



SIZE

127,852 square feet

DEMOGRAPHICS

| 1 mile | 3 mile | 5 mile |
|------------------------------|---------|---------|
| Population | | |
| 27,090 | 129,043 | 333,487 |
| Households | | |
| 9,093 | 45,459 | 124,899 |
| Median HH Income (\$) | | |
| 95,363 | 91,045 | 84,125 |

MAJOR TENANT(S)

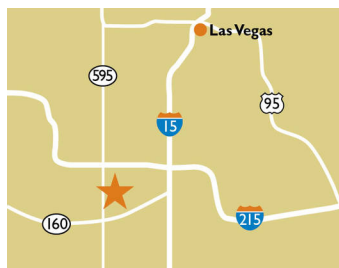
Smith's
Sherwin Williams
Jack In The Box
EoS Fitness

LEASING CONTACT

Marissa Visconci
Mobile (303) 547-4386
mvisconci@phillipsedison.com

MORE INFO

www.phillipsedison.com



LOCATION

7910-8060 S. Rainbow Boulevard | Las Vegas, NV 89139

PROPERTY HIGHLIGHTS

- Anchored by Smith's Food & Drug
- Additional national tenants include The UPS Store, Sherwin Williams, Crave Cookies, Jollibee and EOS (Coming in 2025)
- Serves a population greater than 129,000 average household income exceeding \$111,800 in a three-mile radius
- The center is located at the intersection of South Rainbow Boulevard and Windmill Lane which benefits from over 38,800 vehicles per day








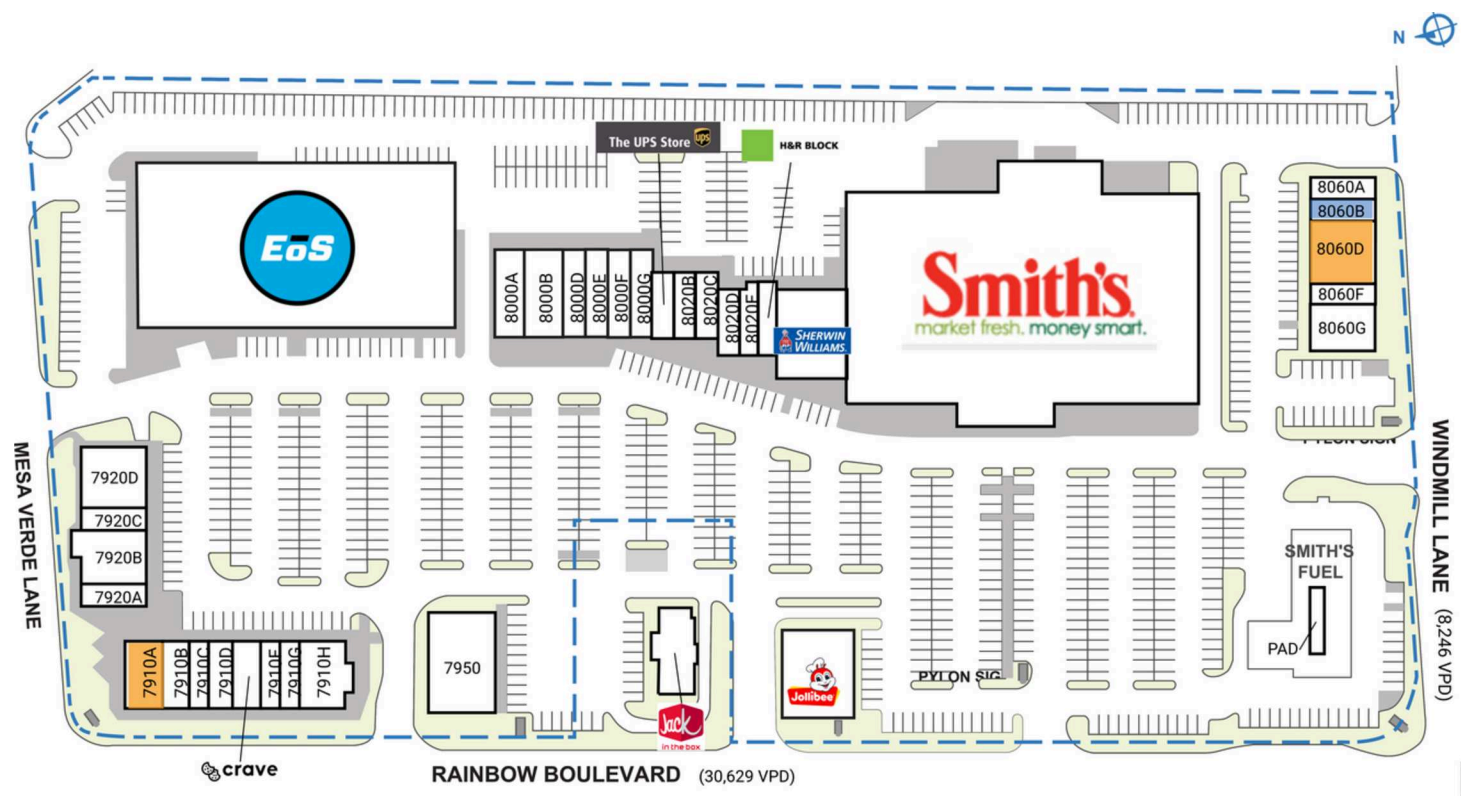
SOUTHWEST MARKETPLACE

7910-8060 S. Rainbow Boulevard | Las Vegas, NV 89139

| SPACE | TENANT | SQ. FT. | 7910E | Crave Cookies | 1,700 SF | 8000A | Captain's Seafood Boil | 1,858 SF | 8020B | Yosuke Kobayashi Hair Salon | 1,180 SF | 8060B | COMING AVAILABLE | 1,200 SF | |
|-------|------------------|----------|-------|---------------------|----------|-------|------------------------------|----------|-------|-----------------------------|-----------|----------------|---------------------|----------|--|
| BTS3 | Jollibee | 2,500 SF | 7910F | Stars Dental | 1,200 SF | 8000B | Windmill Pediatric Dentistry | 2,412 SF | 8020C | Good Day Cleaners | 1,183 SF | 8060D | AVAILABLE | 3,450 SF | |
| BTS4 | EoS Fitness | | 7910G | Pink Cherry | 1,000 SF | 8000D | WIN KEE Cantonese BBQ | 1,275 SF | 8020D | Highland Nails & Spa | 1,203 SF | 8060F | La Bamba Barbershop | 1,150 SF | |
| PAD | Smith's Fuel | 4,400 SF | 7910H | Check City | 2,500 SF | 8000E | Yomie's Rice x Yogurt | 1,400 SF | 8020E | Smoke Chief | 1,200 SF | 8060G | Shanghai Taste | 2,350 SF | |
| SHAD1 | Jack In The Box | | 7920A | Rawbry | 1,200 SF | 8000F | La Luna Tea and Dessert Bar | 1,423 SF | 8020F | H&R Block | 1,200 SF | TOTAL SQ. FT. | | 127,852 | |
| 7910A | AVAILABLE | 2,000 SF | 7920B | Doh Korean BBQ | 2,232 SF | 8000G | Tarantino's Vegan | 1,432 SF | 8020G | Sherwin Williams | 4,759 SF | | | | |
| 7910B | Rice N Noodle | 1,400 SF | 7920C | Rainbow Foot Spa | 1,320 SF | 8020A | The UPS Store | 1,205 SF | 8050 | Smith's | 65,400 SF | | | | |
| 7910C | Greens and Grill | 1,000 SF | 7920D | Saigon Alley | 3,720 SF | | | | | | | | | | |
| 7910D | Glo House Tan | 1,200 SF | 7950 | Dotty's Gaming Hall | 4,000 SF | | | | | | | | | | |
| | | | | | | | | | | | 8060A | Wickedest Glam | 1,200 SF | | |

SITE LEGEND

-  Available
-  Occupied
-  Leased (not occupied)
-  Owned by Others
-  Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



SOUTHWEST MARKETPLACE

7910-8060 S. Rainbow Boulevard | Las Vegas, NV 89139



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 36.042404

Longitude: -115.241668

| Southwest Marketplace Las Vegas, NV | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|--|---------------------------------------|------------------|------------------|------------------|
| Population | Q4 2023 Estimated Population | 27,090 | 129,043 | 333,487 |
| | 2028 Projected Population | 29,607 | 145,177 | 366,560 |
| | 2010 Census Population | 16,566 | 75,520 | 219,649 |
| | 2000 Census Population | 301 | 6,779 | 74,824 |
| | 1990 Census Population | 156 | 2,389 | 33,843 |
| | Historical Annual Growth 1990 to 2000 | 6.79% | 10.99% | 8.26% |
| | Historical Annual Growth 2000 to 2010 | 49.32% | 27.26% | 11.37% |
| | Estimated Annual Growth 2010 to 2023 | 3.64% | 3.97% | 3.08% |
| | Projected Annual Growth 2023 to 2028 | 1.79% | 2.38% | 1.91% |
| | Median Age | 37.8 | 37.8 | 38.7 |
| Households | Q4 2023 Estimated Households | 9,093 | 45,459 | 124,899 |
| | 2028 Projected Households | 9,961 | 51,209 | 136,811 |
| | 2010 Census Households | 5,805 | 27,728 | 84,689 |
| | 2000 Census Households | 105 | 2,437 | 30,891 |
| | 1990 Census Households | 51 | 771 | 13,491 |
| | Historical Annual Growth 1990 to 2000 | 7.39% | 12.20% | 8.64% |
| | Historical Annual Growth 2000 to 2010 | 49.37% | 27.53% | 10.61% |
| | Estimated Annual Growth 2010 to 2023 | 3.32% | 3.66% | 2.87% |
| | Projected Annual Growth 2023 to 2028 | 1.84% | 2.41% | 1.84% |
| | Population per Household | 2.97 | 2.84 | 2.67 |
| Population by Race | White | 30.5% | 35.1% | 37.8% |
| | Black or African American | 11.7% | 11.4% | 11.5% |
| | Asian & Pacific Islander | 34.6% | 27.4% | 22.5% |
| | Other Races | 8.1% | 8.6% | 8.3% |
| | Hispanic Population | 15.1% | 17.6% | 20.0% |
| Income | Average Household Income | \$113,341 | \$111,894 | \$108,729 |
| | Median Household Income | \$95,363 | \$91,045 | \$84,125 |
| | Per Capita Income | \$38,099 | \$39,442 | \$40,760 |
| Education (Age 25+) | Elementary | 5.5% | 3.7% | 3.7% |
| | Some High School | 6.1% | 4.6% | 5.1% |
| | High School Graduate | 22.1% | 23.5% | 24.6% |
| | Some College | 25.4% | 22.9% | 23.5% |
| | Associates Degree Only | 9.1% | 9.6% | 9.8% |
| | Bachelors Degree Only | 21.6% | 25.9% | 23.5% |
| | Graduate Degree | 10.1% | 9.7% | 10.0% |
| Business | Number of Businesses | 517 | 3,158 | 9,360 |
| | Total Number of Employees | 8,012 | 49,770 | 148,774 |
| | Employees per Business | 15.51 | 15.76 | 15.89 |
| | Residential Population per Business | 52.43 | 40.87 | 35.63 |

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.