



RAINBOW VILLAGE

5625 S RAINBOW BLVD, LAS VEGAS 89118

RAINBOW VILLAGE is a ± 20,300 square foot retail center, located on South Rainbow Boulevard, just north of West Russell Road in the booming Southwest submarket.

The property is just one block North of the 215 and Rainbow access point, and enjoys tremendous visibility and heavy car counts.

One second generation space will be available at competitive lease rates on November 1st.

Landlord is open to all space use discussions.

PROPERTY SUMMARY

FOR LEASE

STARTING BASE RENT
\$2.25 / SF, NNN

CAMS
\$0.50 / SF

SPACE AVAILABLE
±900

PROPERTY TYPE
RETAIL, STRIP CENTER

STRIP CENTER (GLA)
±20,300 SF

ZONING
C2, COUNTY

YEAR BUILT / RENOVATED
1998 / 2023

LOT SIZE
3.61 AC

PARKING RATIO
4.21:1 (4.21 SPACES PER 1,000 SF)

APN
163-27-801-017



SUITE	SIZE (± SF)	TENANT
5625_A	1,500	New Life Foot Spa
5625_B	900	AVAILABLE <i>*former hookah supply sales</i>
5625_C	1,100	Barber
5625_D	1,200	Boba
5625_E	1,500	Grinders (Pizza Lounge)
5625_F	1,028	Family Care Pharmacy
5625_G	500	ACE Smoke Shop
5625_H	1,655	Gacha Claw
5625_I	1,398	Zen Nail Spa
5625_JK	3,360	SUE Fitness

PROPERTY HIGHLIGHTS:

- Located in Southwest submarket
- Pylon sign space available
- Near Rhodes Ranch and Spanish Trail
- Close proximity to both Spring Valley Hospital and Southern Hills Hospital
- Minutes away from 215 via South Rainbow Boulevard (approx 1.1 mi) or West Russell Road (approx 2.5 mi)

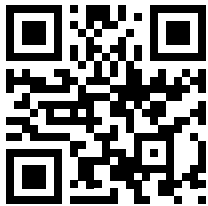


SUITE B FEATURES:

- Available on November 1st, 2024
- ±900 SF former retail space
- 1 restroom



Virtual Tour
Suite B



Hatrak Commercial
Website



Listing Info





For more information, contact:

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Hatrak Commercial

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