



# PLAZA REY

6910 S RAINBOW BOULEVARD, LAS VEGAS, NV 89118



MAULE AVENUE

RAINBOW BOULEVARD (50,500 VPD)

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RETAILER MAP



## PROPERTY SUMMARY



## LOCATION DESCRIPTION

SVN The Equity Group is proud to exclusively present for lease, Plaza Rey Shopping Center. Plaza Rey is a 17,000 SF, high traffic strip center located in the booming Southwest sub-market of Las Vegas. Positioned right off the 215 Beltway & Rainbow Blvd Interchange.

## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$2.50 SF/month (NNN)
<b>NUMBER OF UNITS:</b>	9
<b>AVAILABLE SF:</b>	1,200 SF
<b>LOT SIZE:</b>	1.18 Acres
<b>BUILDING SIZE:</b>	17,000 SF

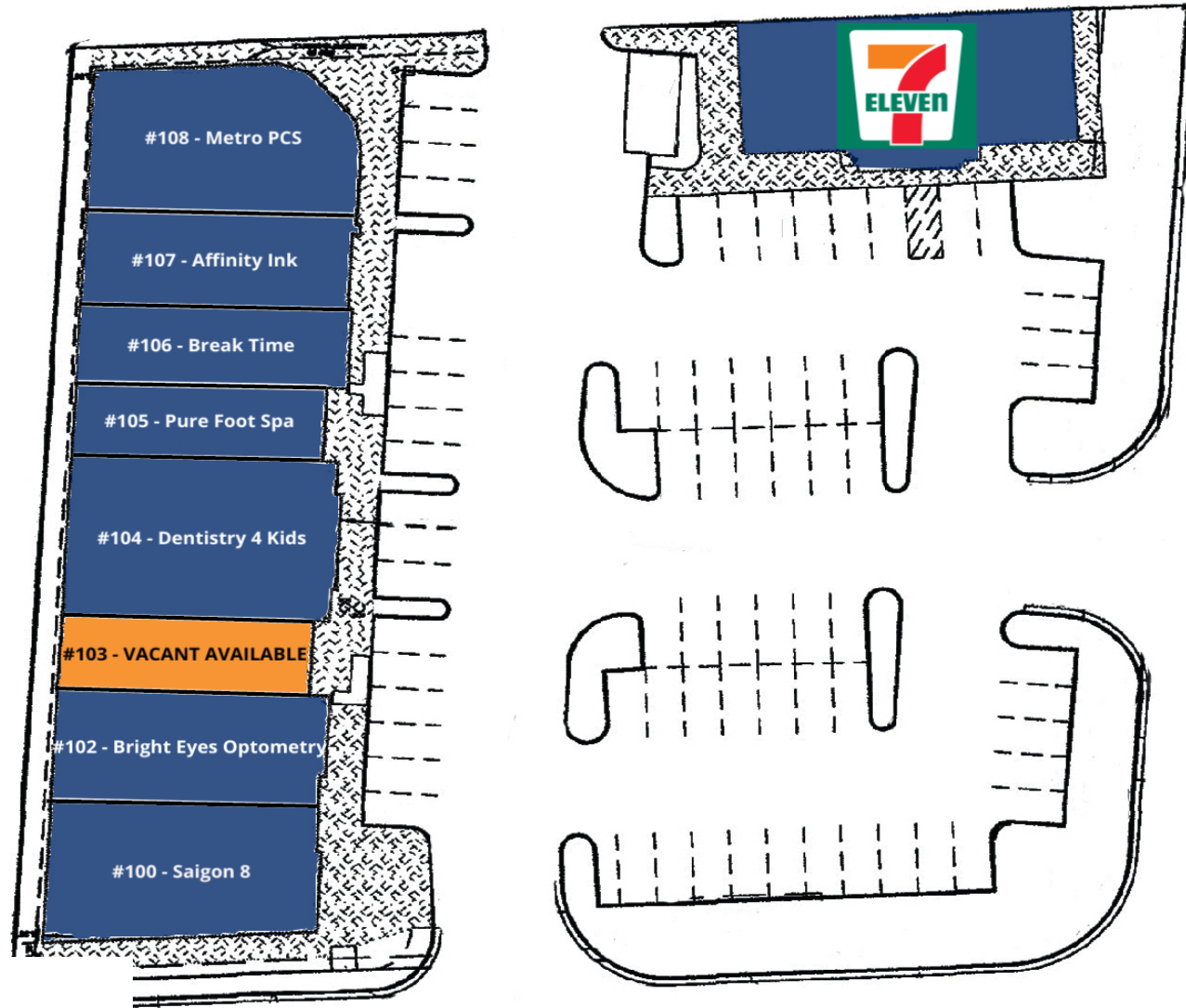
## PROPERTY DESCRIPTION

1,200 SF 2nd generation hair salon available immediately. This first class buildout can be easily converted to accommodate many general retail uses including but not limited to: Nail Salon, Financial Services, Healthcare services and more. Across the street from regional power center, The Arroyo Market Square.

## PROPERTY HIGHLIGHTS

- 2nd Generation Hair Salon
- Monument Signage Available
- Over 50,000 Vehicles Per Day
- High Traffic Strip Center
- Southwest LV Retail Submarket

# SITE PLAN



## LEGEND

- Available
- Occupied

## SITE PLAN

### LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,200 SF	LEASE RATE:	\$2.50 SF/month

### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
#100 - Saigon 8	-	2,304 SF	NNN	Occupied	-
#102 - Bright Eyes Optometry	-	1,720 SF	NNN	Occupied	-
#103 - VACANT AVAILABLE	Available	1,200 SF	NNN	\$2.50 SF/month	-
#104 - Dentistry 4 Kids	-	2,600 SF	NNN	Occupied	-
#105 - Pure Foot Spa	-	1,200 SF	NNN	Occupied	-
#106 - Break Time	-	1,250 SF	NNN	Occupied	-
#107 - Affinity Ink 1,350 SF	-	1,350 SF	NNN	Negotiable	-
#108 - Metro PCS	-	2,290 SF	NNN	Occupied	-
6930 - 7-Eleven	-	3,000 SF	NNN	Occupied	-

AERIAL MAP



## DEMOGRAPHICS MAP & REPORT

### POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,925	81,880	241,903
AVERAGE AGE	34.6	34.8	36.0
AVERAGE AGE (MALE)	34.4	34.3	35.9
AVERAGE AGE (FEMALE)	34.9	35.8	36.1

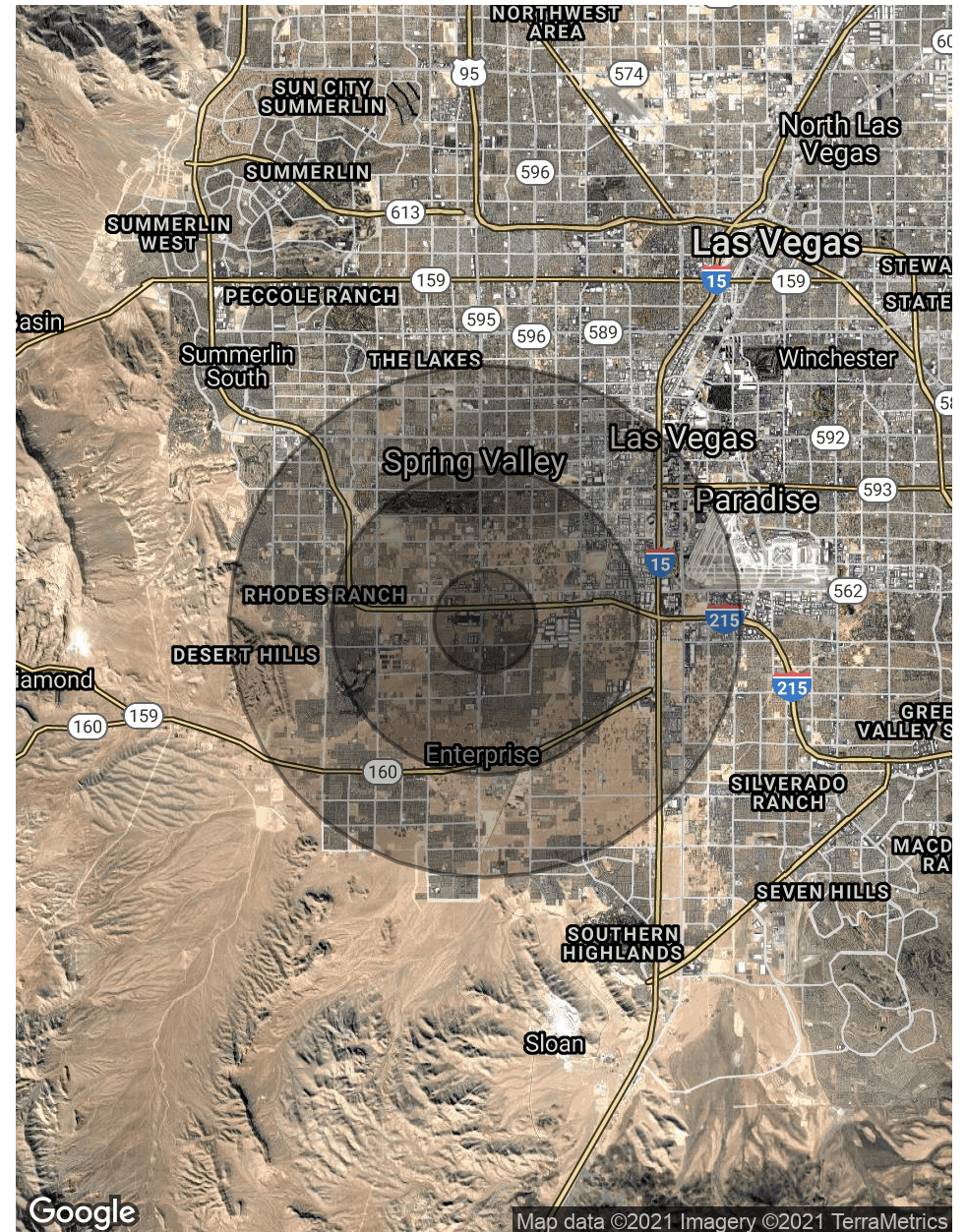
### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,134	32,627	95,828
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$85,407	\$80,886	\$75,435
AVERAGE HOUSE VALUE	\$313,616	\$310,981	\$319,775

### RACE

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION - WHITE	4,745	52,199	157,953
TOTAL POPULATION - BLACK	882	6,788	21,281
TOTAL POPULATION - ASIAN	1,652	15,421	41,694
TOTAL POPULATION - HAWAIIAN	131	1,132	1,957
TOTAL POPULATION - AMERICAN INDIAN	43	393	1,229
TOTAL POPULATION - OTHER	253	3,310	9,790

\* Demographic data derived from 2010 US Census



FRONT OF BUILDING



## VEGAS INFO PAGE



Las Vegas is the most populated city in the state of Nevada. The city anchors the Las Vegas Valley metropolitan area and is the largest city within the greater Mojave Desert. Las Vegas is an internationally renowned major resort city, known primarily for its gambling, shopping, fine dining, entertainment, and nightlife. The Las Vegas Valley as a whole serves as the leading financial, commercial, and cultural center for Nevada.

The city bills itself as The Entertainment Capital of the World, and is famous for its mega casino-hotels and associated activities. It is a top three destination in the United States for business conventions and a global leader in the hospitality industry, claiming more AAA Five Diamond hotels than any other city in the world. Today, Las Vegas annually ranks as one of the world's most visited tourist destinations.

**City Area:** 135.8 sq mi

**Elevation:** 2,001 ft

**Population:** 2,300,000

**Area Codes:** 702 & 725

**Website:** [lasvegasnevada.gov](http://lasvegasnevada.gov)

VEGAS TRAVEL BREAKDOWN

42.5M

Visitors to Las Vegas  
(2019)

\$10.35B

Clark County Gaming Revenue  
(2019)

149,422

Available Hotel Rooms  
(2019)

3.5%

Job Growth in Las Vegas  
(2019)

900

Average # of Flights that Leave  
McCarran Airport Per Day

\$267K

Median Listing Price of Homes  
(2020)



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