



PEBB ENTERPRISES

## CHEYENNE COMMONS

3001 N. RAINBOW BLVD. | LAS VEGAS, NV 89108  
OUTPARCEL, END CAP & SHOP SPACE AVAILABLE



### HIGHLIGHTS

- NEW renovation complete
- Walmart, Floor & Decor and Ross anchored power center with many other national and regional tenants
- Surrounded by dense and mature demographics with over 420,000 people within a 5 mile radius
- Located along the US-95 Freeway on Cheyenne Ave. and Rainbow Blvd. with combined traffic counts of +/-243,000 CP
- Located near Mountain View Hospital with over 2,600 employees and physicians
- Retail pad opportunity available - inquire with broker

### AREA DEMOGRAPHICS

- Population 3mi/5mi: 185,226/410,430
- Households 3mi/5mi: 72,069/155,873
- Average Household Income 3mi/5mi: \$77,755/\$84,832

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SUITE	TENANT	SF
3003	Dotty's	4,800
3007	Hibbett Sports	5,000
3009	Pro Club Zone	2,456
3011	H&R Block	2,456
3021	Ross	24,000
3031	Super 99 Center	4,500
3033 - 3039	Aaron's Furniture	11,222
3041	Walmart	114,513
3051 - 3059	AutoZone	7,712
3061	Rainbow Shops	9,100
<b>3065</b>	<b>AVAILABLE</b>	<b>2,824</b>
3067	Scrubs & Beyond	2,800
3069	Sally Beauty	1,800
3071 - 3075	Floor & Decor	70,738
3081	Marie Callender's	2,502
3085	PT's Pub	3,998
3101	Great Clips	1,265
3103	Smoke Shop	1,162
3105	Metro PCS	1,020
3107	The Neighborhood Jeweler	1,020
3109	LA Insurance Agency NV 30	1,080
3111	Weekend Nails	1,920
3115	GameStop	1,800
3117	Eyebrow Therading	1,200
3141	Goodwill	24,510
<b>3145/3149</b>	<b>AVAILABLE</b>	<b>3,300</b>
3151	Alka PH9	1,200
3153	Allstate Insurance	1,020
3155	Goodwill Donation Drop-Off	960
3157	The UPS Store	1,320
<b>3159</b>	<b>AVAILABLE*</b>	<b>900</b>
3163	Boca Dental	2,409
3165	Wally Wombats	10,067
3181	Jollibee	2,558
3189	Carl's Jr.	3,516
NAP	Rebel Oil	NAP
3119	Pacific Dental	3,000
3121	Cricket Wireless	1,412
3123	Humana	7,078
3131	Starbucks	2,500

\* Do not disturb current tenant.



**SUMMARY PROFILE**

2000 - 2010 Census

2018 Estimates with 2023 Projections

Lat/Lon: 36.2156/-115.2442

*Calculated using Weighted Block Centroid from Block Groups*

3001 N Rainbow Blvd Las Vegas, NV 89108		1 ml radius	3 ml radius	5 ml radius	10 min drivetime
POPULATION	2018 Estimated Population	16,238	185,226	410,430	703,862
	2023 Projected Population	18,043	204,525	453,953	779,516
	2010 Census Population	14,586	173,920	386,039	647,205
	2000 Census Population	15,384	163,302	331,558	526,663
	Projected Annual Growth 2018 to 2023	2.2%	2.1%	2.1%	2.1%
	Historical Annual Growth 2000 to 2018	0.3%	0.7%	1.3%	1.9%
	2018 Median Age	37.6	38.4	38.3	37.5
HOUSEHOLDS	2018 Estimated Households	6,319	72,069	155,873	263,743
	2023 Projected Households	6,727	76,127	164,918	279,565
	2010 Census Households	5,473	65,307	141,494	233,191
	2000 Census Households	5,644	61,505	122,726	192,636
	Projected Annual Growth 2018 to 2023	1.3%	1.1%	1.2%	1.2%
	Historical Annual Growth 2000 to 2018	0.7%	1.0%	1.5%	2.1%
RACE AND ETHNICITY	2018 Estimated White	56.6%	57.9%	57.4%	55.0%
	2018 Estimated Black or African American	16.8%	14.5%	15.2%	15.4%
	2018 Estimated Asian or Pacific Islander	7.4%	7.8%	8.1%	9.2%
	2018 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.7%	0.7%
	2018 Estimated Other Races	18.4%	19.0%	18.6%	19.7%
	2018 Estimated Hispanic	28.8%	29.9%	29.6%	31.3%
INCOME	2018 Estimated Average Household Income	\$64,594	\$77,755	\$84,832	\$80,480
	2018 Estimated Median Household Income	\$53,738	\$59,921	\$63,795	\$62,173
	2018 Estimated Per Capita Income	\$25,319	\$30,307	\$32,254	\$30,294
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	4.5%	4.7%	4.9%	5.9%
	2018 Estimated Some High School (Grade Level 9 to 11)	8.7%	8.3%	8.4%	8.9%
	2018 Estimated High School Graduate	32.6%	31.3%	30.2%	29.9%
	2018 Estimated Some College	29.0%	26.4%	25.8%	24.8%
	2018 Estimated Associates Degree Only	8.5%	7.8%	7.9%	7.9%
	2018 Estimated Bachelors Degree Only	10.7%	14.1%	14.7%	14.8%
	2018 Estimated Graduate Degree	5.9%	7.5%	8.1%	7.8%
BUSINESS	2018 Estimated Total Businesses	1,245	6,304	13,925	26,689
	2018 Estimated Total Employees	13,073	55,705	137,668	288,343
	2018 Estimated Employee Population per Business	10.5	8.8	9.9	10.8
	2018 Estimated Residential Population per Business	13.0	29.4	29.5	26.4