New Retail Development For Lease

SWC RAINBOW BLVD. & MOUNTAINS EDGE PKWY.

Las Vegas, NV 89178

Listed By:

Colliers



NOW PRE-LEASING FREESTANDING QSR & SHOP SPACE

LISTING SNAPSHOT

Lease Rate

Contact Broker

Shop Space

±1,300 SF – ±10,300 SF

QSR Pad

Up to ±2,500 SF



PROPERTY HIGHLIGHTS

- Join Makenna Koffee, Pacific Dental, and KinderCare in this new construction retail center in the thriving Mountain's Edge Master Planned Community (±12,500 Homes)
- Multiple space types available, including free-standing drive-thru, end-cap, and in-line shop space
- Ideal for quick-service restaurants, full-service dining, and general retail
- High-traffic location just ±1 mile south of Blue Diamond Rd. (±52,000 VPD), offering strong synergy with nearby retail and residential developments
- Strategically positioned to serve a dense and expanding population of ±251,645 residents within a 5-mile radius
- Prime visibility and accessibility with frontage on Rainbow Blvd. and Mountains Edge Pkwy. (±38,700 VPD)

Trade Area Demographics

	1-Mile	3-Mile	5-Mile
2025 Population	14,097	120,623	251,645
2025 Average Household Income	$146,313	$144,178	$136,828
2025 Households	4,753	40,995	90,972

Leasing Experts

AREEBA MOTEN
Senior Associate
+ 1 702 727 3780
areeba.moten@colliers.com
License # NV-S.0194559

STEVEN D. HAYNES
Vice President
+ 1 702 836 3727
steven.haynes@colliers.com
License # NV-BS.0144540

TREVOR OLKOWSKI
Associate
+ 1 702 836 3766
trevor.olkowski@colliers.com
License # NV-BS.0145996

ADAM MALAN
Vice Chair
+ 1 702 727 3778
adam.malan@colliers.com
License # NV-S.63542.LLC

Malan + Marcello Investment Team

CONCEPTUAL SITE PLAN



© 2026 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Colliers

QSR 1



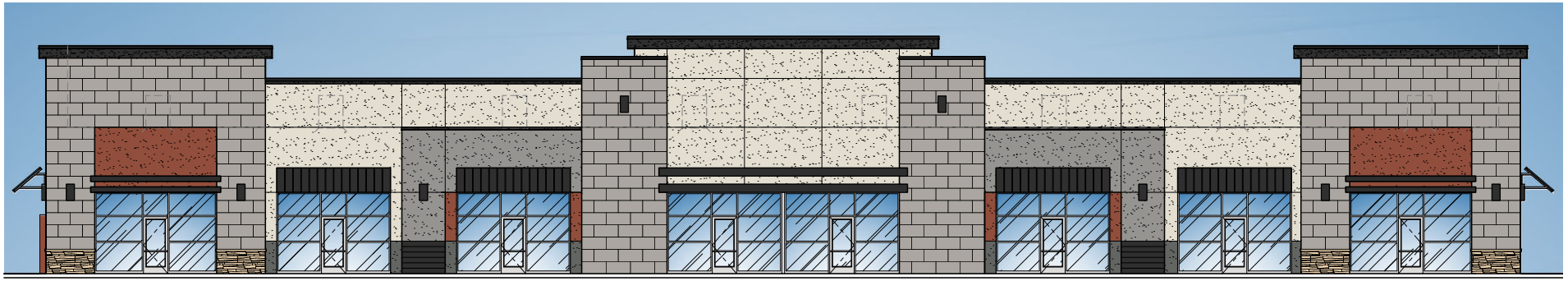
QSR 2



Retail B



Retail A



© 2026 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Colliers

VICINITY MAP

The trade area consists of ±251,645 residents with an average household income of ±$136,828 within a 5-mile radius.

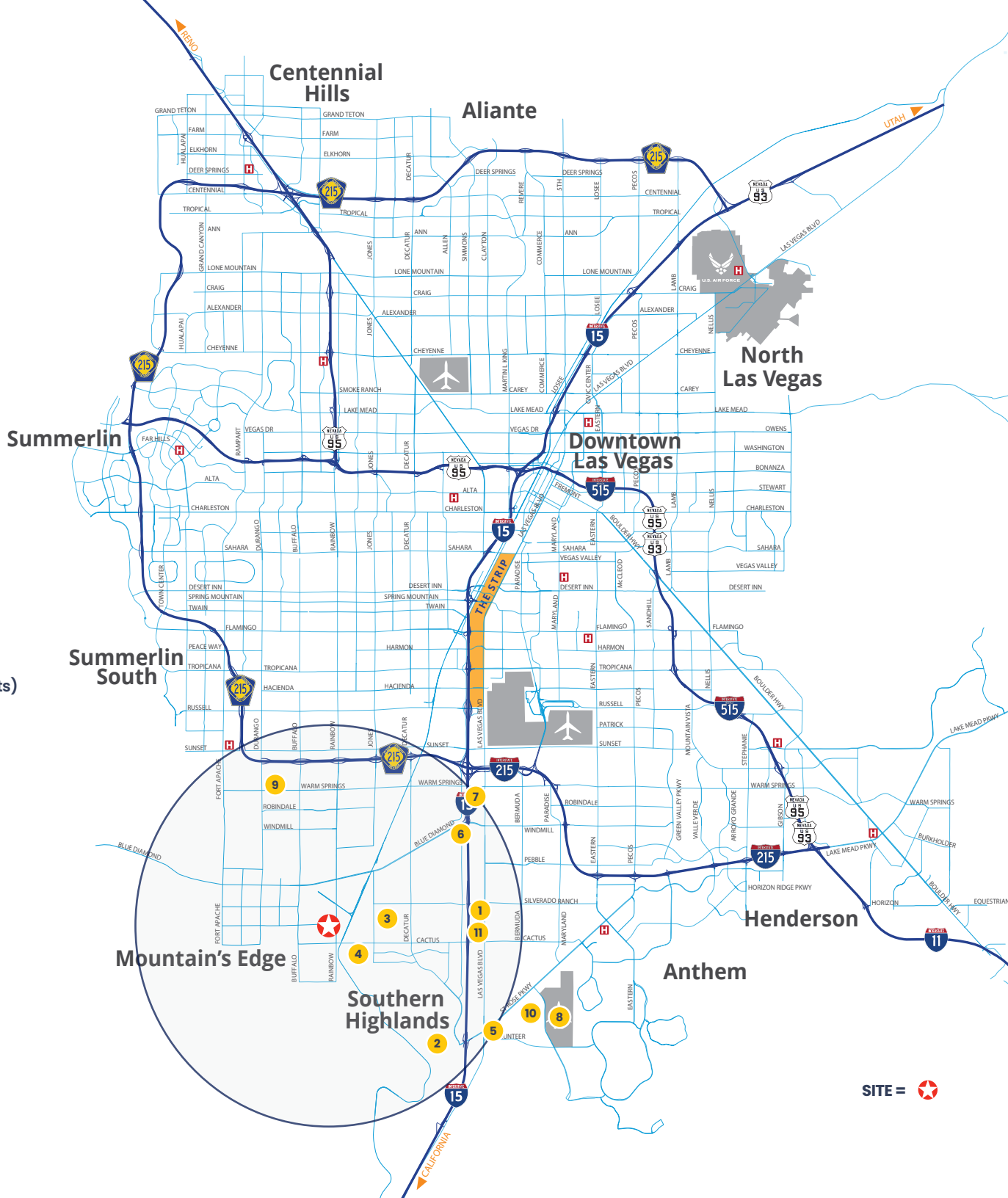
Median Age
37.7

Homeowners
97,408

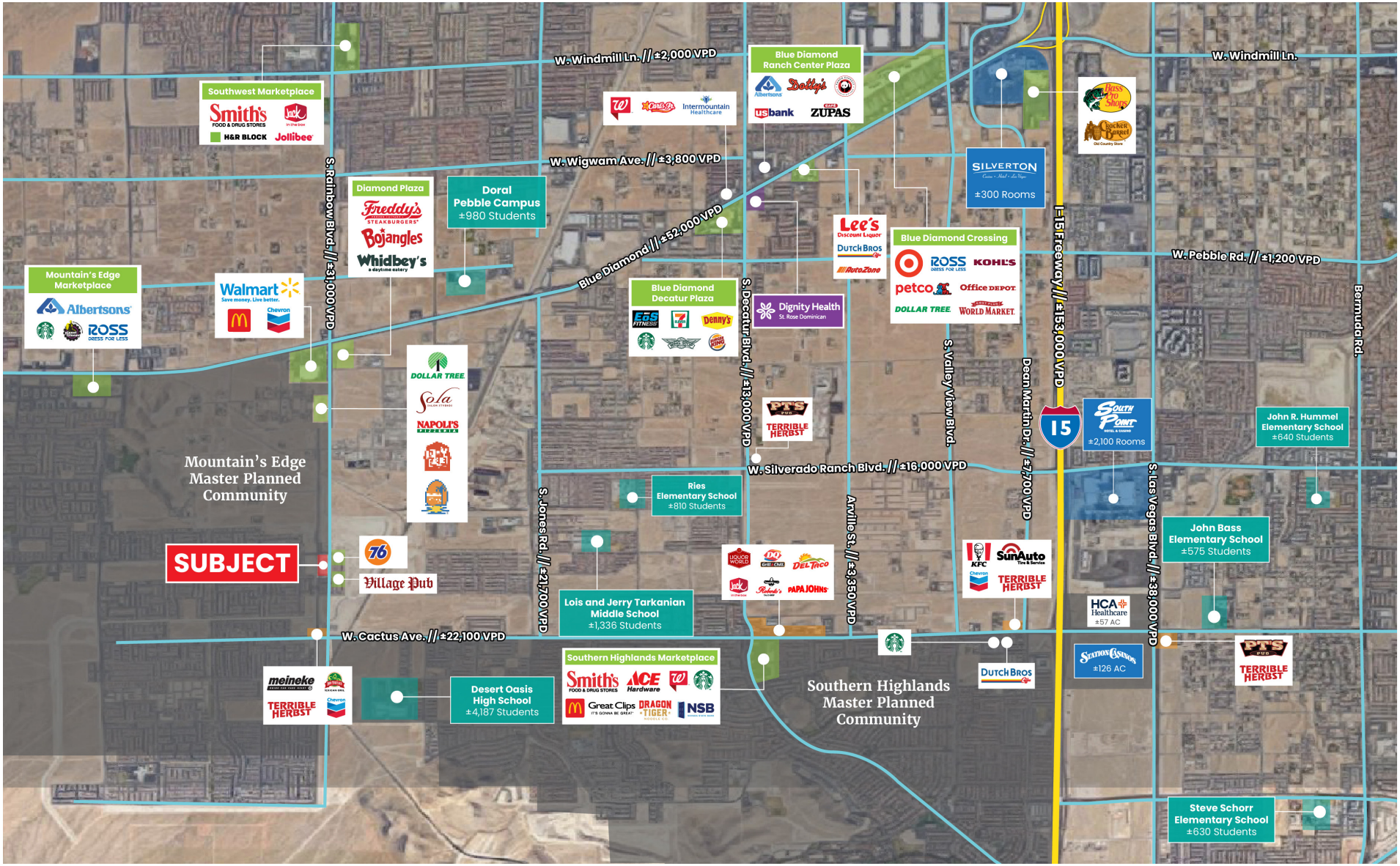
Married Households
48.2%

Nearby Amenities ±5-Mile Radius

1. **South Point Hotel & Casino (2,163 rooms)**
   -5.4 miles
2. **Southern Highlands Golf Club**
   -5.7 miles
3. **Lois and Jerry Tarkanian Middle School (±2,000 students)**
   -2.3 miles
4. **Desert Oasis High School (±3,250 students)**
   -1.3 miles
5. **M Resort Spa & Casino (390 rooms + future expansion)**
   -7.2 miles
6. **Silverton Hotel & Casino (300 rooms)**
   -5.3 miles
7. **Las Vegas South Premium Outlets**
   -7.1 miles
8. **Henderson Executive Airport**
   -7.6 miles
9. **St Rose Dominican Hospital San Martin Campus**
   -5.5 miles
10. **Intermountain Healthcare Performance Center**
    -7.5 miles
11. **Future HCA Hospital (±57 AC)**
    -4.4 miles



TRADE AREA MAP



■ = Power Centers ■ = Neighborhood Retail ■ = Community Centers ■ = Schools ■ = Hospitals

© 2026 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Colliers

SOUTHEAST FACING AERIAL



© 2026 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Colliers

NORTH FACING AERIAL

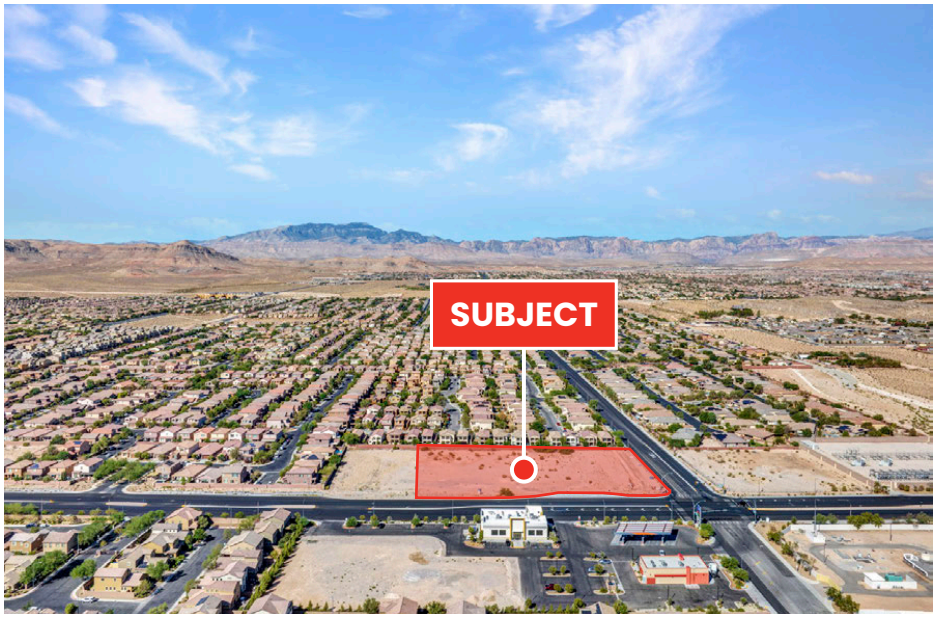


© 2026 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Colliers

PROPERTY PHOTOS









New Retail Development For Lease

SWC RAINBOW BLVD. & MOUNTAINS EDGE PKWY.

Las Vegas, NV 89178



Listed By: Colliers

Malan + Marcello Investment Team

AREEBA MOTEN
Senior Associate
+ 1 702 727 3780
areeba.moten@colliers.com
License # NV-S.0194559

STEVEN D. HAYNES
Vice President
+ 1 702 836 3727
steven.haynes@colliers.com
License # NV-BS.0144540

TREVOR OLKOWSKI
Associate
+ 1 702 836 3766
trevor.olkowski@colliers.com
License # NV-BS.0145996

ADAM MALAN
Vice Chair
+ 1 702 727 3778
adam.malan@colliers.com
License # NV-S.63542.LLC