

RAINBOW PLAZA

LAS VEGAS, NV



SIZE

144,845 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	19,708	185,883	476,958
Households	6,969	70,855	189,013
Median HH Income (\$)	64,756	58,765	60,853

MAJOR TENANT(S)

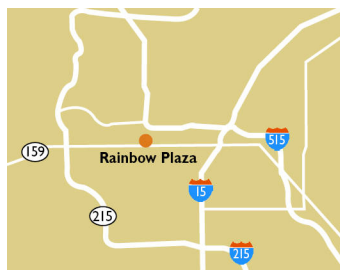
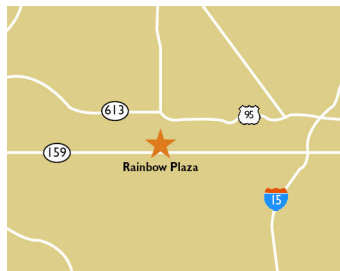
Albertsons
Ross Dress for Less
Humana
Wingstop

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

731-1049 S. Rainbow Blvd. | Las Vegas, NV 89145

PROPERTY HIGHLIGHTS

- 144,845-square-foot shopping center anchored by Albertson's
- Other national tenants include Humana, The UPS Store, H&R Block, Great Clips, GNC, Sally Beauty Supply and GameStop
- Population exceeds 185,500 in a three-mile radius with an average household income over \$79,900
- Located at the high-traffic intersection of Rainbow Boulevard (50,004 VPD) and Charleston Boulevard (36,200 VPD)
- Over 5 million shoppers visited Rainbow Plaza in 2023



PHILLIPS EDISON & COMPANY®

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SPACE	TENANT	SQ. FT.								
	SHADI Home Depot		903 Wingstop	2,000 SF	929 Maeve & Rayne Play Lounge	2,072 SF	1029 Jamm's Restaurant	2,800 SF	6836 TSA Reptiles Scales Nails	1,200 SF
	873 Ocha Thai Cuisine	1,377 SF	907 Roberto's Taco Shop	1,000 SF	931 Pizza Hut	1,680 SF	1033 Boba, etc...	1,400 SF	6840 H&R Block	1,400 SF
	877 Great Clips	1,330 SF	909 Best Cleaners	1,000 SF	937 AAA	6,000 SF	1035 Greens & Grill	1,750 SF	6848 AVAILABLE	5,200 SF
	881 Sunny Hawaiian BBQ	1,785 SF	911 Ross Dress for Less	23,800 SF	945 Absolute Dental	4,000 SF	1043 Best Mattress	4,500 SF	TOTAL SQ. FT.	144,845
	885 GNC	1,260 SF	915 Humana	8,109 SF	947 GameStop	1,000 SF	1045A Cox Authorized Retailer	2,500 SF		
	889 The Mail Store & More	1,050 SF	921 China One	1,370 SF	949 La Papaya Deli	1,011 SF	1049 AT&T	1,500 SF		
	893 Star Bright Dental	1,680 SF	923 Deep Beauty Spa	1,400 SF	1001 Albertsons	49,690 SF	6820 Check City	3,000 SF		
			925 Beebee Nails	1,400 SF	1025 Vape City	1,370 SF	6834 Meridian Therapeutic Massage	1,211 SF		
			927 Sally Beauty Supply	1,600 SF	1027 The UPS Store	1,400 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.

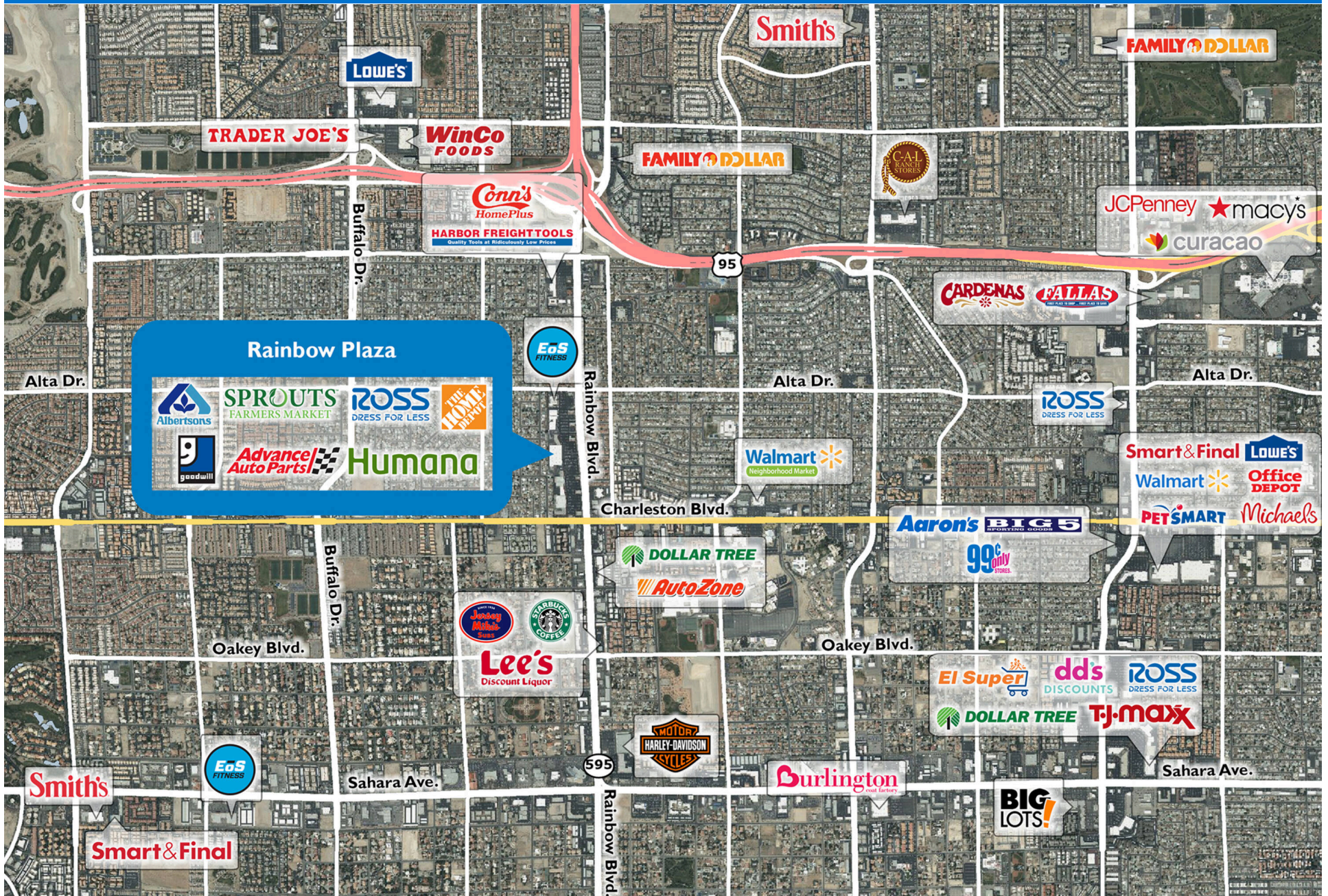
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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 36.160245

Longitude: -115.24456

Rainbow Plaza Las Vegas, NV		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	19,708	185,883	476,958
	2028 Projected Population	18,968	181,831	466,900
	2010 Census Population	19,099	179,110	456,891
	2000 Census Population	18,912	174,852	429,473
	1990 Census Population	17,158	103,508	232,118
	Historical Annual Growth 1990 to 2000	0.98%	5.38%	6.35%
	Historical Annual Growth 2000 to 2010	0.10%	0.24%	0.62%
	Estimated Annual Growth 2010 to 2023	0.23%	0.27%	0.31%
	Projected Annual Growth 2023 to 2028	-0.76%	-0.44%	-0.43%
	Median Age	38.7	39.3	40.6
Households	Q4 2023 Estimated Households	6,969	70,855	189,013
	2028 Projected Households	6,693	69,230	184,982
	2010 Census Households	6,665	66,696	177,917
	2000 Census Households	6,812	66,937	168,201
	1990 Census Households	6,158	39,422	91,876
	Historical Annual Growth 1990 to 2000	1.01%	5.44%	6.23%
	Historical Annual Growth 2000 to 2010	-0.22%	-0.04%	0.56%
	Estimated Annual Growth 2010 to 2023	0.32%	0.44%	0.44%
	Projected Annual Growth 2023 to 2028	-0.81%	-0.46%	-0.43%
	Population per Household	2.80	2.61	2.51
Population by Race	White	34.7%	34.6%	37.4%
	Black or African American	9.8%	11.3%	12.6%
	Asian & Pacific Islander	5.6%	9.7%	10.7%
	Other Races	5.7%	6.0%	6.4%
	Hispanic Population	44.2%	38.4%	32.8%
Income	Average Household Income	\$83,710	\$79,902	\$87,823
	Median Household Income	\$64,756	\$58,765	\$60,853
	Per Capita Income	\$29,867	\$30,587	\$34,959
Education (Age 25+)	Elementary	8.1%	7.0%	6.3%
	Some High School	10.4%	9.6%	8.6%
	High School Graduate	30.9%	29.9%	28.9%
	Some College	25.4%	23.9%	23.5%
	Associates Degree Only	8.4%	7.8%	7.6%
	Bachelors Degree Only	11.6%	14.9%	16.7%
	Graduate Degree	5.2%	7.0%	8.4%
Business	Number of Businesses	793	7,158	19,068
	Total Number of Employees	7,816	74,522	269,664
	Employees per Business	9.85	10.41	14.14
	Residential Population per Business	24.84	25.97	25.01

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