



**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 |

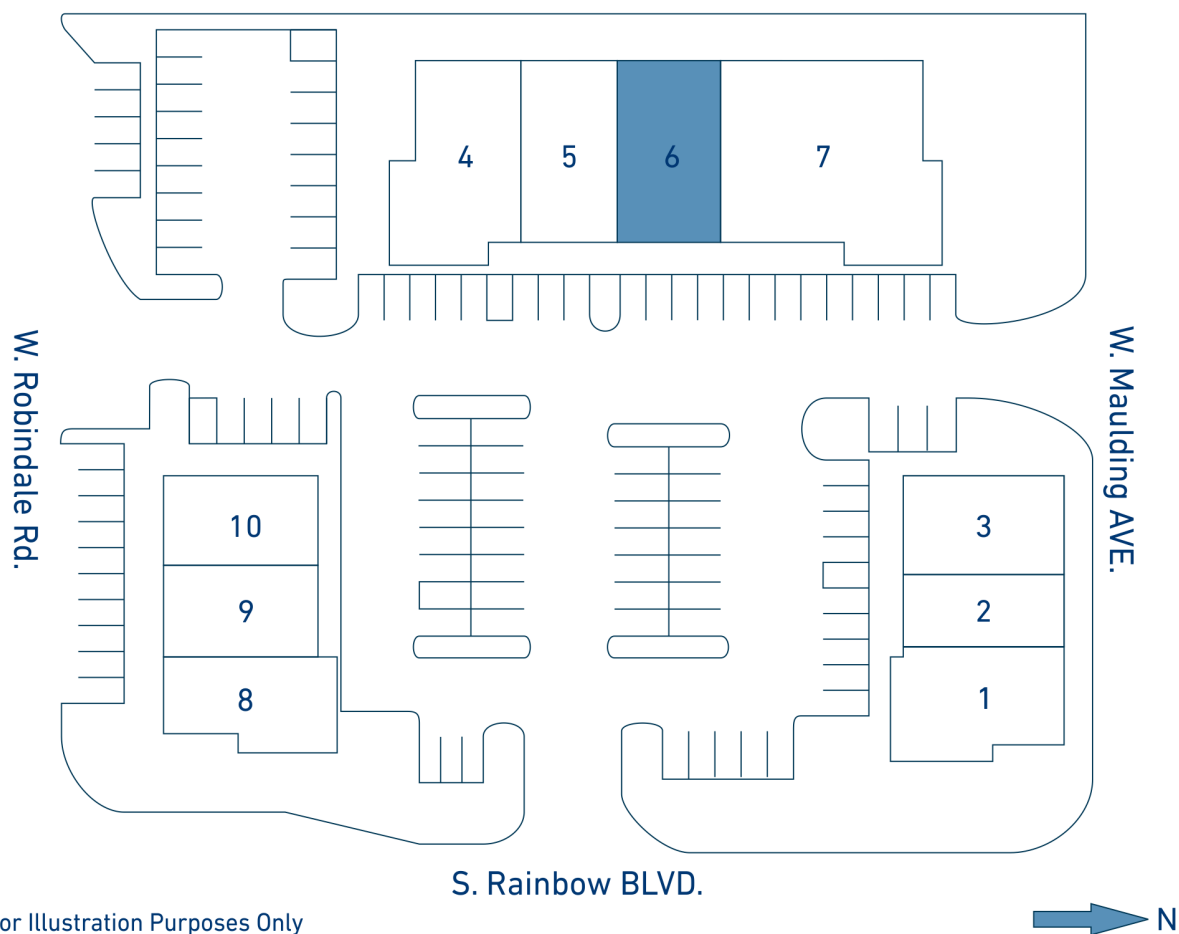
## Features

Coronado Trails Plaza is a well-positioned retail center just off I-215 on South Rainbow Blvd — one of Southwest Las Vegas' most established retail corridors. With over 48,000 vehicles passing daily, the center offers excellent visibility and access to a dense, affluent trade area. Within a three-mile radius, the area is home to more than 136,000 residents and nearly 50,000 households, with an average household income of approximately \$91,000. These strong market fundamentals make Coronado Trails Plaza a compelling location for retailers, offering exceptional exposure, access, and connectivity to a vibrant and economically stable consumer base.

## Demographics

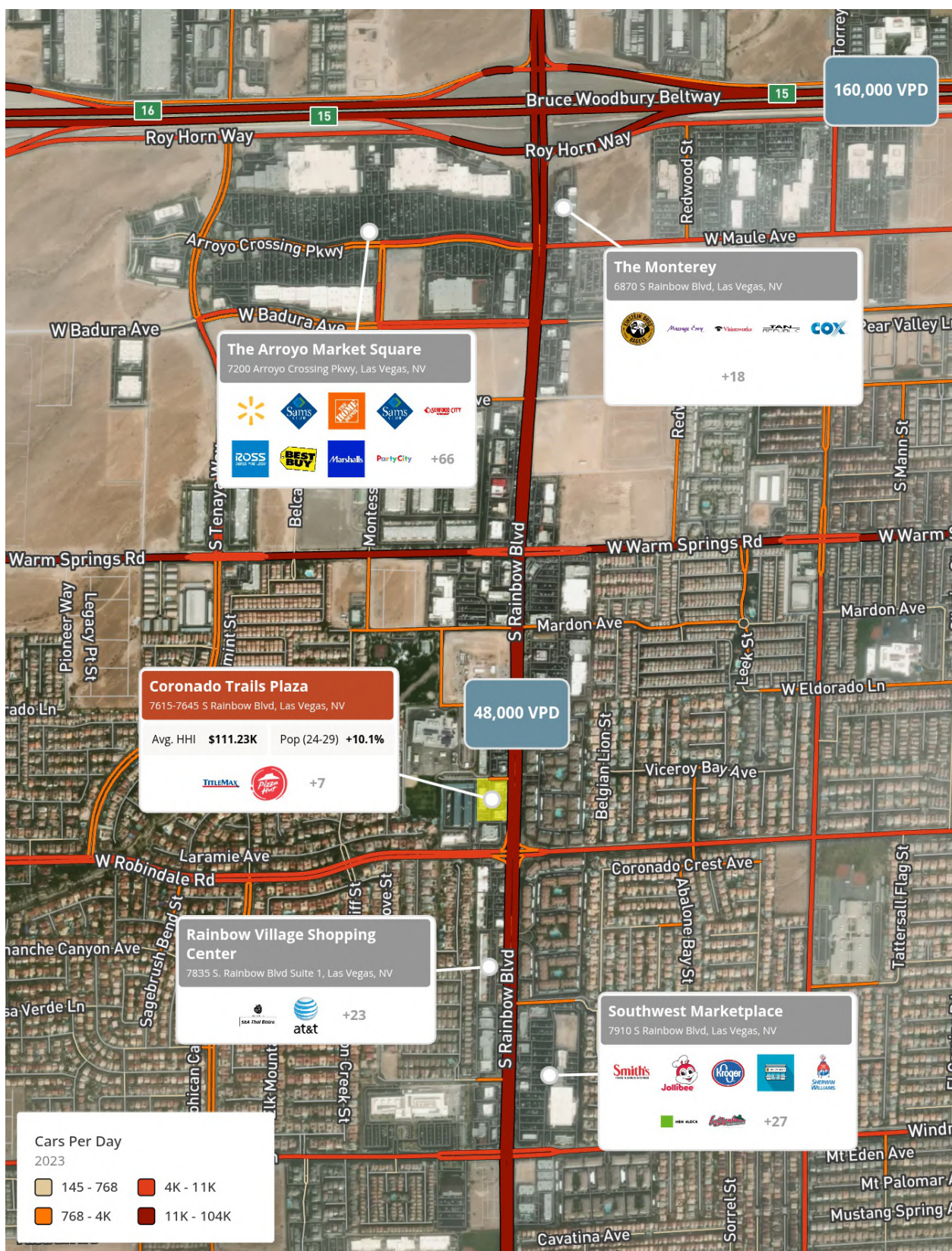
| DEMOGRAPHICS             | 1 mile      | 3 miles     | 5 miles     |
|--------------------------|-------------|-------------|-------------|
| Population               | 24,603      | 136,032     | 355,984     |
| Households               | 8,294       | 49,414      | 134,030     |
| Average Household Income | \$94,049.58 | \$90,963.18 | \$84,640.56 |
| Total Employees          | 13,217      | 75,270      | 192,871     |
| College Educated         | 34.1%       | 37.5%       | 33.9%       |

## Site Map



|   |                      |   |                                  |    |                     |
|---|----------------------|---|----------------------------------|----|---------------------|
| 1 | Title Max            | 5 | Salt and Spoon                   | 9  | Asurion Tech Repair |
| 2 | Sunright Tea Studio  | 6 | <b>Unit Available (2,400 SF)</b> | 10 | Pizza Hut           |
| 3 | The Tailor Meat Shop | 7 | 85C Bakery Café                  |    |                     |
| 4 | Pho Viet Café Vegas  | 8 | Jaws Topokki                     |    |                     |







# Photos





## Coronado Trails Plaza - Unit 6



### Unit 6



7625 S. Rainbow Blvd., #103, Las Vegas, NV 89113

### Unit Details

|                              |                     |
|------------------------------|---------------------|
| <b>Square Footage:</b>       | 2,400 SF            |
| <b>Dimensions:</b>           | 40' Wide x 60' Deep |
| <b>Rate:</b>                 | Call For Details    |
| <b>Date of Availability:</b> |                     |

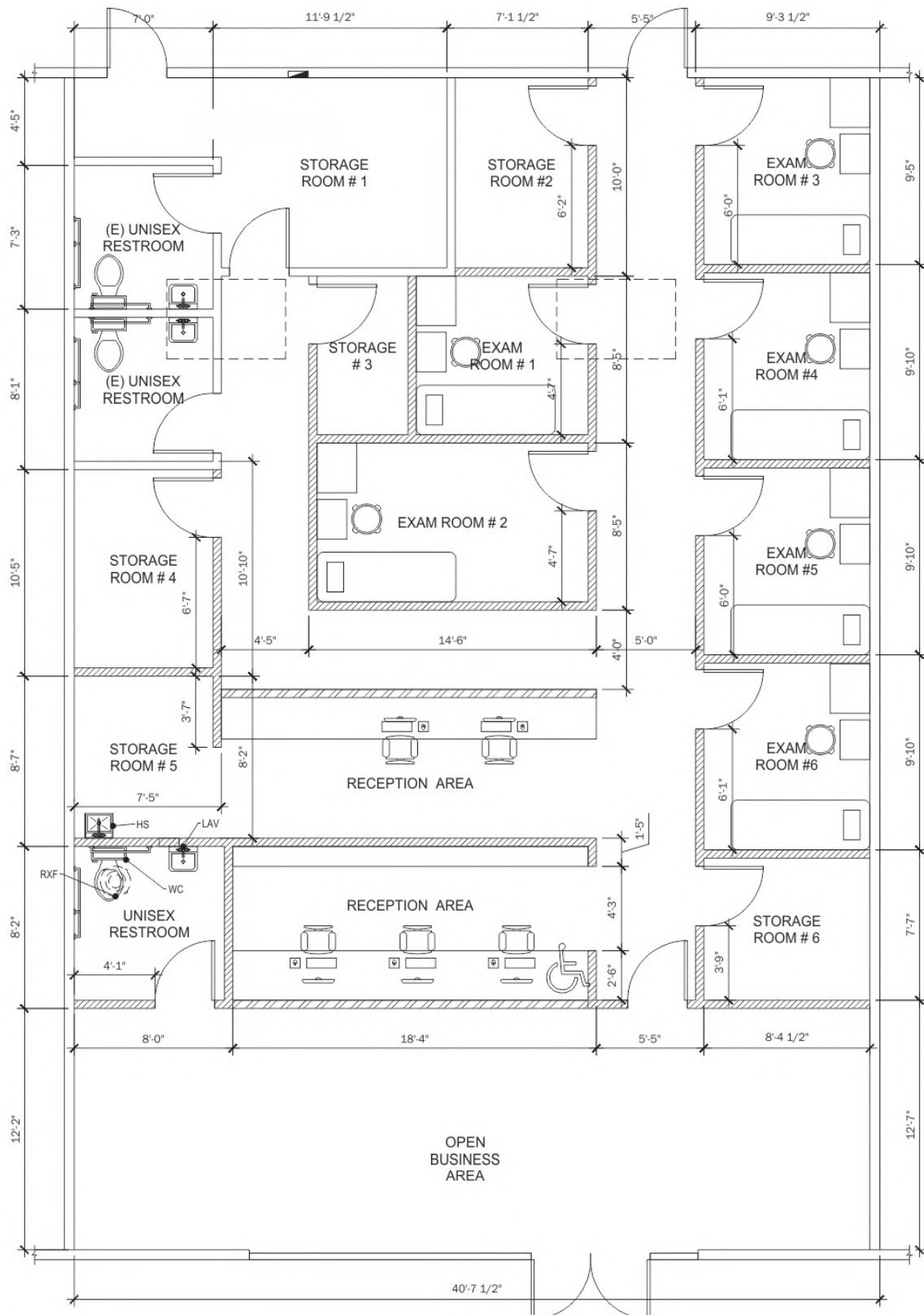
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| <b>Email:</b>         | tdougherty@mercurydev.com |

### Features

- Anchor demarcated unit directly facing the center's main entrance with great glass frontage and superior visibility to Rainbow Blvd.
- 2nd generation urgent care / medical office.
- Available now with notice - please do not disturb existing tenant.
- Partitions include: lobby, 2 reception areas, several exam rooms, storage rooms, break area, and 3 ADA restrooms - see floor plan.
- Pylon signage available.

# Unit 6 - Floor Plan





## Unit 6 - Photos

