



SIZE

127,852 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	22,910	118,072	321,353
Households	8,034	43,685	122,374
Median HH Income (\$)	80,267	81,375	75,205

MAJOR TENANT(S)

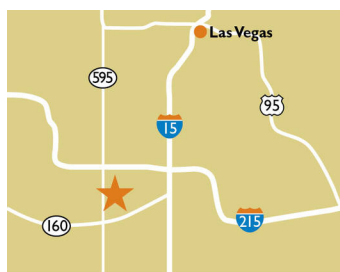
Smith's
 Sherwin Williams
 Jack In The Box
 EoS Fitness

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

7910-8060 S. Rainbow Boulevard | Las Vegas, NV 89139

PROPERTY HIGHLIGHTS

- Anchored by Smith's Food & Drug
- Additional national tenants include The UPS Store, Sherwin Williams, Crave Cookies, Jollibee and EOS (Coming in 2025)
- Serves a population greater than 119,900 average household income exceeding \$100,600 in a three-mile radius
- The center is located at the intersection of South Rainbow Boulevard and Windmill Lane which benefits from over 38,800 vehicles per day



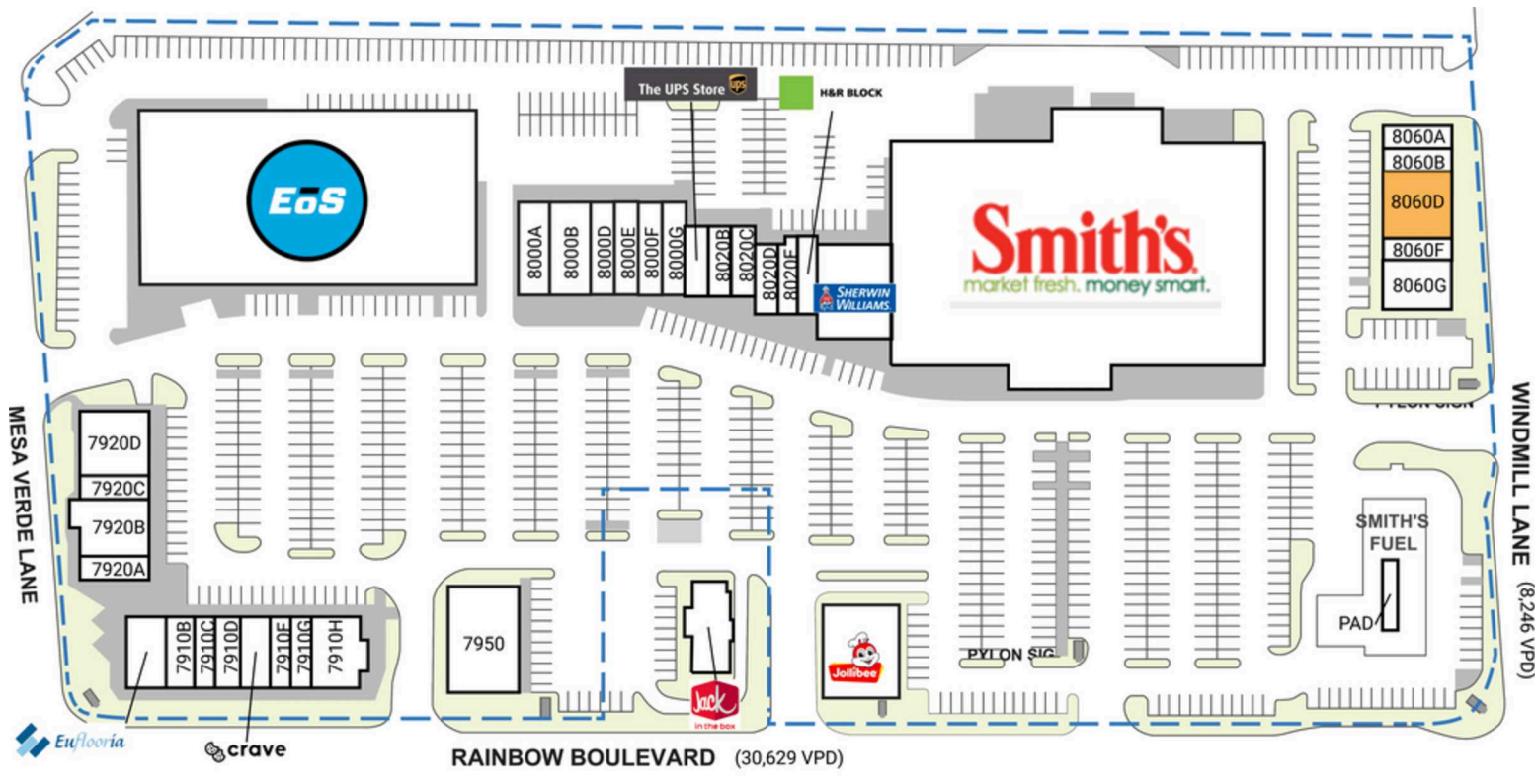
SOUTHWEST MARKETPLACE

7910-8060 S. Rainbow Boulevard | Las Vegas, NV 89139

SPACE	TENANT	SQ. FT.	7910E	Crave Cookies	1,700 SF	8000A	Captain's Seafood Boil	1,858 SF	8020B	Yosuke Kobayashi Hair Salon	1,180 SF	8060A	Helloxmary Lash Boutique	1,200 SF
BTS3	Jollibee	2,500 SF	7910F	Stars Dental	1,200 SF	8000B	Windmill Pediatric Dentistry	2,412 SF	8020C	Good Day Cleaners	1,183 SF	8060B	The Vapery	1,200 SF
BTS4	EoS Fitness		7910G	Pink Cherry	1,000 SF	8000D	WIN KEE Cantonese BBQ	1,275 SF	8020D	Highland Nails & Spa	1,203 SF	8060D AVAILABLE 3,450 SF		
PAD	Smith's Fuel	4,400 SF	7910H	Check City	2,500 SF	8000E	Yomie's Rice x Yogurt	1,400 SF	8020E	Smoke Chief	1,200 SF	8060F	La Bamba Barbershop	1,150 SF
SHAD1	Jack In The Box		7920A	Rawbry	1,200 SF	8000F	La Luna Tea and Dessert Bar	1,423 SF	8020F	H&R Block	1,200 SF	8060G	Shanghai Taste	2,350 SF
7910A	Euflooria	2,000 SF	7920B	Doh Korean BBQ	2,232 SF	8000G			8020G	Sherwin Williams	4,759 SF	TOTAL SQ. FT. 127,852		
7910B	Rice N Noodle	1,400 SF	7920C	Rainbow Foot Spa	1,320 SF				8050	Smith's	65,400 SF			
7910C	Sweet Lab	1,000 SF	7920D	Mimosa Gourmet	3,720 SF									
7910D	Glo House Tan	1,200 SF	7950	Dotty's Gaming Hall	4,000 SF									

SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

SOUTHWEST MARKETPLACE

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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Southwest Marketplace Las Vegas, NV		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	23,207	119,900	324,106
	2027 Projected Population	25,491	140,068	369,646
	2010 Census Population	16,662	73,989	217,651
	2000 Census Population	317	6,920	75,820
	1990 Census Population	148	2,483	34,581
	Historical Annual Growth 1990 to 2000	7.93%	10.79%	8.17%
	Historical Annual Growth 2000 to 2010	48.60%	26.74%	11.12%
	Estimated Annual Growth 2010 to 2022	2.63%	3.86%	3.17%
	Projected Annual Growth 2022 to 2027	1.90%	3.16%	2.66%
	Median Age	37.3	37.4	38.3
Households	Q2 2022 Estimated Households	8,142	44,338	123,248
	2027 Projected Households	8,951	51,847	139,793
	2010 Census Households	5,839	27,268	84,001
	2000 Census Households	111	2,526	31,247
	1990 Census Households	44	802	13,741
	Historical Annual Growth 1990 to 2000	9.67%	12.16%	8.56%
	Historical Annual Growth 2000 to 2010	48.58%	26.86%	10.39%
	Estimated Annual Growth 2010 to 2022	2.64%	3.89%	3.05%
	Projected Annual Growth 2022 to 2027	1.91%	3.18%	2.55%
	Population per Household	2.85	2.70	2.63
Population by Race	White	35.8%	40.9%	43.5%
	Black or African American	11.5%	10.6%	10.2%
	Asian & Pacific Islander	30.9%	24.8%	20.1%
	Other Races	7.4%	7.0%	6.7%
	Hispanic Population	14.4%	16.7%	19.5%
Income	Average Household Income	\$103,384	\$100,624	\$97,856
	Median Household Income	\$85,161	\$81,758	\$76,527
	Per Capita Income	\$36,272	\$37,219	\$37,242
Education (Age 25+)	Elementary	5.5%	3.5%	3.6%
	Some High School	6.5%	4.6%	5.0%
	High School Graduate	22.8%	22.4%	24.7%
	Some College	27.0%	24.5%	24.8%
	Associates Degree Only	8.7%	9.7%	9.8%
	Bachelors Degree Only	19.4%	25.8%	22.7%
	Graduate Degree	10.2%	9.5%	9.3%
Business	Number of Businesses	560	2,645	8,450
	Total Number of Employees	10,749	49,488	163,453
	Employees per Business	19.19	18.71	19.34
	Residential Population per Business	41.44	45.33	38.35

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