



MERCURY
DEVELOPMENT

FOR LEASE
RETAIL SPACE



Coronado Trails Plaza



7615 S Rainbow Blvd, Las Vegas, NV 89139, USA

Property Details

Available Units:	1
Total Units:	10
Gross Leasable Area:	18,475 SF
Parking Spaces:	105

Contact

Leasing Agent:	Timothy Dougherty, CLS
Office:	503-212-4617
Email:	tdougherty@mercurydev.com

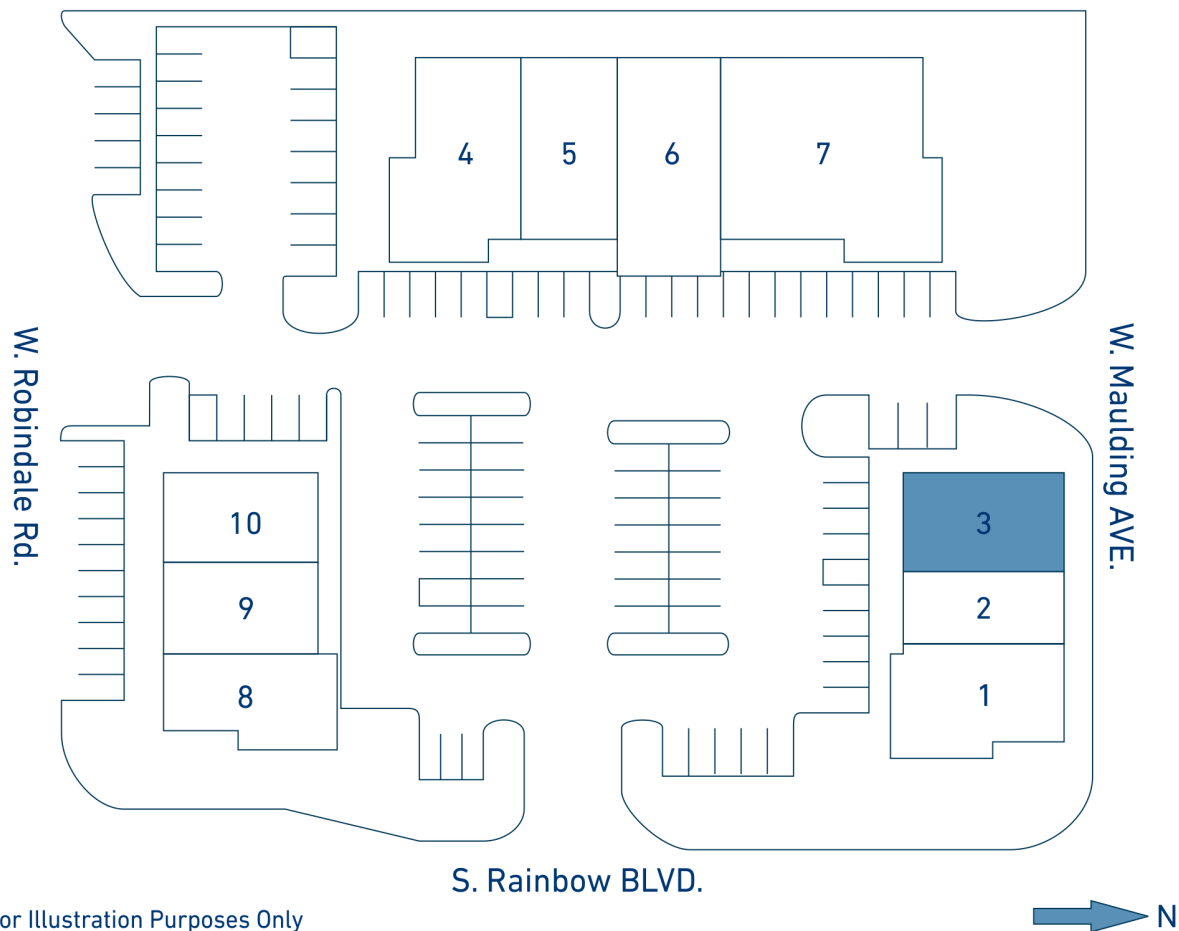
Features

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.

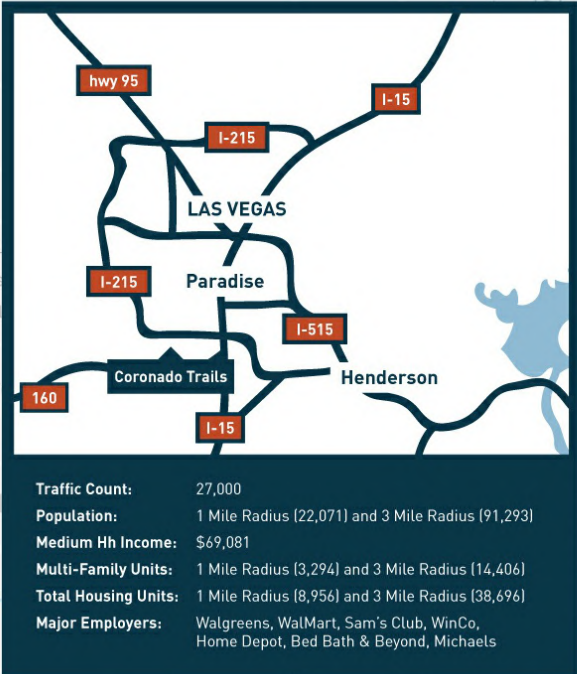
Demographics

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	5	Salt and Spoon	9	uBreakiFix
2	Sunright Tea Studio	6	Rainbow Medical Center	10	Pizza Hut
3	Unit Available (1,593 SF)	7	Kidz Pre-School		
4	Pho 168	8	Hummus Bowls		



Photos



Coronado Trails Plaza - Unit 3



Unit 3

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

Unit Details

Square Footage:	1,593 SF
Dimensions:	50' x 31.86'
Rate:	Call For Details
Date of Availability:	Currently Available

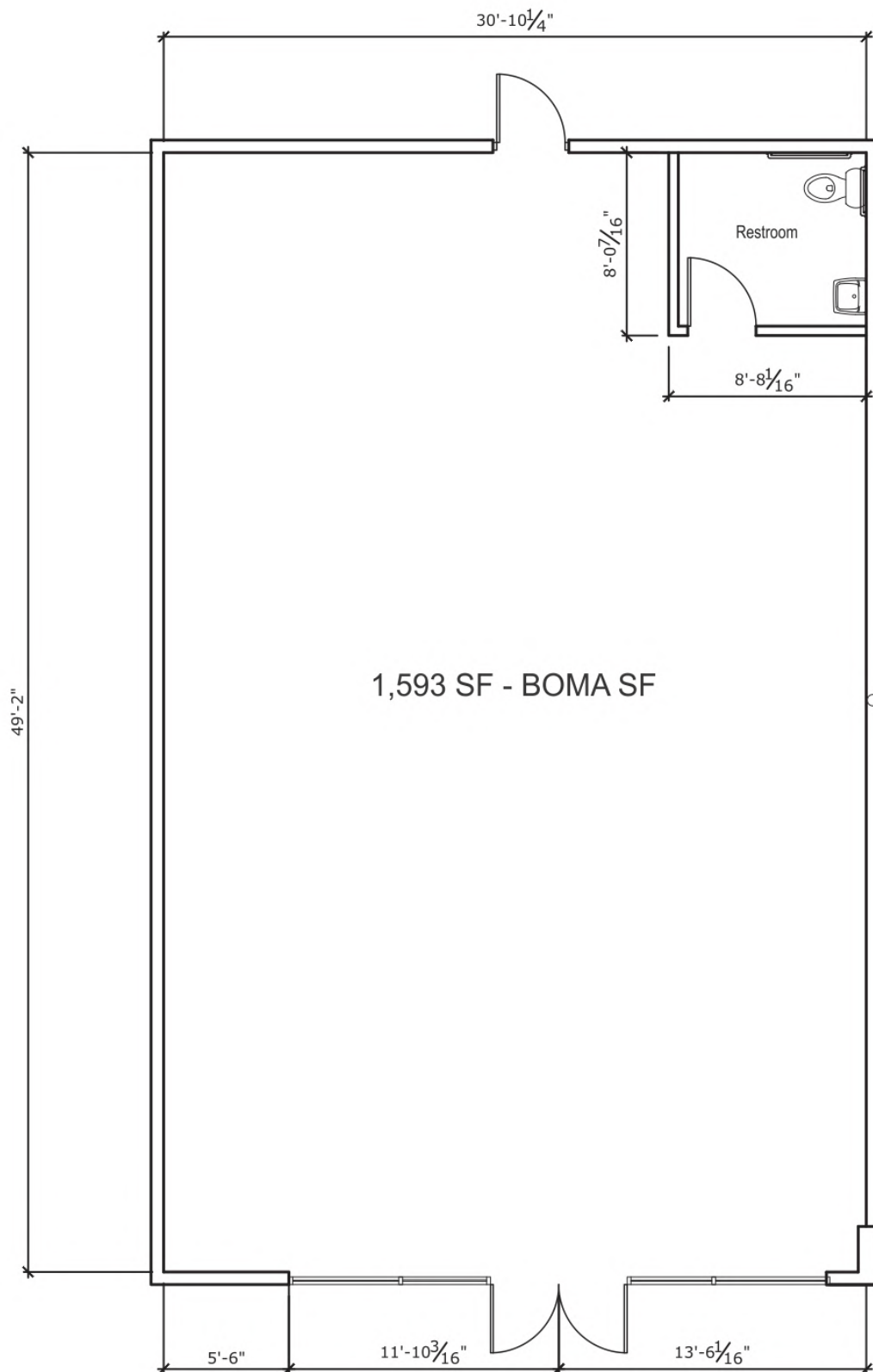
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Features

- In progress - newly demised interior 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 stained concrete floors.
- Partitions include 1 ADA restroom with open sales floor.
- Pylon signage available.

Unit 3 - Floor Plan



Unit 3 - Photos

