

SPROUTS PLAZA

LAS VEGAS, NV



SIZE

112,580 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	24,082	187,575	494,846
Households	8,627	70,110	192,209
Median HH Income (\$)	51,874	53,797	56,813

MAJOR TENANT(S)

Sprouts Farmers Market
Advance Auto Parts
Pet Supplies Plus
Home Depot

LEASING CONTACT

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MORE INFO

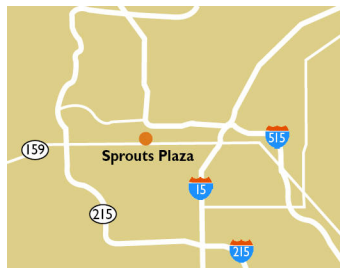
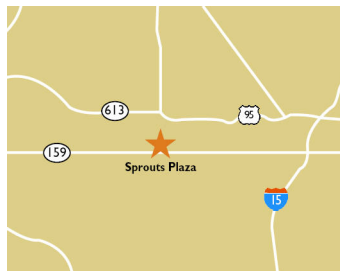
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LOCATION

731-837 S. Rainbow Blvd. | Las Vegas, NV 89145

PROPERTY HIGHLIGHTS

- Anchored by Sprouts Farmers Market and shadow-anchored by Home Depot
- Other national tenants include EOS, Goodwill, Advance Auto Parts, Pet Supplies Plus, Chase and Little Caesar's.
- Population exceeds 187,500 in a three-mile radius with an average household income over \$74,500
- Located at the high-traffic intersection of Rainbow Boulevard (45,700 VPD) and Alta Avenue (10,000 VPD)
- Over 3 million shoppers visited Sprouts Plaza in 2021



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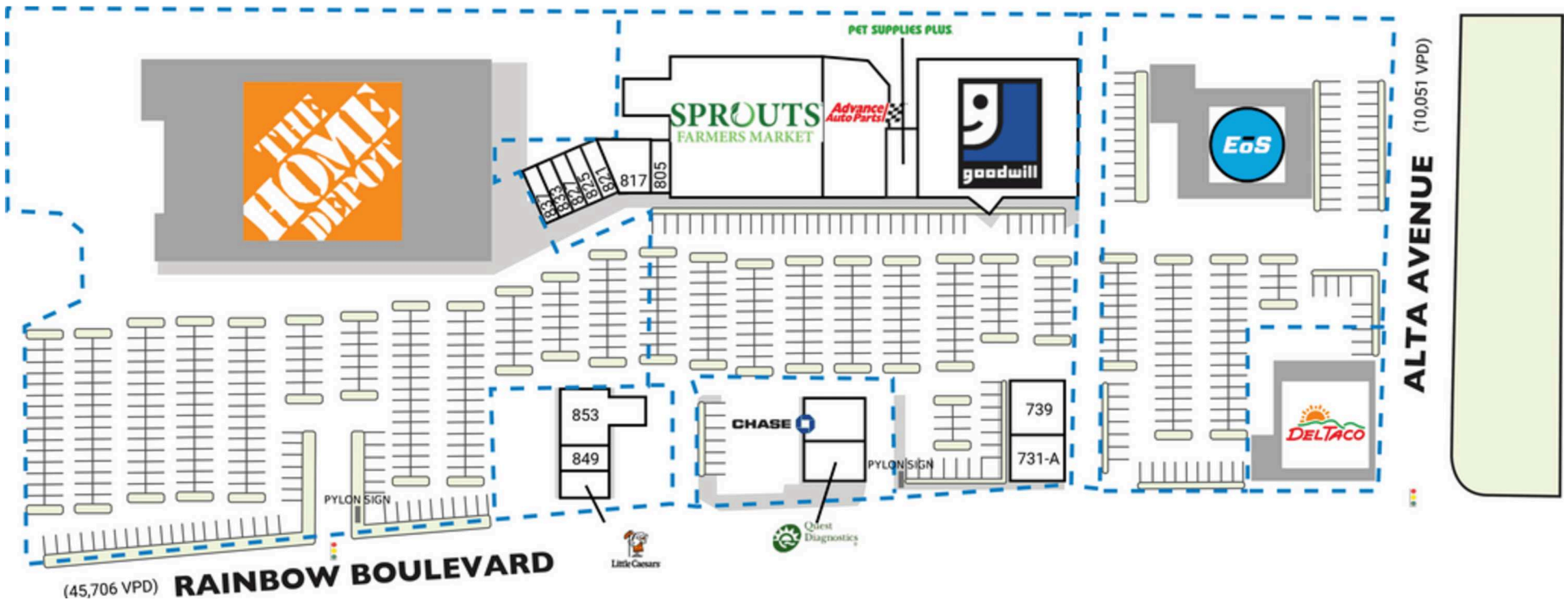
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SPACE	TENANT	SQ. FT.				
			771-3 Sprouts Farmers Market	30,254 SF	825 Smoke Shop & Candles	1,330 SF
SHAD1	Home Depot		771-5 Advance Auto Parts	14,057 SF	827 Love Laced Beautique	1,328 SF
SHAD2	Del Taco		771-6 Pet Supplies Plus	5,035 SF	833 La Michoacana All Natural Fruit	1,330 SF
SHAD3	EOS Fitness		805 The Eye Doc by Optica Veinte Veinte	2,450 SF	837 KEY Water	1,402 SF
731-A	CareFirst Urgent Care	2,500 SF	817 American Lock & Key	3,605 SF	845 Little Caesar's	1,200 SF
739	PT's Pub	4,000 SF	821 Dragon Nails	1,731 SF	849 Easy Money Payday	800 SF
741	Goodwill	31,558 SF			853 One Nevada Credit Unit	4,000 SF
761	Chase	3,300 SF				
761-I	Quest Diagnostics	2,700 SF				
					TOTAL SQ. FT.	112,580

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.

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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Sprouts Plaza Las Vegas, NV		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	24,082	187,575	494,846
	2027 Projected Population	23,335	182,506	483,497
	2010 Census Population	23,089	176,951	463,915
	2000 Census Population	23,393	171,936	436,566
	1990 Census Population	20,035	101,844	232,870
	Historical Annual Growth 1990 to 2000	1.56%	5.38%	6.49%
	Historical Annual Growth 2000 to 2010	-0.13%	0.29%	0.61%
	Estimated Annual Growth 2010 to 2022	0.33%	0.46%	0.51%
	Projected Annual Growth 2022 to 2027	-0.63%	-0.55%	-0.46%
	Median Age	37.8	38.5	40.1
Households	Q2 2022 Estimated Households	8,627	70,110	192,209
	2027 Projected Households	8,356	68,229	187,913
	2010 Census Households	8,302	66,089	179,710
	2000 Census Households	8,654	65,674	170,317
	1990 Census Households	7,145	38,963	91,783
	Historical Annual Growth 1990 to 2000	1.93%	5.36%	6.38%
	Historical Annual Growth 2000 to 2010	-0.41%	0.06%	0.54%
	Estimated Annual Growth 2010 to 2022	0.30%	0.46%	0.53%
	Projected Annual Growth 2022 to 2027	-0.64%	-0.54%	-0.45%
	Population per Household	2.77	2.67	2.56
Population by Race	White	41.7%	41.9%	43.5%
	Black or African American	8.9%	10.0%	11.1%
	Asian & Pacific Islander	5.0%	7.9%	9.5%
	Other Races	5.2%	4.8%	5.0%
	Hispanic Population	39.2%	35.3%	30.8%
Income	Average Household Income	\$69,988	\$74,525	\$80,688
	Median Household Income	\$51,874	\$53,797	\$56,813
	Per Capita Income	\$25,223	\$27,964	\$31,508
Education (Age 25+)	Elementary	7.5%	6.5%	6.3%
	Some High School	9.6%	9.4%	9.0%
	High School Graduate	34.8%	31.2%	29.1%
	Some College	25.1%	24.2%	23.7%
	Associates Degree Only	8.3%	7.5%	7.5%
	Bachelors Degree Only	10.3%	14.1%	16.3%
	Graduate Degree	4.4%	7.1%	8.2%
Business	Number of Businesses	697	5,826	16,108
	Total Number of Employees	9,722	77,149	278,943
	Employees per Business	13.94	13.24	17.32
	Residential Population per Business	34.54	32.20	30.72

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