SOUTHWEST MARKETPLACE

LAS VEGAS, NV



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, the number two grocer in the Las Vegas, Nevada area
- Additional national tenants include The UPS Store, EOS, H&R Block, State Farm Insurance and Sherwin Williams
- 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



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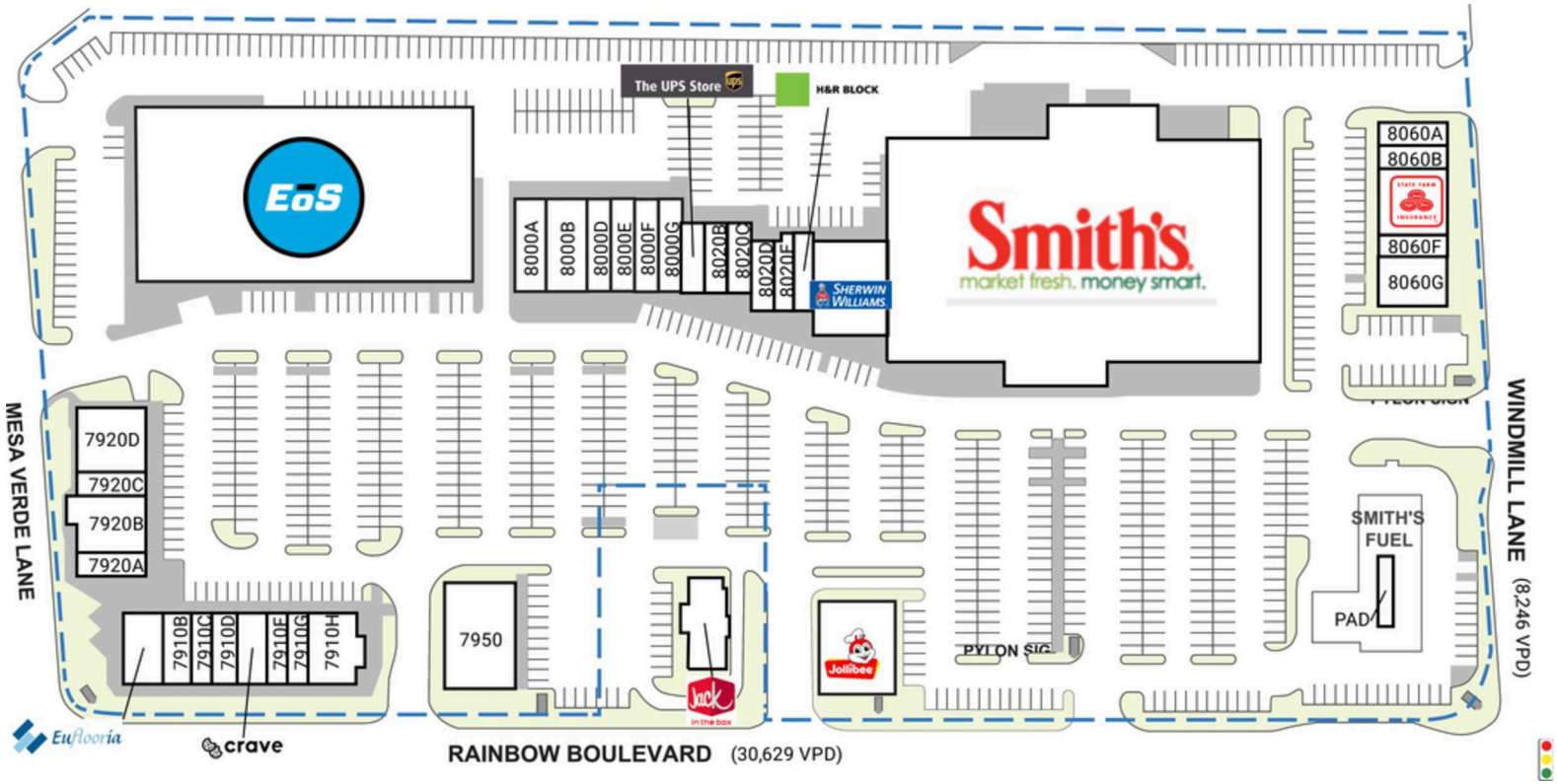
SPACE	TENANT	SQ. FT.
BTS3	Jollibee	2,500 SF
BTS4	EoS Fitness	
PAD	Smith's Fuel	4,400 SF
SHAD1	Jack In The Box	
7910A	Euflooria	2,000 SF
7910B	Rice N Noodle	1,400 SF
7910C	Mochi Co.	1,000 SF
7910D	The Hair Co.	1,200 SF
7910E	Crave Cookies	1,700 SF
7910F	Stars Dental	1,200 SF
7910G	Pink Cherry	1,000 SF
7910H	Check City	2,500 SF
7920A	Squally's Juice Bar & Cafe	1,200 SF
7920B	Doh Korean BBQ	2,232 SF
7920C	Rainbow Foot Spa	1,320 SF
7920D	Mimosa Gourmet	3,720 SF
7950	Dotty's Gaming Hall	4,000 SF
8000A	Valencian Gold	1,858 SF
8000B	I Love Kickboxing	2,412 SF
8000D	WIN KEE Cantonese BBQ	1,275 SF
8000E	Yomie's Rice x Yogurt	1,400 SF
8000F	La Luna Tea and Dessert Bar	1,423 SF
8000G	Tarantino's Vegan	1,432 SF
8020A	The UPS Store	1,205 SF
8020B	Perfect Look Hair Salon	1,180 SF
8020C	Good Day Cleaners	1,183 SF
8020D	Highland Nails & Spa	1,203 SF
8020E	Smoke Chief	1,200 SF
8020F	H&R Block	1,200 SF
8020G	Sherwin Williams	4,759 SF
8050	Smith's	65,400 SF
8060A	Helloxmary Lash Boutique	1,200 SF
8060B	The Vapery	1,200 SF
8060D	State Farm Insurance	3,450 SF
8060F	La Bamba Barbershop	1,150 SF
8060G	Rosati's	2,350 SF
TOTAL SQ. FT.		127,852

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

PHILLIPS EDISON & COMPANY

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 to2022	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.

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Data Source: Synergos Technologies Inc Austin, TX