

Retail Available For Lease

NEC BLUE DIAMOND ROAD & RAINBOW BOULEVARD

Las Vegas, NV 89139

Listed By:



Arroyo Market Square



Southwest Marketplace



SUBJECT

±0.76 AC

Diamond Plaza



Las Vegas Strip

CC 215 Beltway // ±200,000 VPD

TRACTOR
SUPPLY CO.

SUR 7-2
±316 Rooms

ARCO
ampm

Rainbow Blvd. // ±33,500 VPD

Future
Gas Station

Blue Diamond Rd. // ±52,000 VPD

Available for Ground Lease or Build-To-Suit

NEC BLUE DIAMOND ROAD & RAINBOW BOULEVARD

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LISTING SNAPSHOT

Lease Rate
Contact Broker

Land Size
±0.76 AC

APN:
176-23-201-017



PROPERTY HIGHLIGHTS

- ±0.76-acre ground lease or build-to-suit opportunity adjacent to a future gas station
- Ideal for car wash or QSR concepts seeking strong frontage, accessibility, and high traffic counts
- High-exposure corner location with strong visibility and traffic counts along two major arterial roadways
 - Rainbow Blvd.: ±33,500 VPD
 - Blue Diamond Rd.: ±52,000 VPD
- Positioned within a rapidly growing Southwest Las Vegas submarket with significant residential expansion and strong daytime traffic
- Excellent ingress/egress with proximity to signalized intersection
- Surrounded by national and regional retailers, creating strong co-tenancy synergy and consumer draw

Trade Area Demographics

	1-Mile	3-Mile	5-Mile
2025 Population	8,935	153,050	282,120
2025 Average Household Income	\$140,521	\$136,184	\$133,279
2025 Households	2,947	52,513	104,023
Daytime Population	6,408	110,638	263,701

Listing Brokers

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VICINITY MAP

The trade area consists of ±282,120 residents with an average household income of ±\$133,279 within a 5-mile radius.



Median Age

37.9



Homeowners

64,715



Married Households

47.8%

Nearby Amenities ±5-Mile Radius

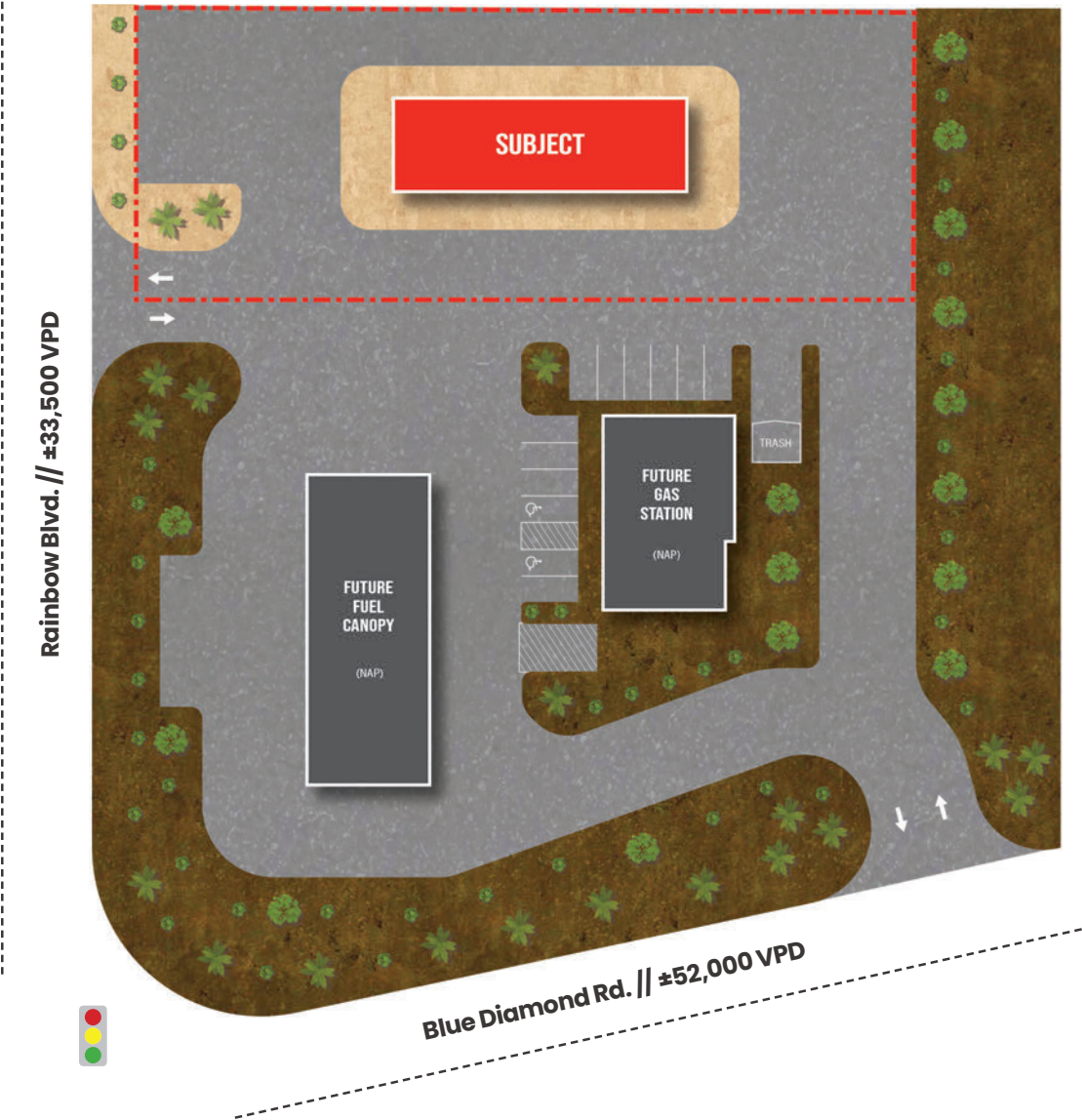
- 1 South Point Hotel & Casino (2,163 rooms)
-5.4 miles
- 2 Southern Highlands Golf Club
-5.7 miles
- 3 Lois and Jerry Tarkanian Middle School (±2,000 students)
-2.3 miles
- 4 Desert Oasis High School (±3,250 students)
-1.3 miles
- 5 M Resort Spa & Casino (390 rooms + future expansion)
-7.2 miles
- 6 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





■ = Subject ■ = Power Centers ■ = Schools ■ = Casinos ■ = Hospitals ■ = Residential











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