



THE MONTERREY

6870 S RAINBOW BLVD, 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



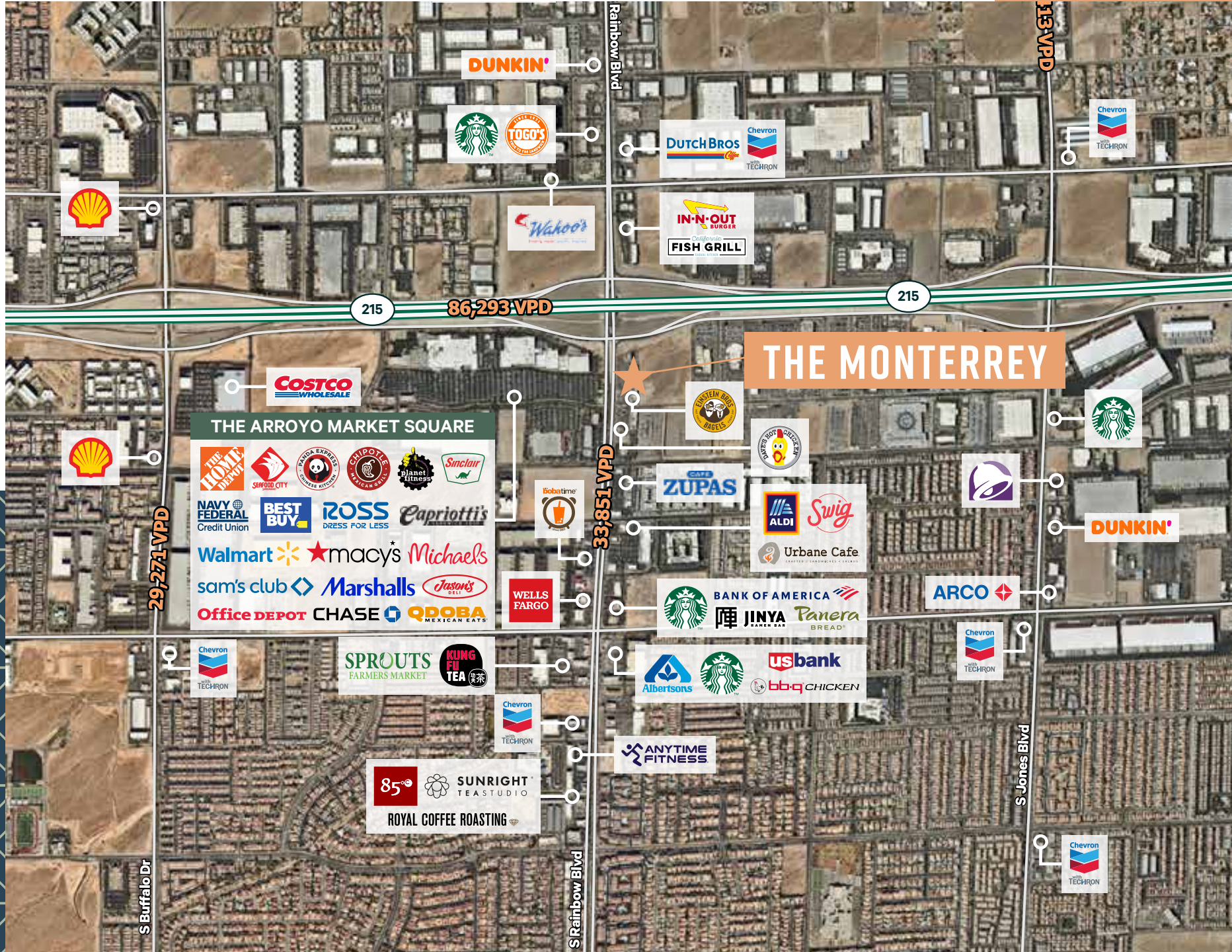
SITE PLAN



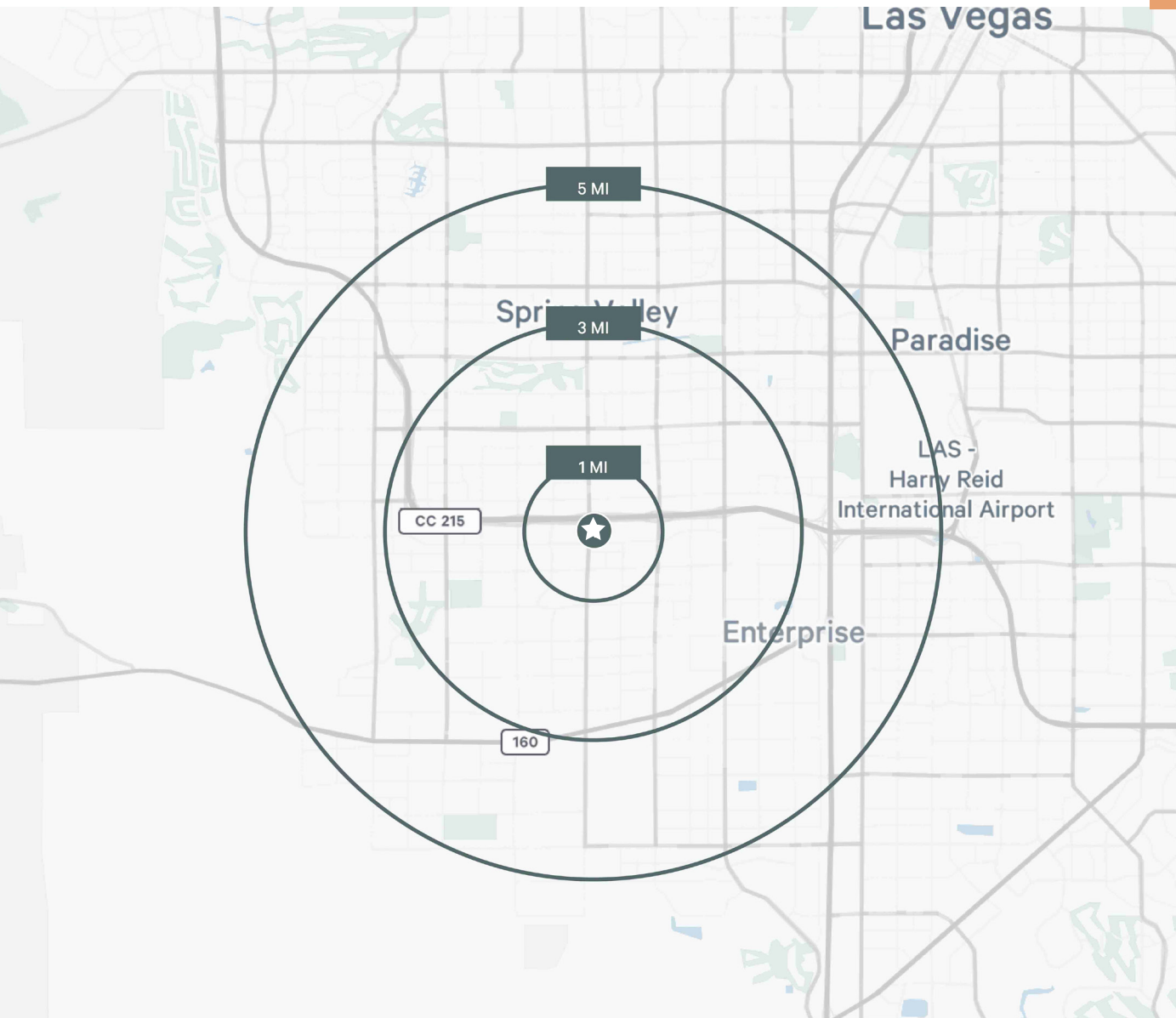
100	Einstein Bros Bagels	2,995 SF
101	The Noodle Man	1,500 SF
102	Isla Salon Suites	1,650 SF
103	State Farm Insurance	1,403 SF
104	Sapphire Nail & Spa	2,701 SF
106	Aspire Medical	2,833 SF
108	Cox Communication	1,400 SF
109	Visionworks	3,010 SF
111	AVAILABLE	1,500 SF
112	Southern Nevada Orthodontics	1,440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



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	12.6%	9.7%	9.8%
Some College, No Degree	18.7%	19.8%	20.1%
High School Graduate	19.9%	21.3%	21.8%
No High School Diploma	13.6%	8.8%	8.6%



Associates
Degree



Some College,
No Degree

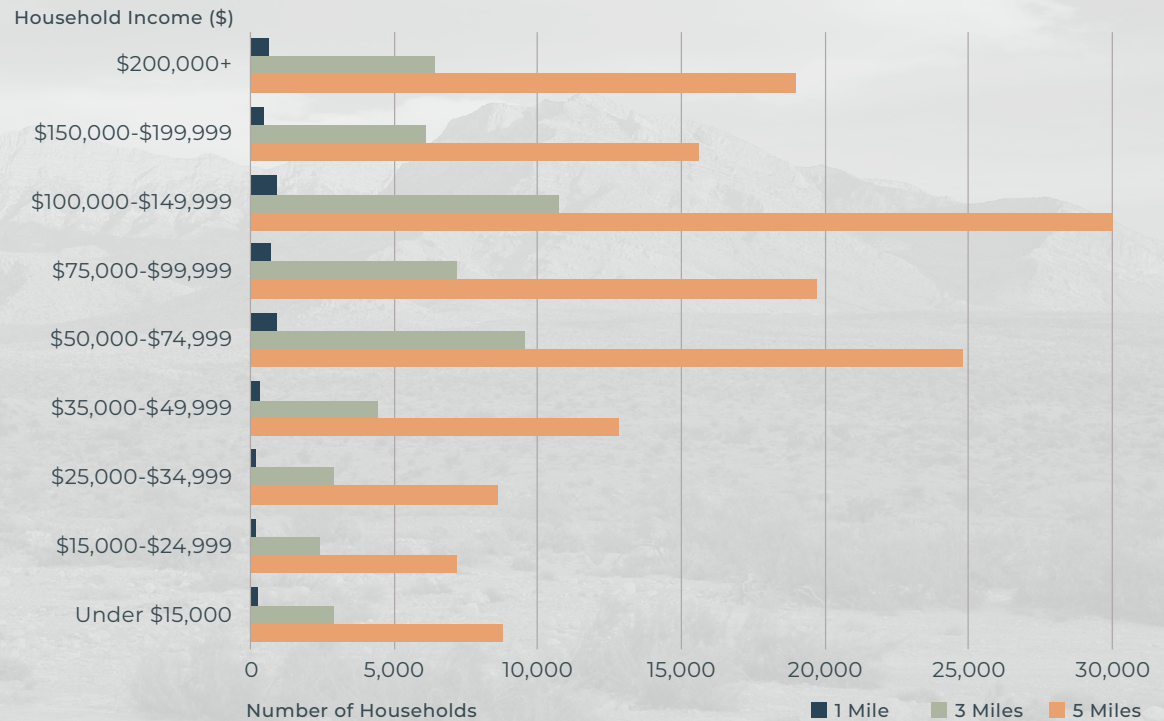


High School
Graduate

No High
School
Diploma

INCOME

2025 HOUSEHOLD INCOME DISTRIBUTION





THE MONTERREY

6870 S RAINBOW BLVD, LAS VEGAS, NV 89118



CONTACTS

Matt Patros

Vice President

+1 702 369 4820

matt.patros@cbre.com

Lic. BS.144795

Cory Argubright

Vice President

+1 702 369 4877

cory.argubright@cbre.com

Lic. S.179995

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.