



PROPERTY HIGHLIGHTS

Rainbow Quail Plaza is a conveniently located single story office complex near the intersection of Rainbow Boulevard and Russell Road in the Southwest part of Las Vegas. This property has a new and modern feel. The grounds are made up of mostly parking with up-front parking available for most suites. A bus stop is located directly in front of the center on Rainbow Boulevard. This is a central Southwest location with the nearest freeway access point at South Rainbow and 215.

- Near Spring Valley Hospital
- Near Kindred Transitional Care
- Easy access to I-215 from Rainbow
- Turn-key, move in ready
- Pylon and building signage



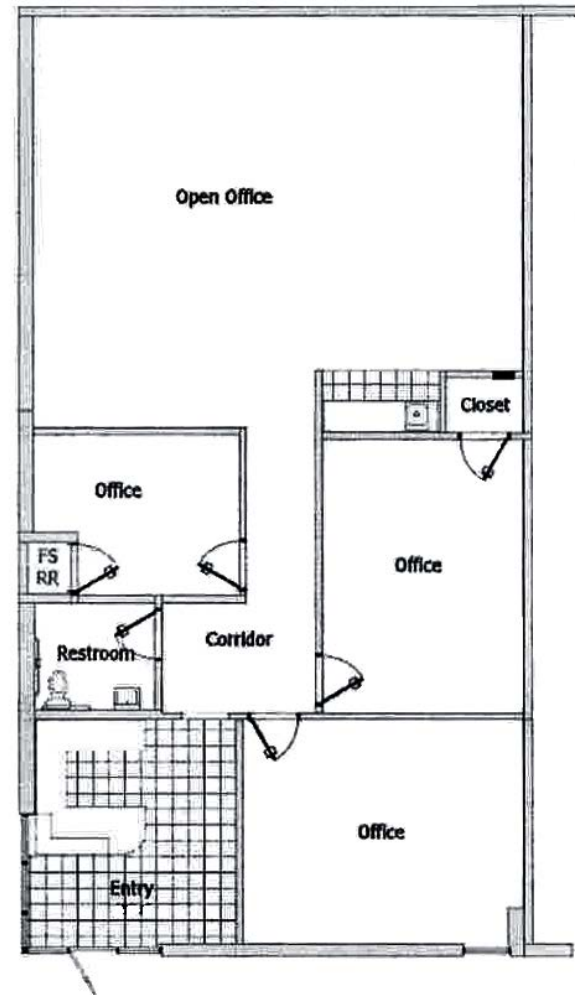
DEMOGRAPHICS

	2020	1 MILE	3 MILE	5 MILE
POPULATION				
Estimated Population		10,687	149,132	365,277
Estimated Households		4,193	59,927	142,730
INCOME				
Est. Median HH Income	\$64,334	\$55,411	\$57,866	
Est. Average HH Income	\$89,150	\$75,189	\$80,862	

Source: STDB



This efficient and modern corner suite offers a reception with a built-in counter, three (3) offices, one (1) restroom, and a very large meeting room with a break area.



*Not to Scale

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