

LAND FOR SALE

+/- 5.21 Acres

NWC Rainbow & Cactus
Las Vegas, NV



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COMMERCIAL
ADVISORS

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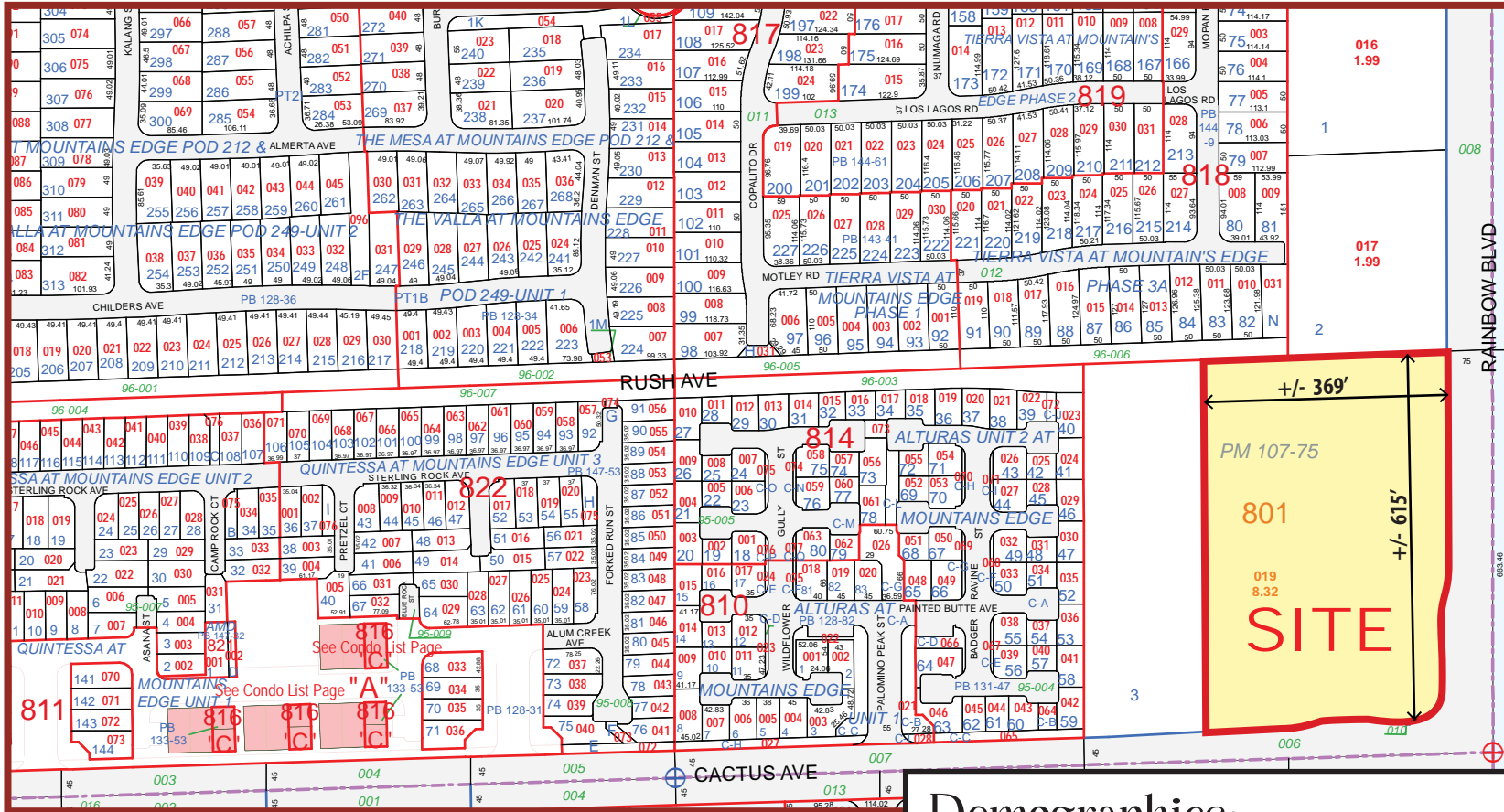
Property Highlights:

- +/- 5.21 acres at a signalized intersection.
- Rare commercial parcel in the Mountain's Edge Masterplan.
- Rainbow improvements complete between Mountain's Edge and Cactus, and Rainbow soon to be widened between Blue Diamond and Mountain's Edge
- Walmart Supercenter opening in 2017 at Rainbow & Blue Diamond
- This site is positioned to service Southern Highlands and Mountain's Edge.
- Good access to and from the Cactus I-15 interchange.

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Demographics:

	1 Mile	3 Mile	5 Mile
2015 Population Est:	14,143	69,035	165,955
2020 Population Proj:	19,265	83,072	189,553
2015 Med. HH Income:	\$82,018	\$76,843	\$66,986

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