



MERCURY
DEVELOPMENT

FOR LEASE
RETAIL SPACE



Coronado Trails Plaza



Property Details

Available Units:	1
Total Units:	9
Gross Leasable Area:	18,475 SF
Parking Spaces:	105

Contact

Leasing Agent:	Timothy Dougherty, CLS
Office:	503-925-1850 ext. 300
Email:	tdougherty@mercurydev.com

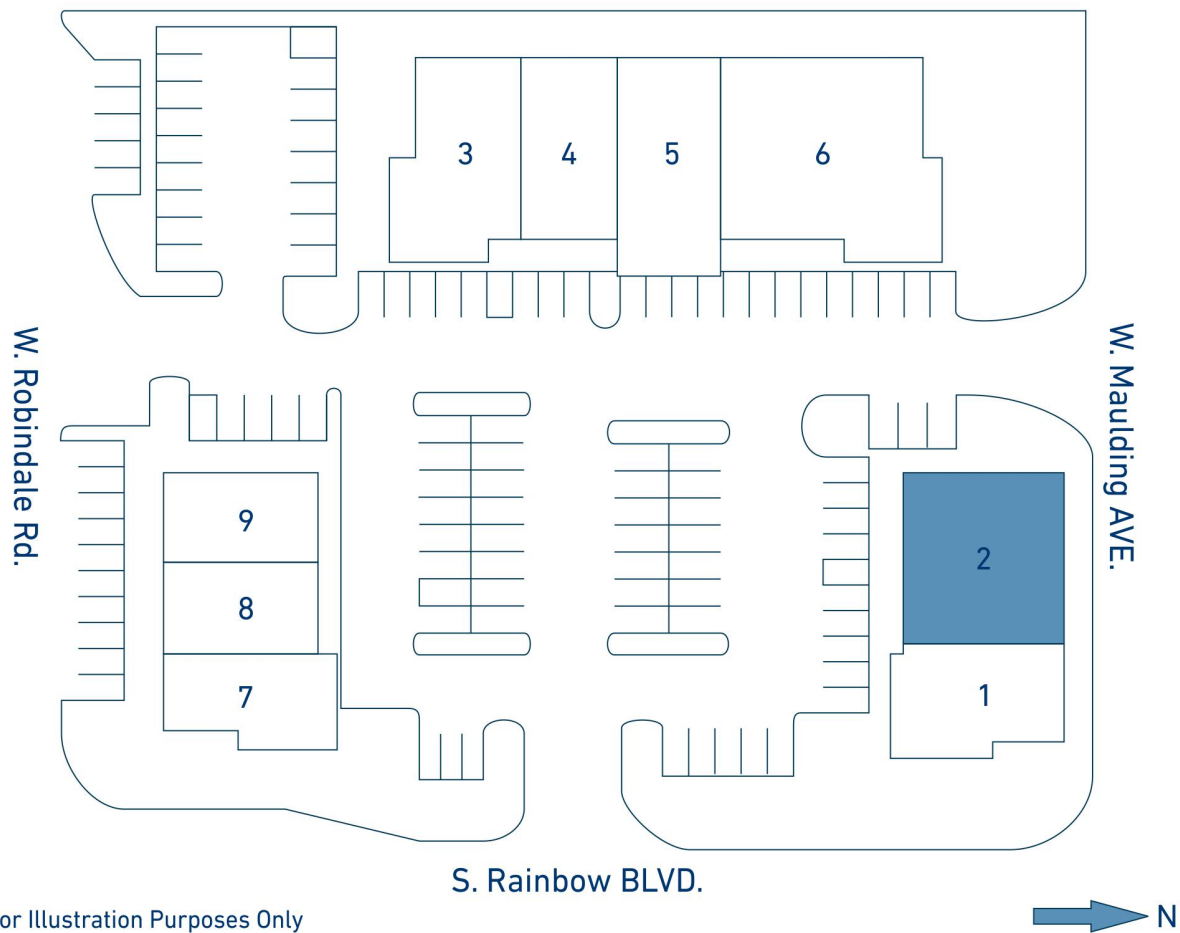
Features

This newly built neighborhood strip center is located with frontage to South Rainbow Blvd. – one of the strongest retail corridors in Las Vegas. Shadow anchored by Walgreens, this center enjoys daily traffic exceeding 25,000 vehicles per day and neighborhoods abundant with successful professionals. With plans of yet another Walmart Supercenter breaking ground soon on Rainbow Blvd. and Blue Diamond Road, as well as a possible WinCo joining the trade area in the near future, we believe Coronado Trails Plaza will continue to see sustained growth for years to come.

Demographics

DEMOGRAPHICS	1 mile	3 miles	5 miles
Population	22,071	91,293	278,408
Median Hh Income	\$69,081	\$63,472	\$57,989
Total Housing Units	8,956	38,696	125,494
College Educated	7%	5%	5%
Total Employees	3,767	37,900	153,493

Site Map



1	Title Max	4	Creamery & Juice Bar	7	Burgerim
2	Unit Available (2,900 SF)	5	Rainbow Medical Center	8	The Birthday Suit
3	Pho 168	6	Kidz Pre-School	9	Pizza Hut



Trade Map



Traffic Count:	27,000
Population:	1 Mile Radius (22,071) and 3 Mile Radius (91,293)
Medium Hh Income:	\$69,081
Multi-Family Units:	1 Mile Radius (3,294) and 3 Mile Radius (14,406)
Total Housing Units:	1 Mile Radius (8,956) and 3 Mile Radius (38,696)
Major Employers:	Walgreens, WalMart, Sam's Club, WinCo, Home Depot, Bed Bath & Beyond, Michaels

Photos



Coronado Trails Plaza - Unit 2



Unit 2  7615 S. Rainbow Blvd., #102, Las Vegas, NV 89113

Unit Details

Square Footage:	2,900 SF
Dimensions:	60' x 48.33'
Rate:	Call For Details
Date of Availability:	Currently Available

Contact

Leasing Agent:	Timothy Dougherty, CLS
Office:	503-925-1850 ext. 300
Email:	tdougherty@mercurydev.com

Features

- End-cap with signage options visible from both directions of S. Rainbow Blvd.
- Storefront faces the main entrance of the Shopping Center.
- Open ceiling, metal spiral ducting, and smooth concrete floors.
- Partitions include an ADA restroom, storage room, and the sales floor.
- 45' of storefront glass.
- Pylon signage available.

Unit 2 - Photos

