

For Sale

# ± 0.79 AC Improved Commercial Pad



5640 N. Rainbow Blvd.  
Las Vegas, NV 89130

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Listing Snapshot



**\$725,000**  
Sale Price



**± 0.79 AC**  
Acreage



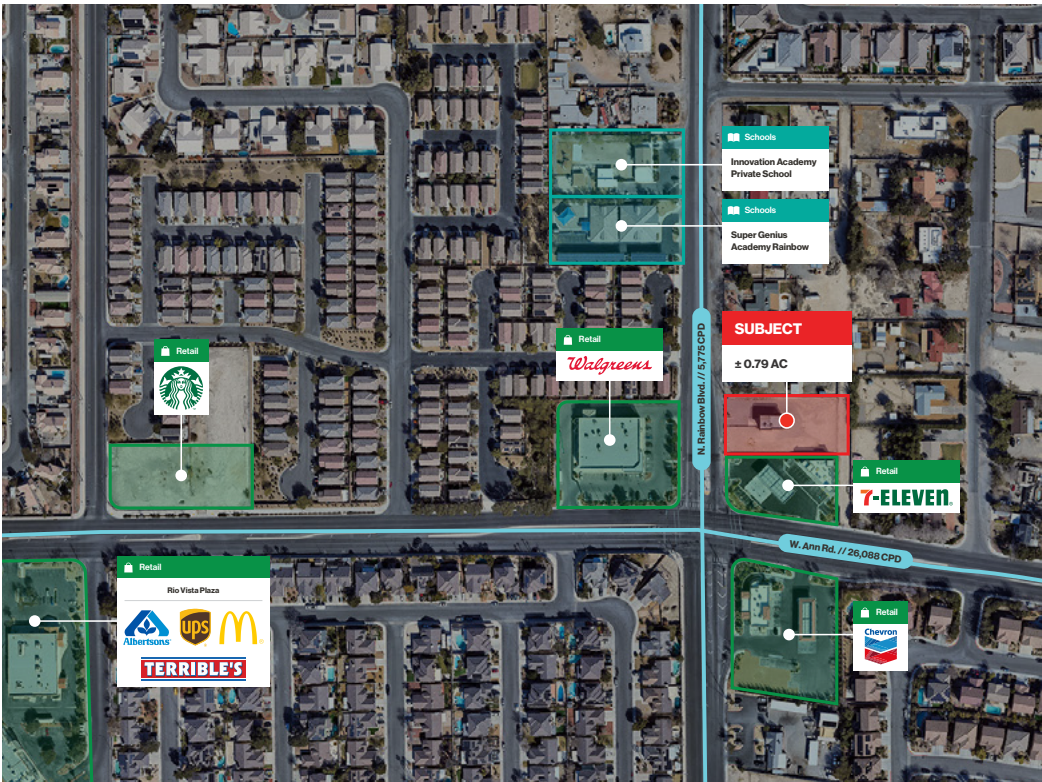
**125-26-410-006**  
Parcel Number

Property Highlights

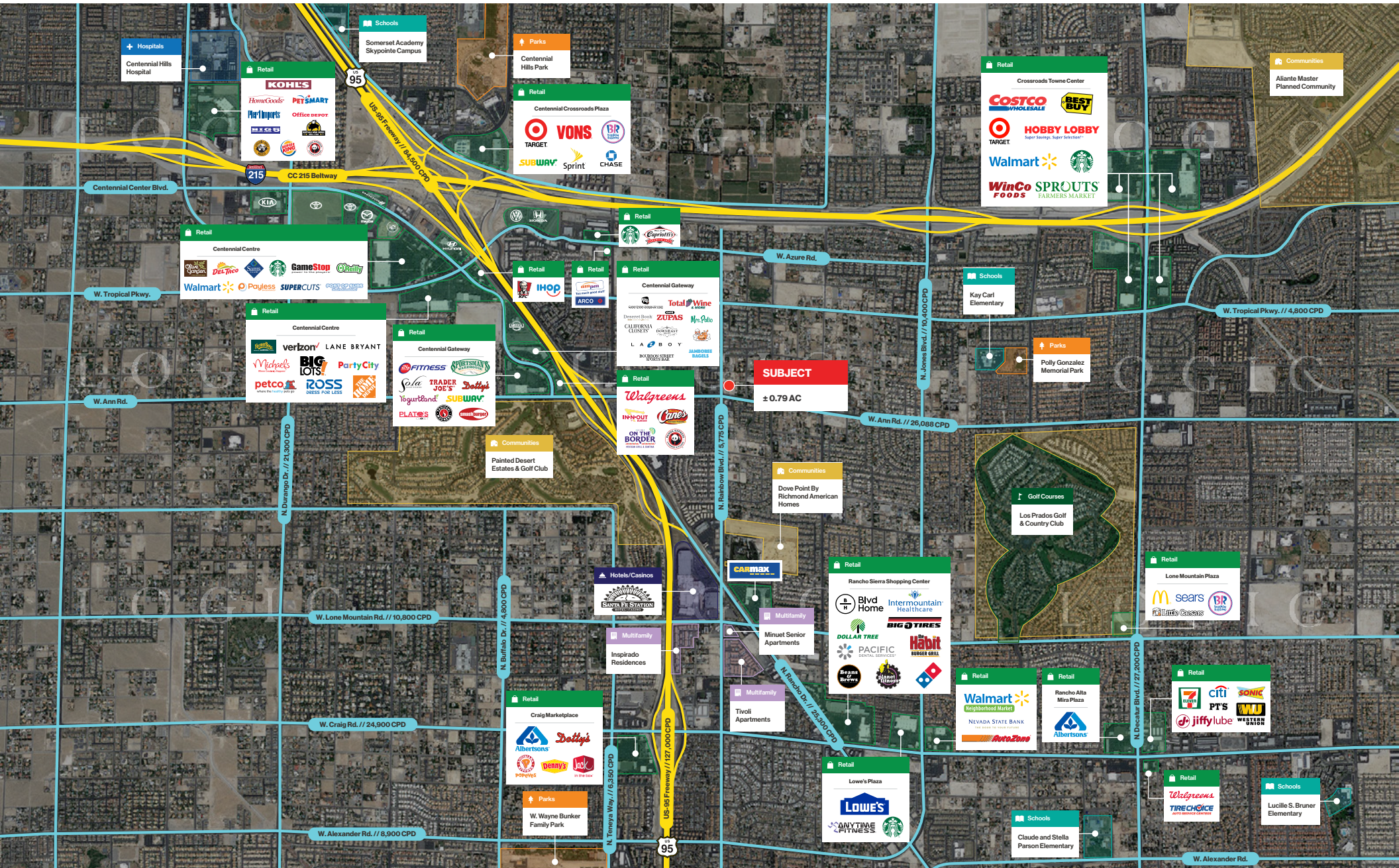
- ± 0.79 net acres just northeast of N. Rainbow Blvd. and Ann Rd.
- Neighboring tenants include 7-Eleven, Walgreens and Chevron
- High-traffic intersection with a combined ± 31,863 CPD
- Easy access to US-95 and CC-215
- ± 125 ft. frontage on Rainbow Blvd.
- Zoning classification: Limited Commercial (C-1)
- Adjacent to Centennial Hills
- Minutes away from the Santa Fe Station Casino, Carmax, and Los Prados Golf & Country Club
- Improved pad with water and electricity onsite

Demographics

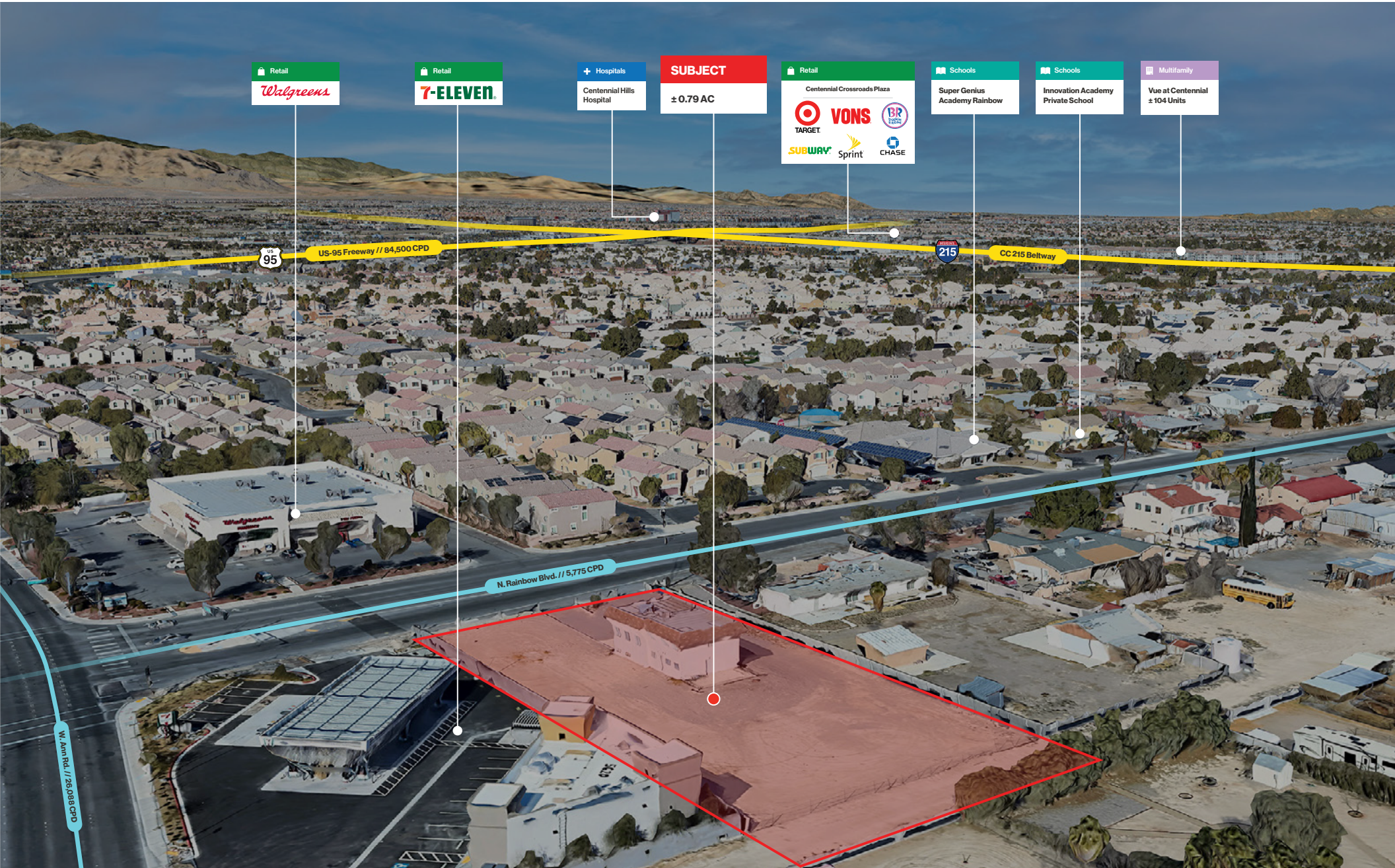
	1-mile	3-mile	5-mile
2024 Population	12,324	124,884	388,657
2024 Average Household Income	\$119,133	\$119,769	\$112,408
2024 Total Households	4,450	46,191	139,828













# LOGIC Commercial Real Estate

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For inquiries please reach out to our team.

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