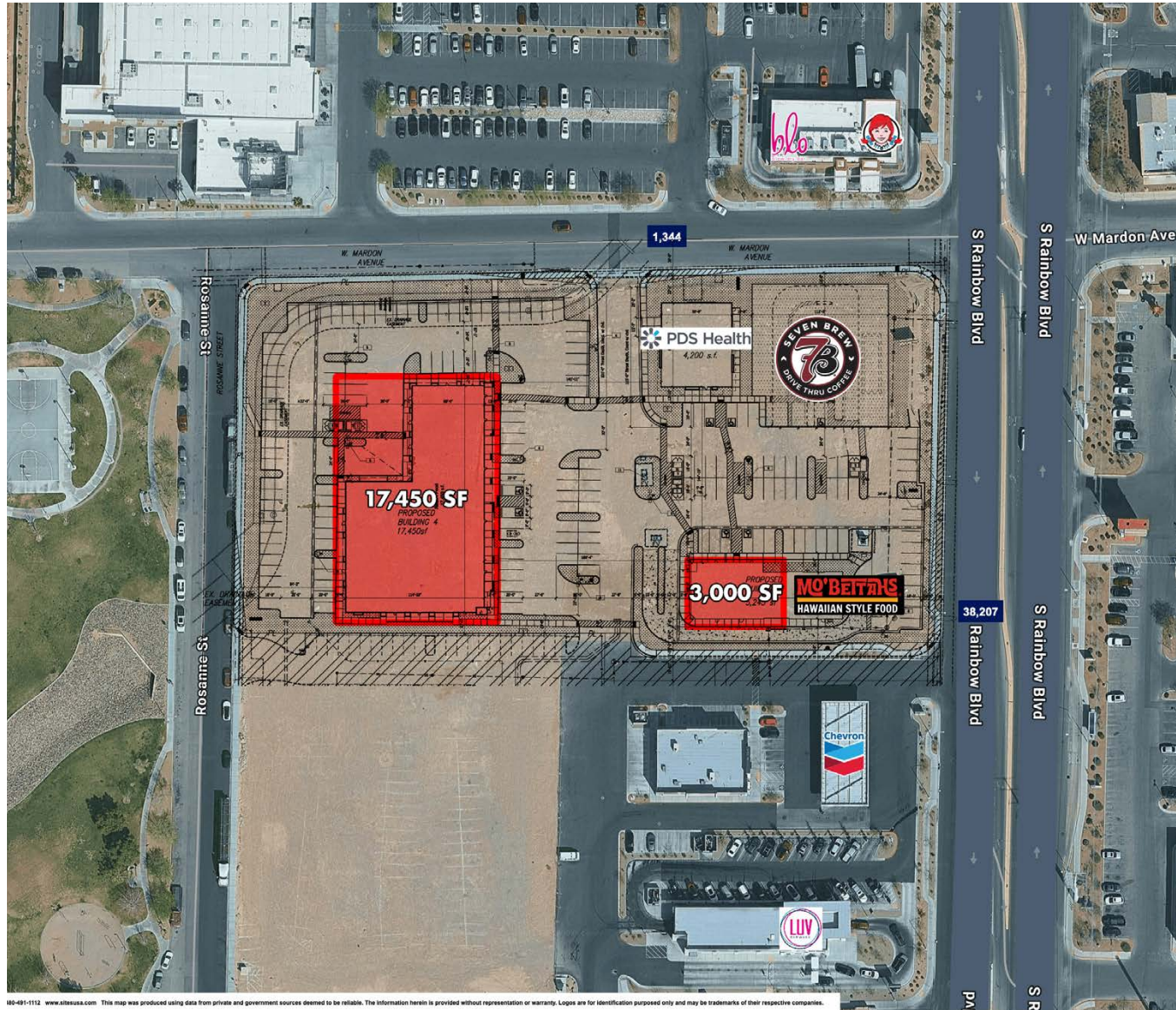


GL OR BTS PAD AVAILABLE IN RAINBOW CORRIDOR

SWC Mardon Ave & Rainbow Blvd | Las Vegas, NV 89139



AVAILABLE SF	±3,000 SF - ±17,450 SF
ASKING PRICE	Endcap: \$57 PSF GL Pad: \$180K BTS: Contact Broker
JURISDICTION	CC Enterprise - 89113
ZONING	Commercial General (CG)

PROPERTY HIGHLIGHTS

- Adjacent to established Power Center
- Close access to the 215 Beltway
- Fully approved for drive-thru use
- High traffic volumes along Rainbow Blvd
- Ideal for grocers, retail, and medical users

NEARBY TENANTS



2025 DEMOGRAPHIC SNAPSHOT

	Population: 3-mile radius	133,671
	Average HH Income:	\$120,826
	Traffic Counts: Rainbow Blvd	38,207 vpd



Contact: Terry L. Hamilton • c: 702.340.9597 • o: 702.954.3901 • thamilton@newmarketadvisors.com
Araceli Campanella • o: 702.221.2500 ext. 315 • acampanella@newmarketadvisors.com



CHAIN LINKS
RETAIL ADVISORS

5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com



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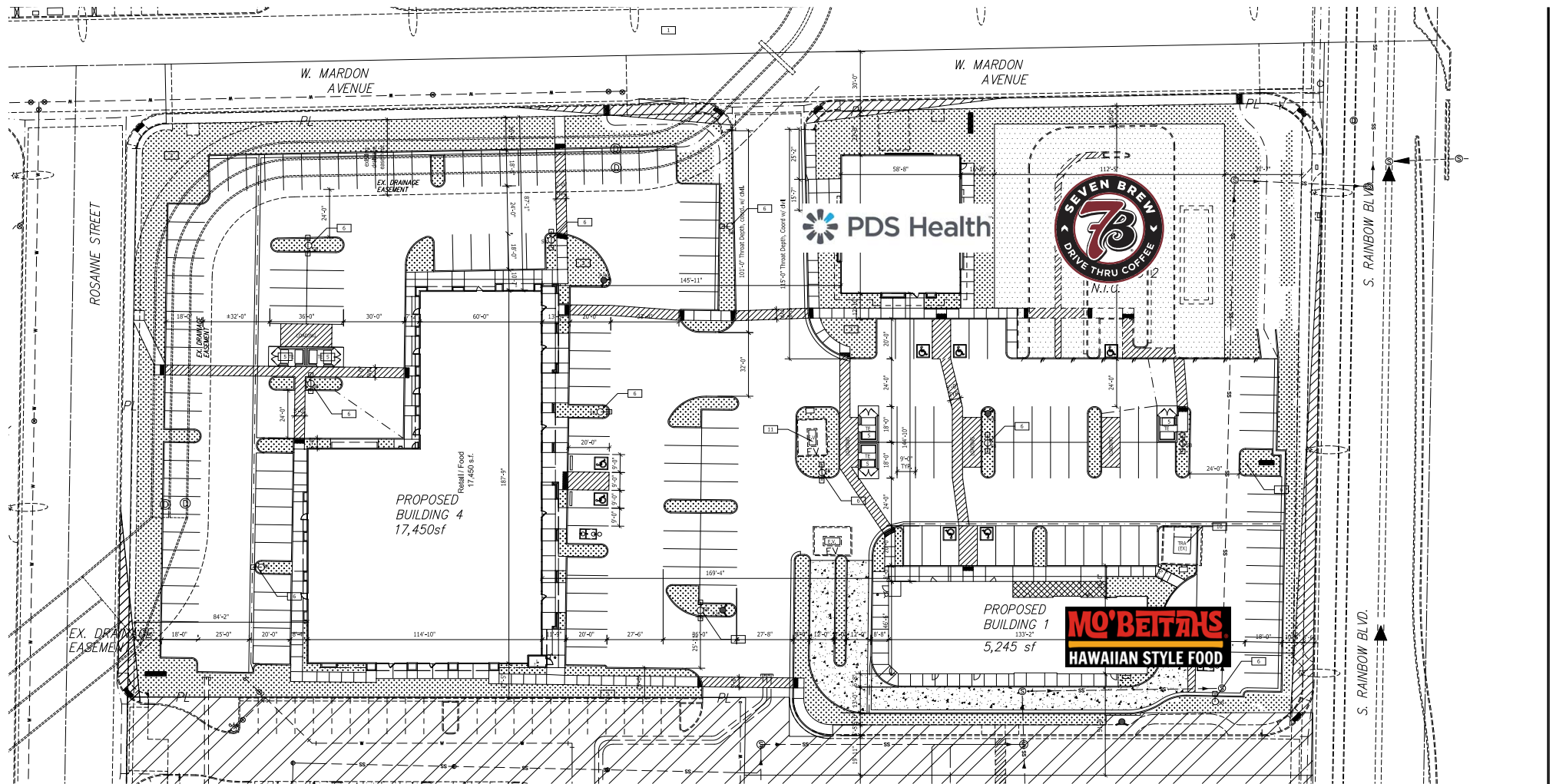


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SITE PLAN
SCALE: 1" = 20'-0"



NOTE TO CONTRACTOR:

1. COORDINATE SITE WORK, EXISTING PAD ELEVATIONS W/CIVIL ENGINEER DRAWINGS.
2. ALL EXTERIOR LIGHT SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJOINING PROPERTY AND SHALL BE FULLY SHIELDED TO PREVENT UNNECESSARY GLARE.

SITE PLAN KEYNOTES

1. PROPERTY LINE
2. NOT USED
3. LANDSCAPE PLANTER AREA COORDINATE WITH CIVIL UNDER SEP. PERMIT
4. ASPHALT PARKING; COORDINATE WITH CIVIL UNDER SEP. PERMIT
5. NEW TRASH ENCLOSURE; TYP. OF 5
6. NEW SITE LIGHT; TYP. OF 11
7. NOT USED
8. NOT USED
9. NOT USED
10. EXISTING ELECTRICAL TRANSFORMER TO REMAIN
11. NEW ELECTRICAL TRANSFORMER COORD. WITH RVE PLANS



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2025 ESTIMATED DEMOGRAPHICS



Population

1-Mile	23,159
3-Mile	133,671
5-Mile	375,976



Average Household Income

1-Mile	\$122,885
3-Mile	\$120,826
5-Mile	\$121,026



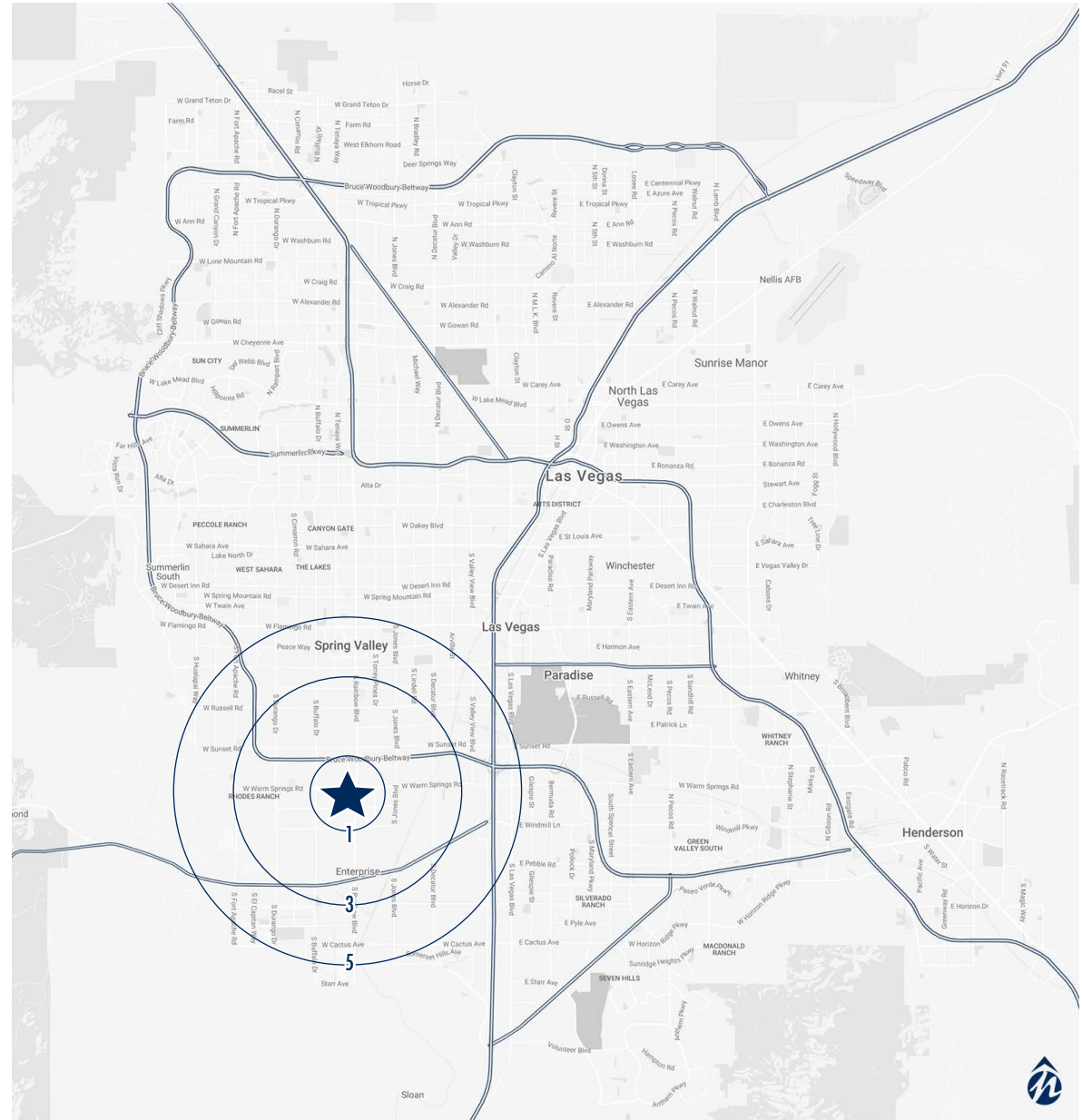
Number of Households

1-Mile	8,468
3-Mile	50,701
5-Mile	146,008



Daytime Population (Employees)

1-Mile	6,084
3-Mile	51,004
5-Mile	141,226



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