

RAINBOW PLAZA

LAS VEGAS, NV



SIZE

144,845 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	19,463	190,396	488,522
Households	6,732	70,901	190,829
Median HH Income (\$)	56,181	53,912	56,543

MAJOR TENANT(S)

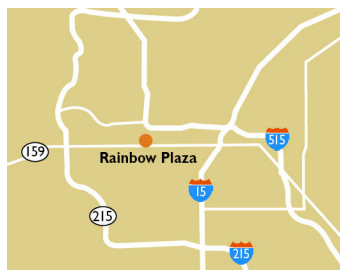
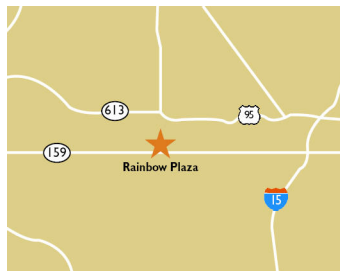
Albertsons
Ross Dress for Less
Humana
Wingstop

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

731-1049 S. Rainbow Blvd. | Las Vegas, NV 89145

PROPERTY HIGHLIGHTS

- 144,821-square-foot shopping center anchored by Albertsons
- Other national tenants include Humana, The UPS Store, H&R Block, Great Clips, GNC, Sally Beauty Supply and GameStop
- Population exceeds 190,300 in a three-mile radius with an average household income over \$74,200
- Located at the high-traffic intersection of Rainbow Boulevard (45,700 VPD) and Charleston Boulevard (36,200 VPD)
- Over 3 million shoppers visited Rainbow Plaza in 2021



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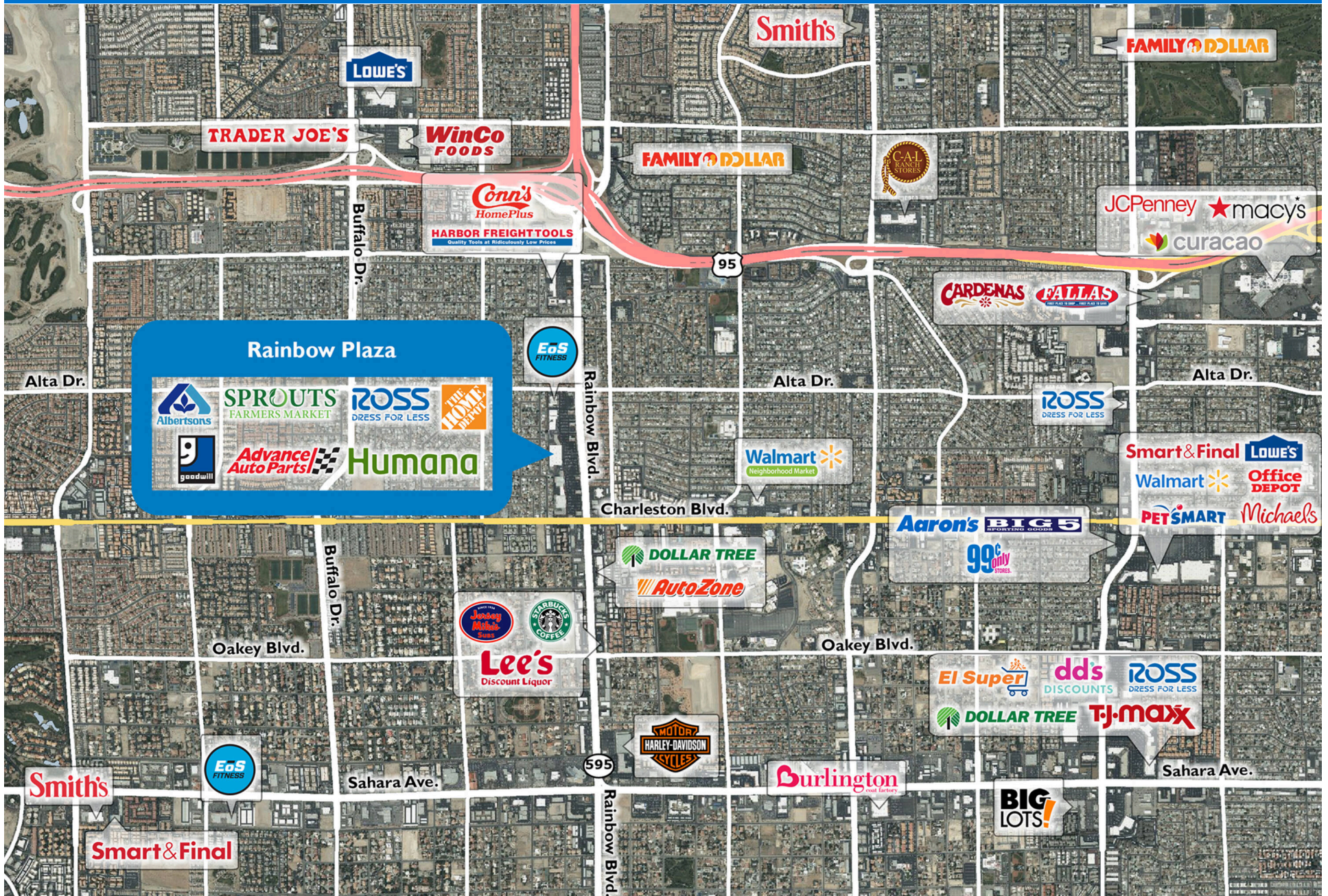
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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Rainbow Plaza Las Vegas, NV		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	19,463	190,396	488,522
	2027 Projected Population	18,787	185,375	478,285
	2010 Census Population	18,989	179,539	456,272
	2000 Census Population	18,824	174,492	429,168
	1990 Census Population	16,834	106,195	232,191
	Historical Annual Growth 1990 to 2000	1.12%	5.09%	6.34%
	Historical Annual Growth 2000 to 2010	0.09%	0.29%	0.61%
	Estimated Annual Growth 2010 to 2022	0.19%	0.46%	0.54%
	Projected Annual Growth 2022 to 2027	-0.70%	-0.53%	-0.42%
	Median Age	37.8	38.6	40.1
Households	Q2 2022 Estimated Households	6,732	70,901	190,829
	2027 Projected Households	6,487	69,028	186,967
	2010 Census Households	6,634	66,864	177,697
	2000 Census Households	6,822	66,693	168,308
	1990 Census Households	5,921	40,890	91,918
	Historical Annual Growth 1990 to 2000	1.43%	5.01%	6.24%
	Historical Annual Growth 2000 to 2010	-0.28%	0.03%	0.54%
	Estimated Annual Growth 2010 to 2022	0.11%	0.46%	0.56%
	Projected Annual Growth 2022 to 2027	-0.74%	-0.53%	-0.41%
	Population per Household	2.86	2.67	2.55
Population by Race	White	41.8%	41.1%	43.2%
	Black or African American	7.7%	9.7%	11.2%
	Asian & Pacific Islander	5.2%	8.7%	9.8%
	Other Races	5.1%	4.8%	5.0%
	Hispanic Population	40.3%	35.7%	30.7%
Income	Average Household Income	\$80,958	\$74,208	\$80,787
	Median Household Income	\$56,181	\$53,912	\$56,543
	Per Capita Income	\$28,240	\$27,750	\$31,724
Education (Age 25+)	Elementary	8.3%	6.6%	6.3%
	Some High School	9.4%	9.9%	8.9%
	High School Graduate	34.0%	31.1%	29.1%
	Some College	25.2%	24.0%	23.6%
	Associates Degree Only	7.6%	7.5%	7.5%
	Bachelors Degree Only	9.8%	13.9%	16.3%
	Graduate Degree	5.7%	7.0%	8.3%
Business	Number of Businesses	671	5,597	16,417
	Total Number of Employees	9,026	75,203	301,986
	Employees per Business	13.45	13.44	18.39
	Residential Population per Business	29.00	34.02	29.76

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.