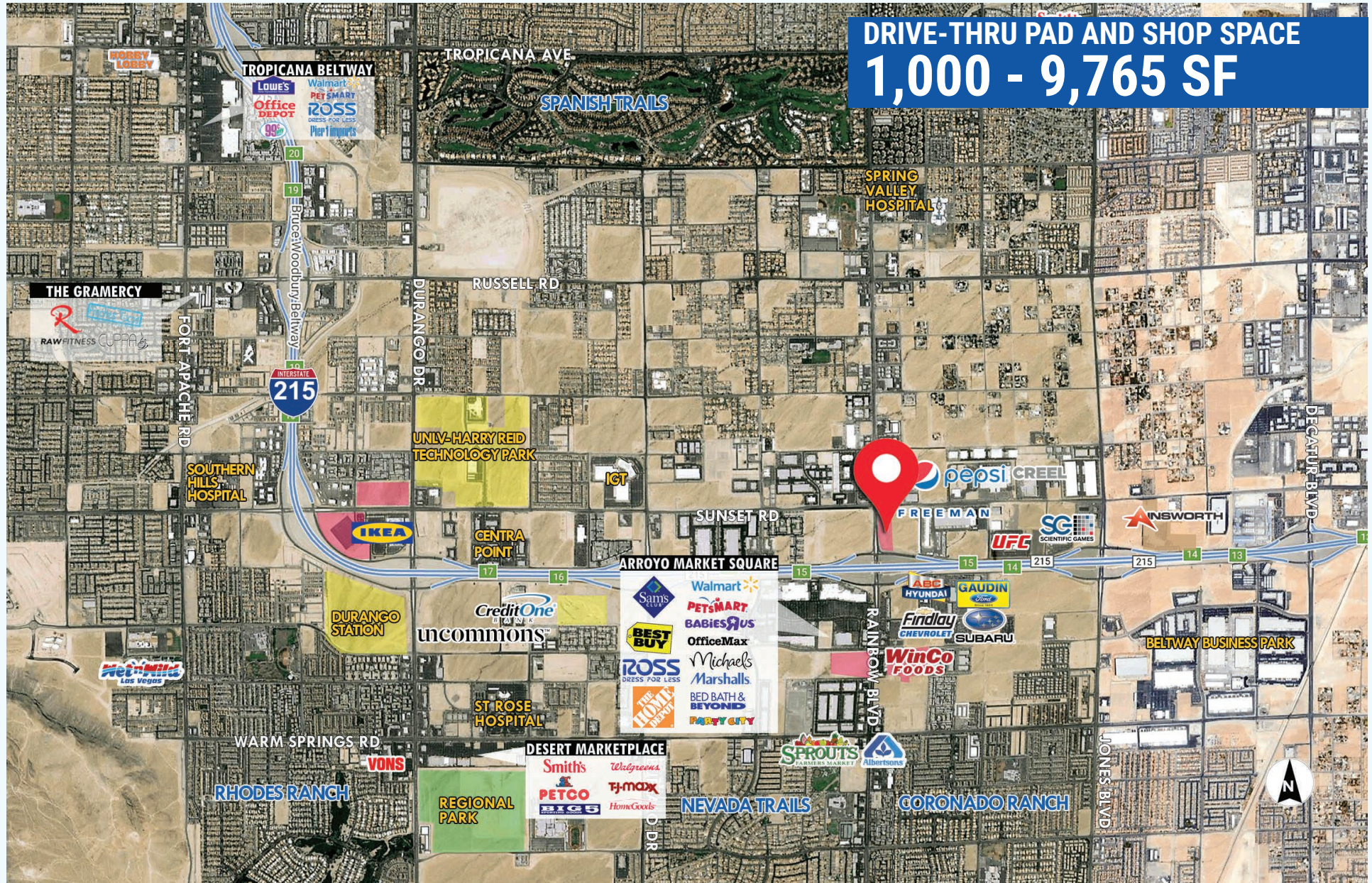


RAINBOW COMMONS

UNDER CONSTRUCTION

I-215 & Rainbow Blvd @ Sunset Las Vegas NV 89118



9121 W Russell Rd, Suite 111
Las Vegas, NV 89148

DAN ADAMSON
702.550.4934 | dan@roicre.com

EDWARD LEHARDT
702.550.4169 | edward@roicre.com

RAINBOW COMMONS UNDER CONSTRUCTION PROPERTY HIGHLIGHTS

DRIVE-THRU PAD AND SHOP SPACE 1,000 - 9,765 SF

- Reach the Southwest & Henderson in 15 minutes or less
- Second Quarter 2019 Delivery expected
- Booming southwest market
- Great access to I-215
- Join 7-11 and In-N-Out Burger
- Zoning: General Commercial (C-2)
- Freeway visibility to I-215 to 193,000 cars/day
- One of three 80' pylon signs on I-215
- APN: 176-02-101-101 and 176-02-101-007

Demographics	1 Mile	3 Miles	5 Miles
Population	20,896	187,270	507,986
Ave HH Income	\$52,503	\$55,219	\$55,839
Households	7,300	66,514	195,876

Traffic Counts (2017 NVDOT)

I-215 at Decatur Interchange - 193,000 VPD

Sunset Rd - 9,900 VPD

Rainbow Blvd - 43,000 VPD

I-215 & Rainbow Blvd @ Sunset, Las Vegas NV 89118



SHOPPING CENTER
RETAILERS



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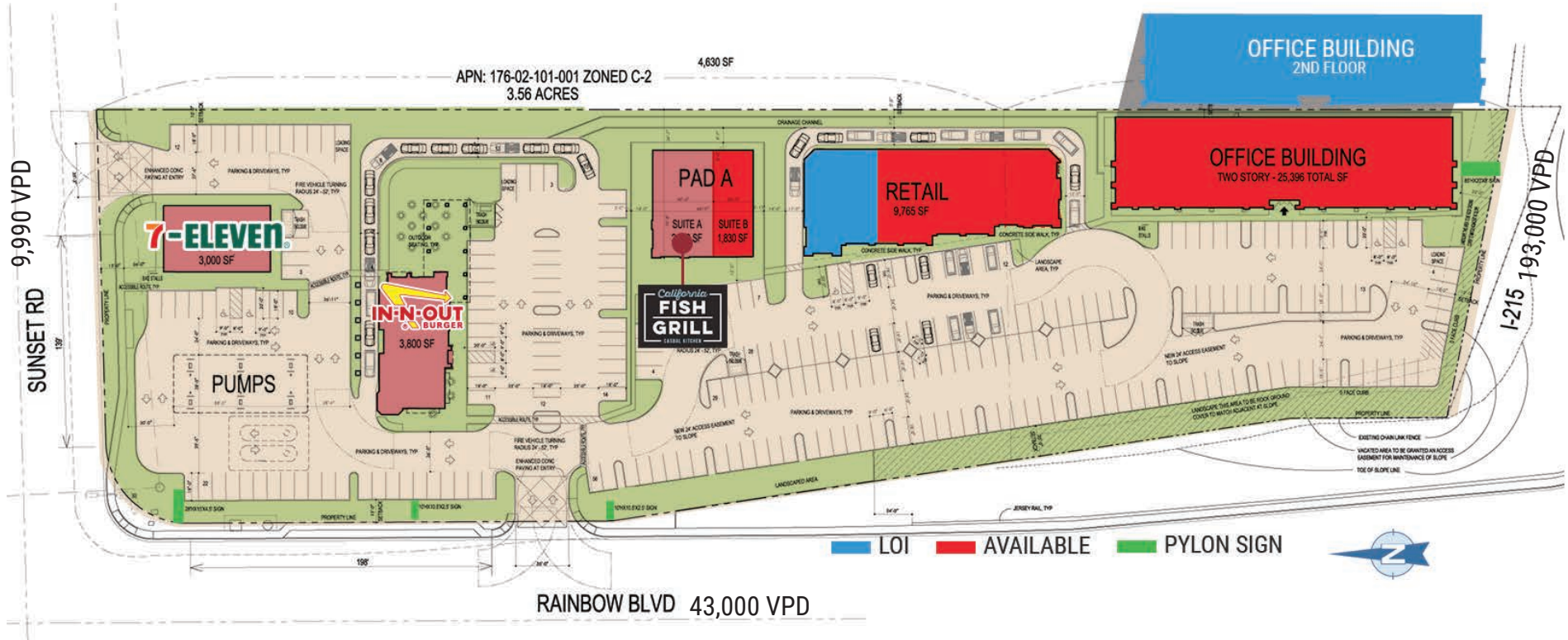
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All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate

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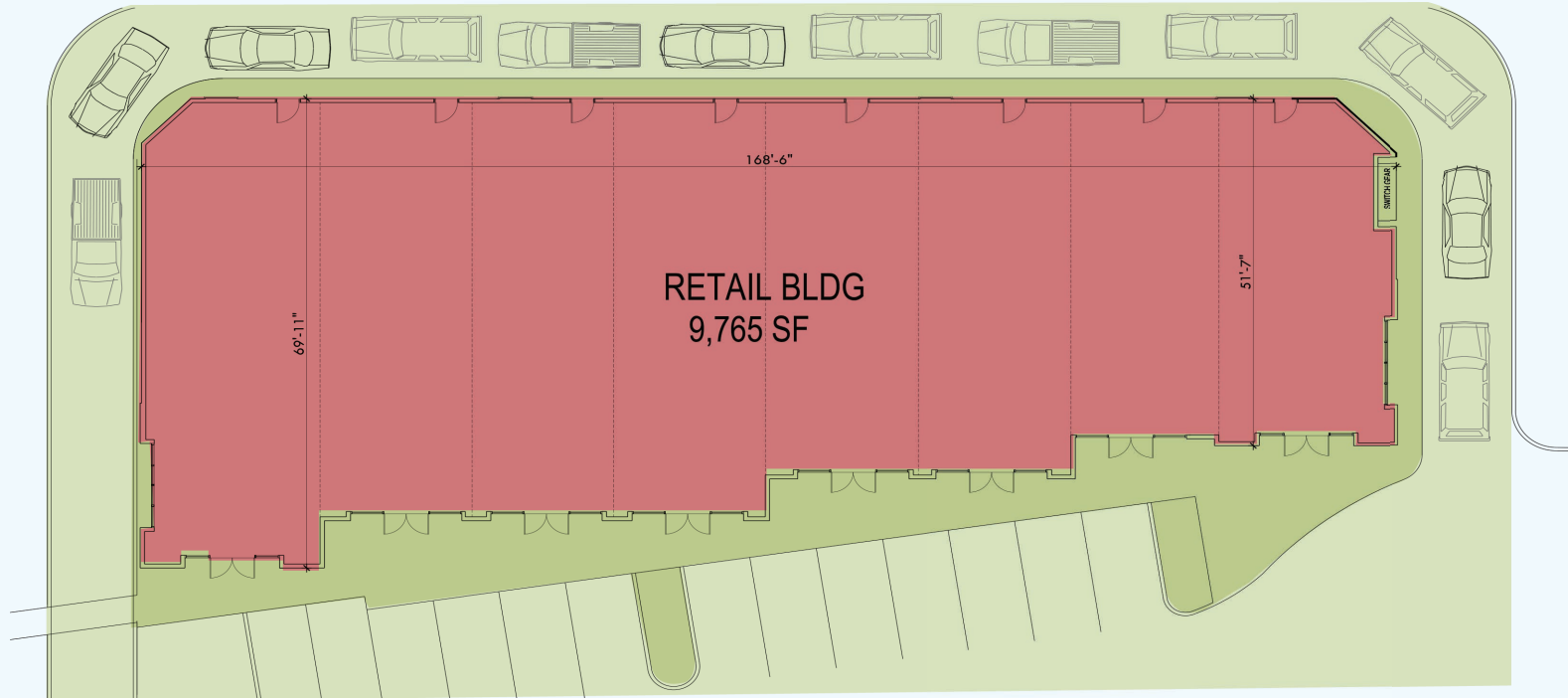


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RAINBOW COMMONS

UNDER CONSTRUCTION

I-215 & Rainbow Blvd @ Sunset Las Vegas NV 89118



FLOOR PLAN

SCALE: 1/8" = 1'-0"

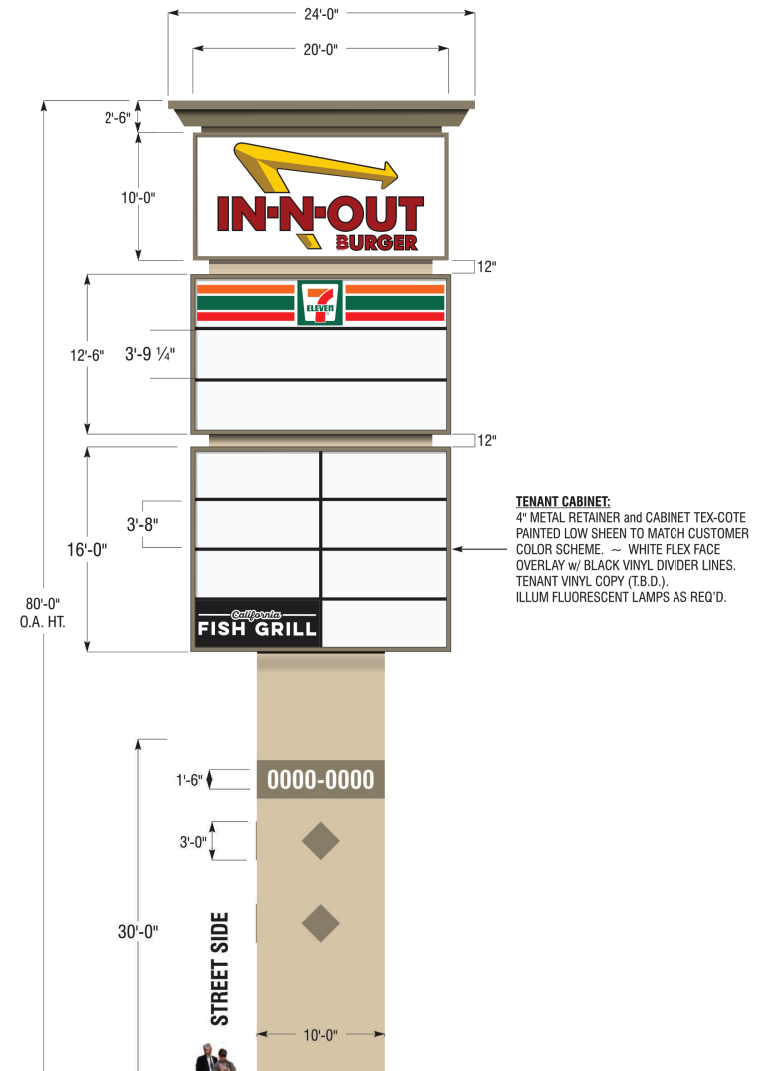
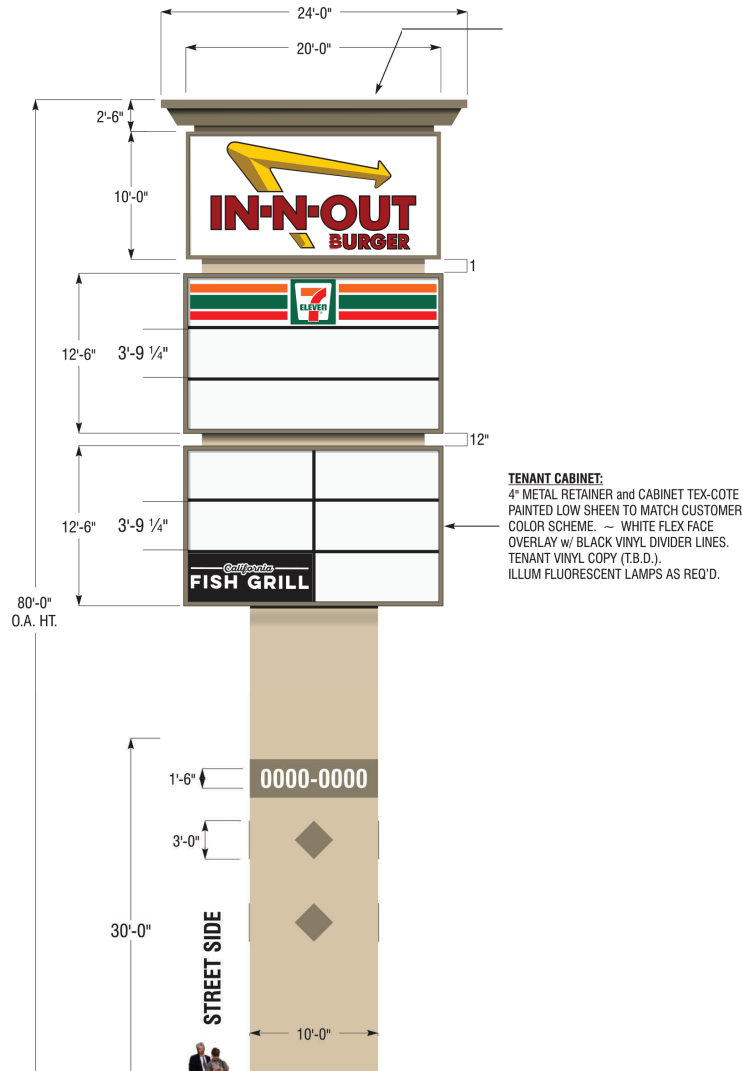


FRONT ELEVATION

SCALE: 1/8" = 1'-0"

RAINBOW COMMONS UNDER CONSTRUCTION

85' PYLON SIGN ON I-215 I-215 & Rainbow Blvd @ Sunset, Las Vegas NV 89118



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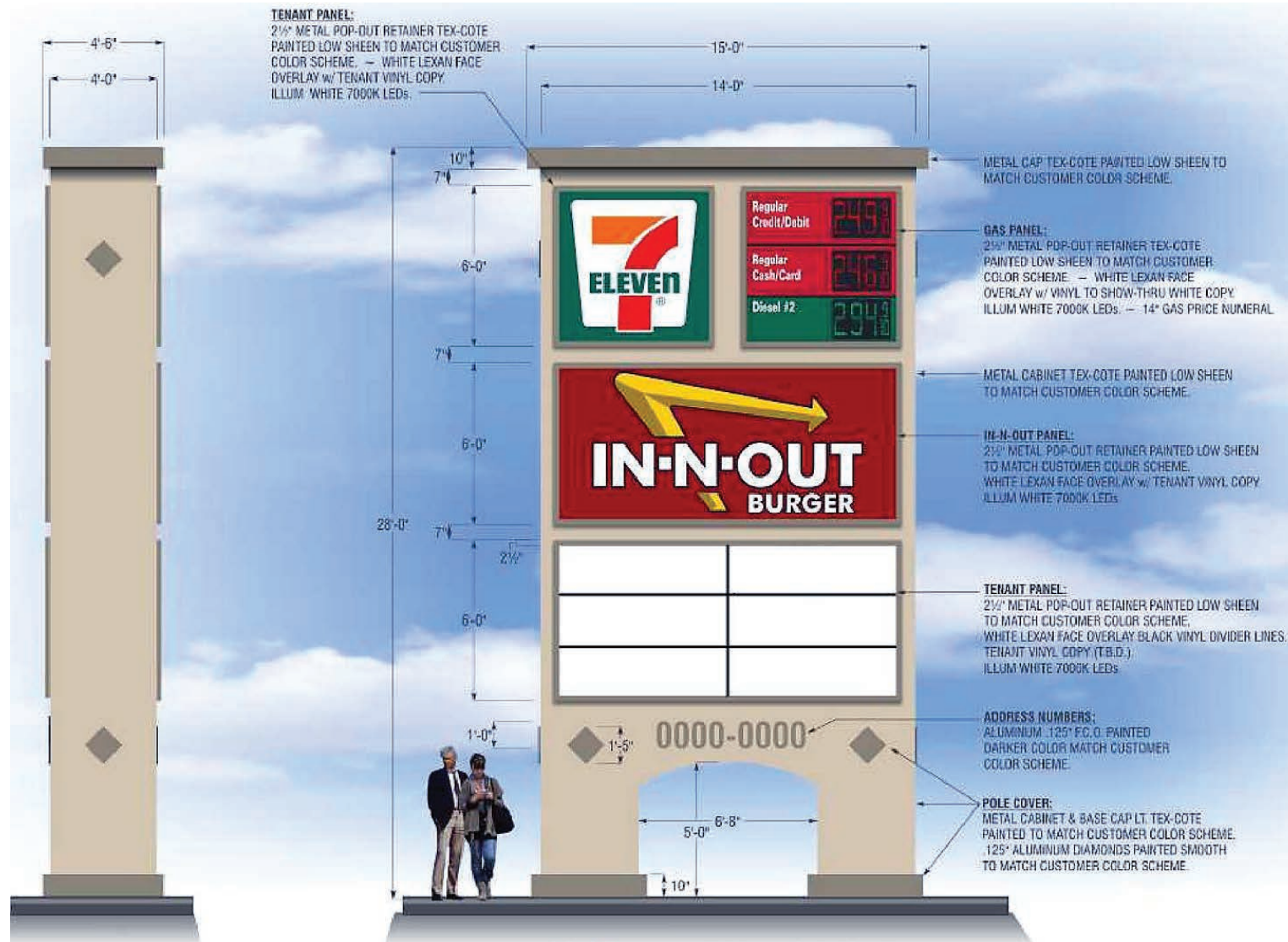
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RAINBOW COMMONS UNDER CONSTRUCTION

28' PYLON SIGN ON RAINBOW

I-215 & Rainbow Blvd @ Sunset, Las Vegas NV 89118



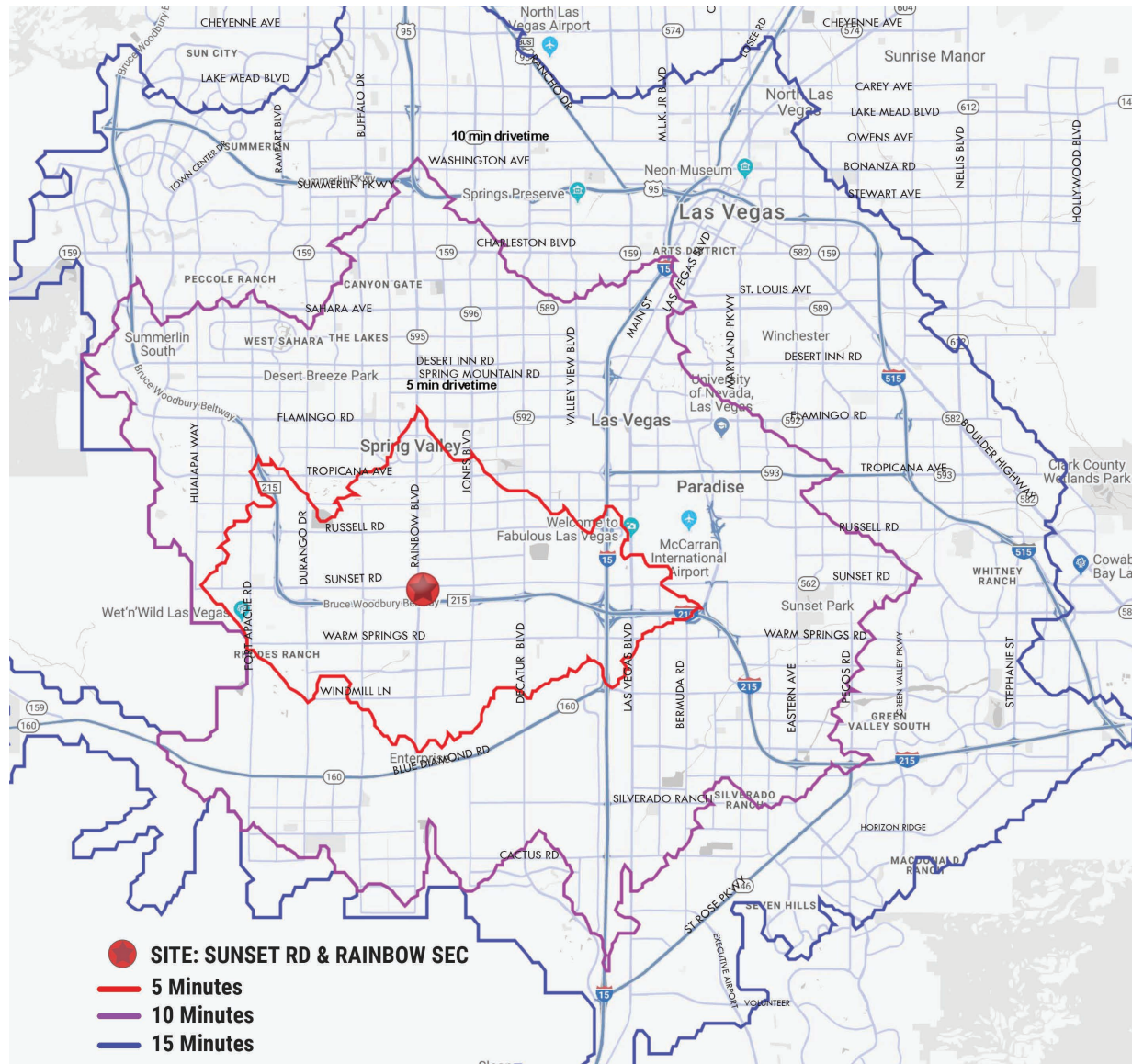
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RAINBOW COMMONS UNDER CONSTRUCTION

CITY SUBSTANTIALLY COVERED
I-215 & Rainbow Blvd @ Sunset, Las Vegas NV 89118



DRIVETIME MAP

571,431

Total Population
within 10 Min Drive time

232,769

Households within
10 Min Drive time

\$70,003

Average Household Income
within 10 Min Drive time

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