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 – ±11,500 SF

QSR Pad

Up to ±2,500 SF



PROPERTY HIGHLIGHTS

- New retail leasing opportunity in the rapidly growing Southwest submarket, located within the thriving Mountain's Edge Master-Planned Community (12,500 houses)
- 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

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Malan + Marcello Investment Team

CONCEPTUAL SITE PLAN



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QSR 1



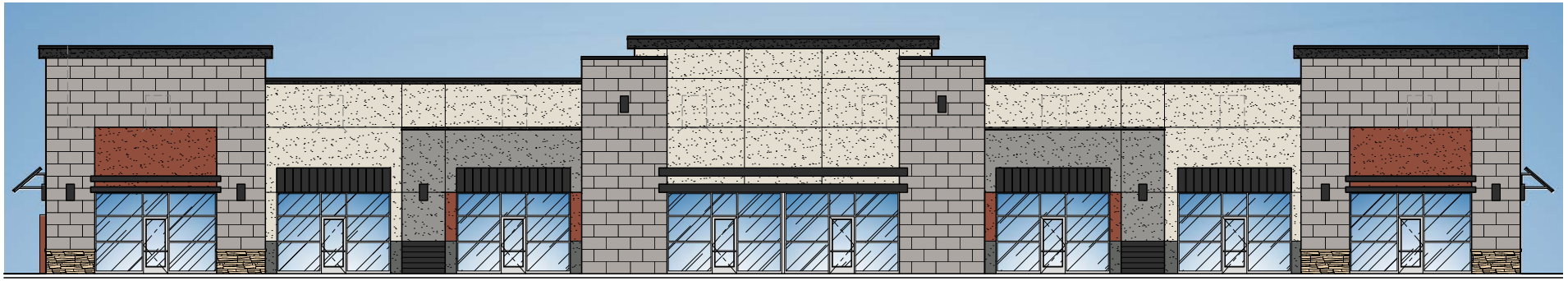
QSR 2



Retail B



Retail A



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VICINITY MAP

The trade area consists of ±251,645 residents with an average household income of ±$128,008 within a 5-mile radius.

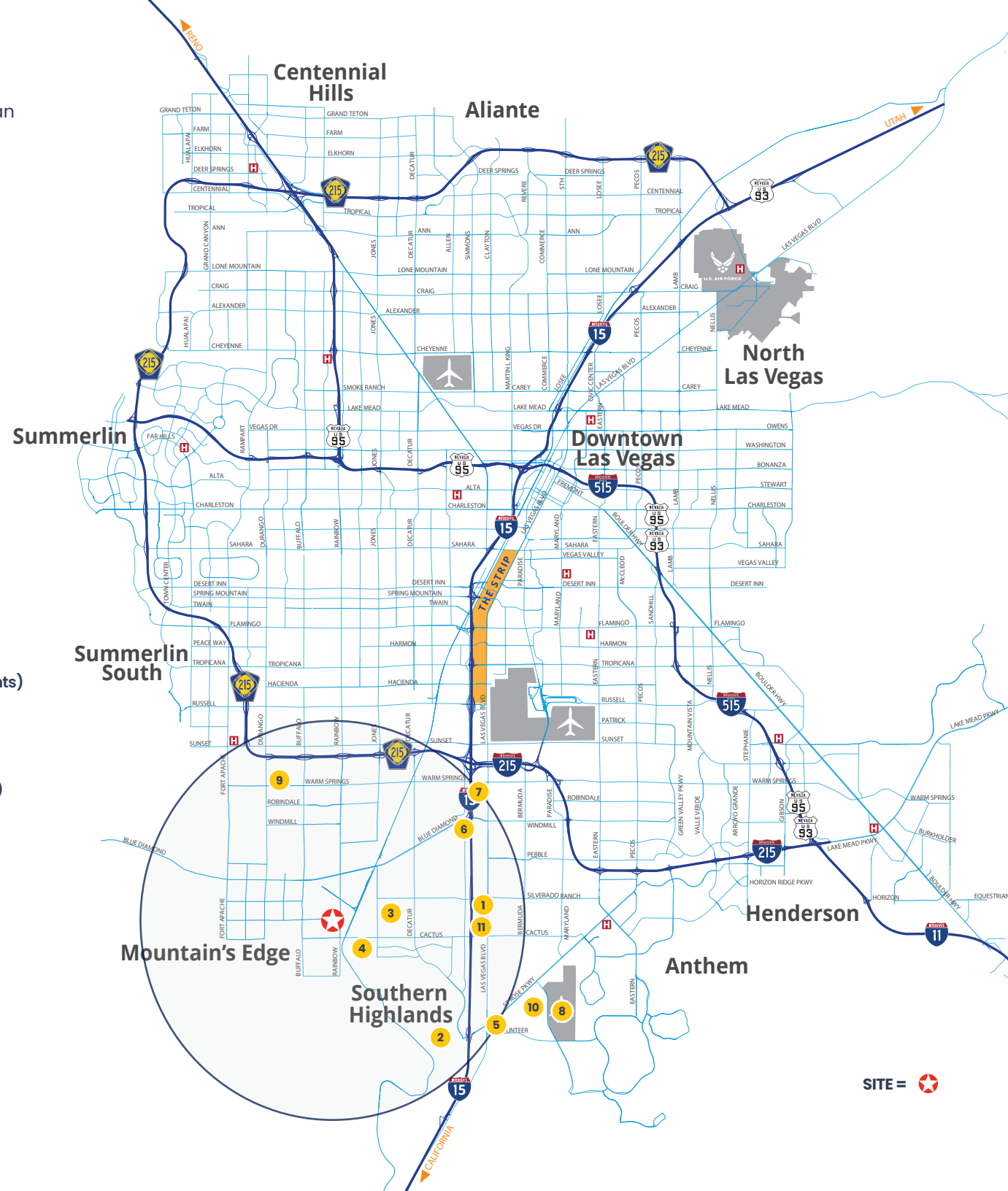
Median Age
37.7

Homeowners
97,408

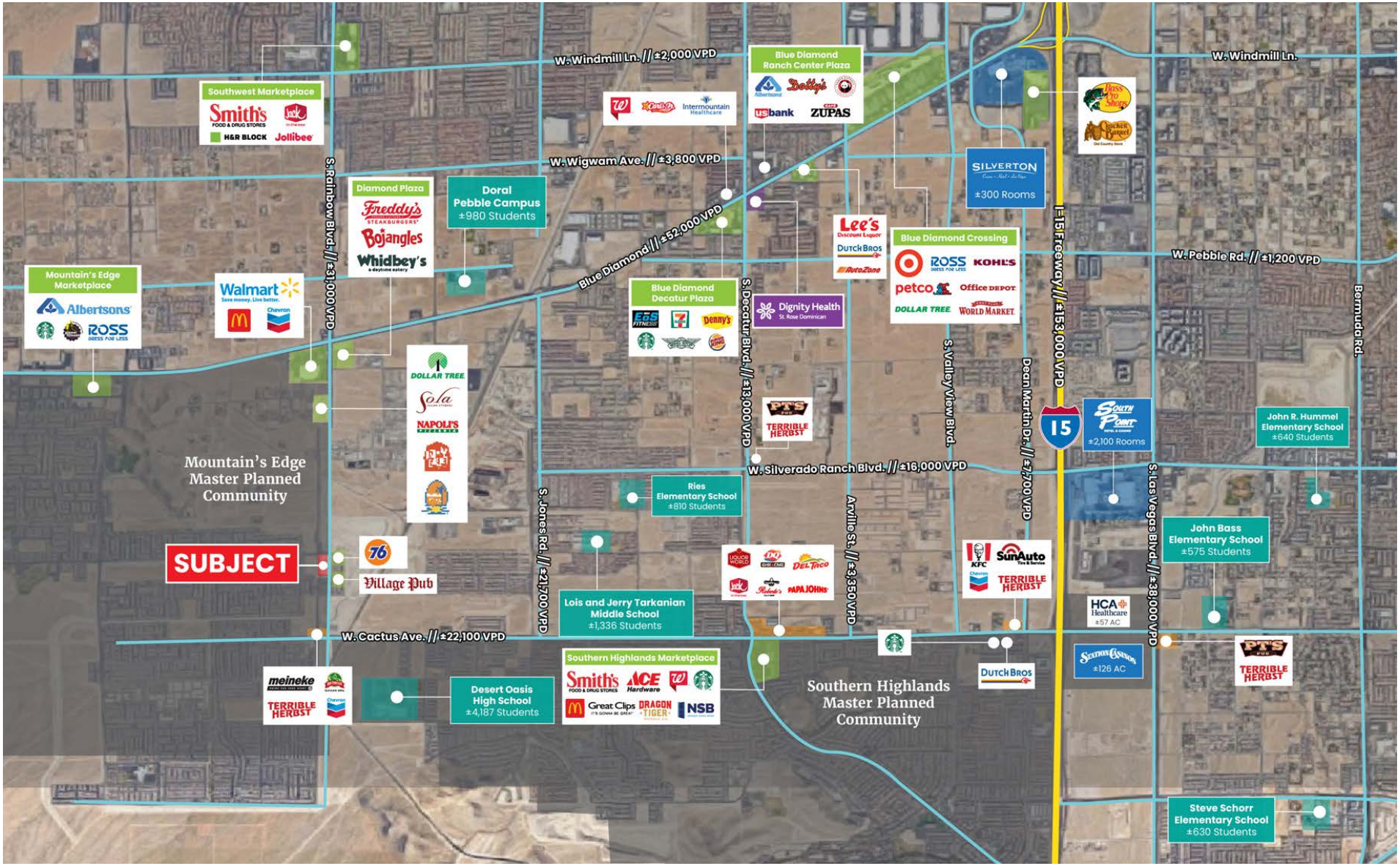
Married Households
48.2%

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

PLANS & AERIALS

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SOUTHEAST FACING AERIAL



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NORTH FACING AERIAL



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PROPERTY PHOTOS









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