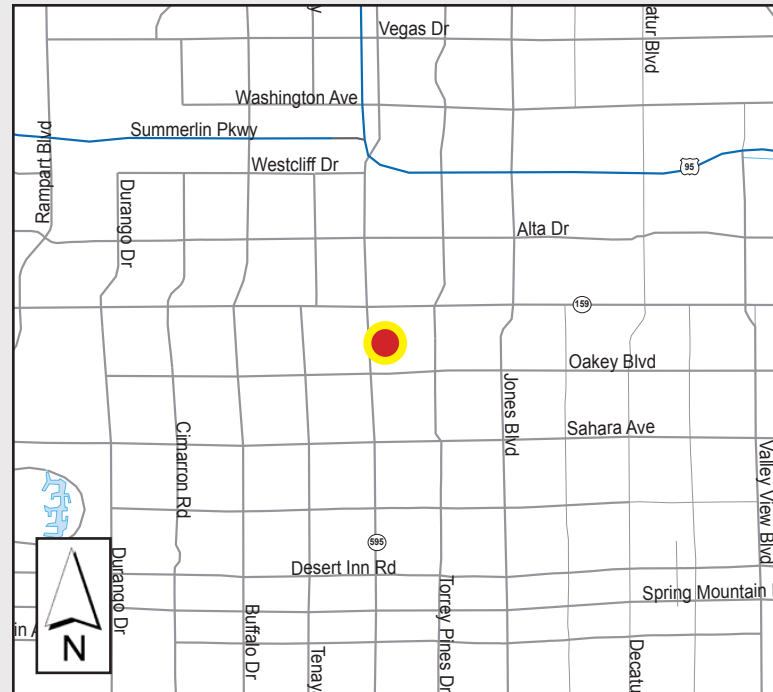


COLLEENS CONSIGNMENT FOR SALE OR LEASE

1540 South Rainbow Blvd

SITE FEATURES

- **Building Size: 21,025 SF**
- **Lot Size: 1.29 Acres**
- **Sale Price: \$2,600,000**
- **Lease Rate: \$1.10 PSF**
- **Zoning: C-1**
- **APN#: 163-02-201-005**
- **600 AMPS**
- **Warehouse ceiling Height 21'**
- **Showroom 10' to drop 12' to plumbing**
- **Dock can accommodate a 24' truck**



Price Reduced!
\$2,600,000



FOR MORE INFORMATION PLEASE CALL
DUNBAR COMMERCIAL - 702.740.0040

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.

4/14/2017

120 S. Green Valley Pkwy, Suite 270 • Henderson, NV 89012

Office: 702.740.0040 • Fax: 702.740.0041

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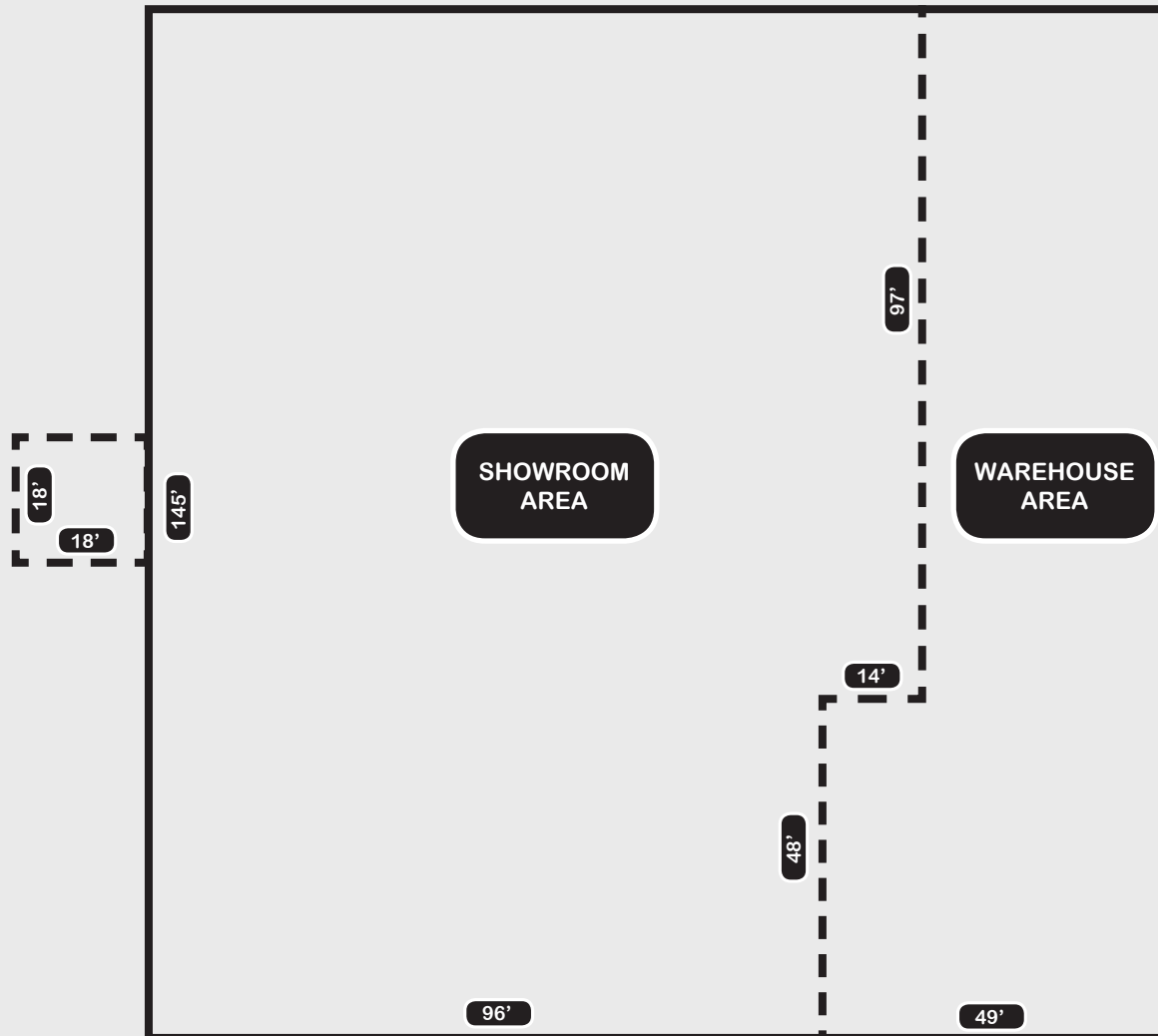
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FLOOR PLAN



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DEMOGRAPHICS

		1 mi ring		3 mi ring		5 mi ring	
Population	2016	29,972		187,549		446,487	
	2021	32,923		205,114		487,400	
	2010	29,192		180,040		428,610	
	2000	29,544	%	179,140	%	399,777	%
Households		11,424		71,465		172,713	
Average household size		2.60		2.61		2.57	
Household income	< \$25,000	2,788	24.4	17,122	24.0	38,311	22.2
	\$25,000 - \$49,999	3,736	32.7	21,612	30.2	46,842	27.1
	\$50,000 - \$74,999	2,336	20.4	14,096	19.7	34,117	19.8
	\$75,000 - \$99,999	1,437	12.6	8,507	11.9	21,491	12.4
	\$100,000+	1,128	9.9	10,127	14.2	31,952	18.5
	Median household income	\$45,082		\$48,541		\$54,138	
Average household income		\$53,918		\$61,997		\$69,854	
Total employees		11,190		68,212		208,371	
Business establishments		1,173		8,072		22,474	
	Industrial	63	5.4	544	6.7	1,696	7.5
	Manufacturing	13	1.1	94	1.2	303	1.3
	Commercial	350	29.8	2,524	31.3	6,781	30.2
	Office	597	50.9	3,843	47.6	10,726	47.7
	Other	153	13.0	1,066	13.2	2,970	13.2
Race	White	15,898	53.0	108,984	58.1	259,487	58.1
	Black	4,307	14.4	23,836	12.7	59,598	13.3
	American Indian	220	0.7	1,332	0.7	2,715	0.6
	Asian & PI	2,255	7.5	12,953	6.9	39,233	8.8
	Other	7,293	24.3	40,446	21.6	85,455	19.1
Hispanic population		11,320	37.8	64,401	34.3	134,183	30.1
Sex	Male	14,765	49.3	92,324	49.2	219,503	49.2
	Female	15,207	50.7	95,225	50.8	226,983	50.8
Median age		36.2		41.2		43.0	
Education	Population 25+	19,450	64.9	125,870	67.1	305,681	68.5
	No high school diploma	3,656	18.8	21,821	17.3	47,366	15.5
	High school graduate	6,563	33.7	39,637	31.5	90,095	29.5
	Some college	6,349	32.6	42,227	33.5	101,774	33.3
	College graduate	1,861	9.6	13,946	11.1	42,417	13.9
	Graduate/professional degree	1,021	5.2	8,239	6.5	24,029	7.9

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