

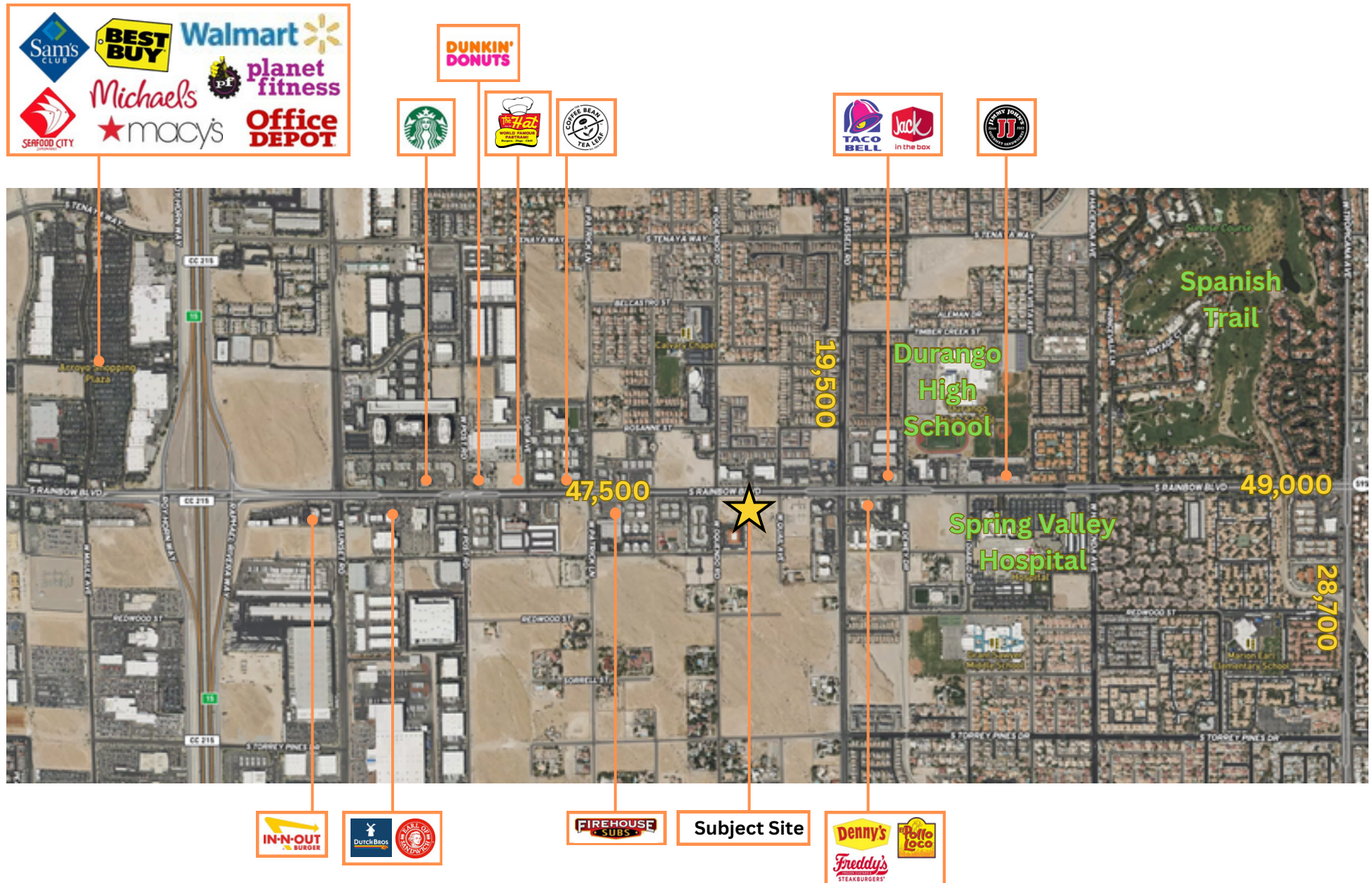


2nd Generation Restaurant Space

For Lease

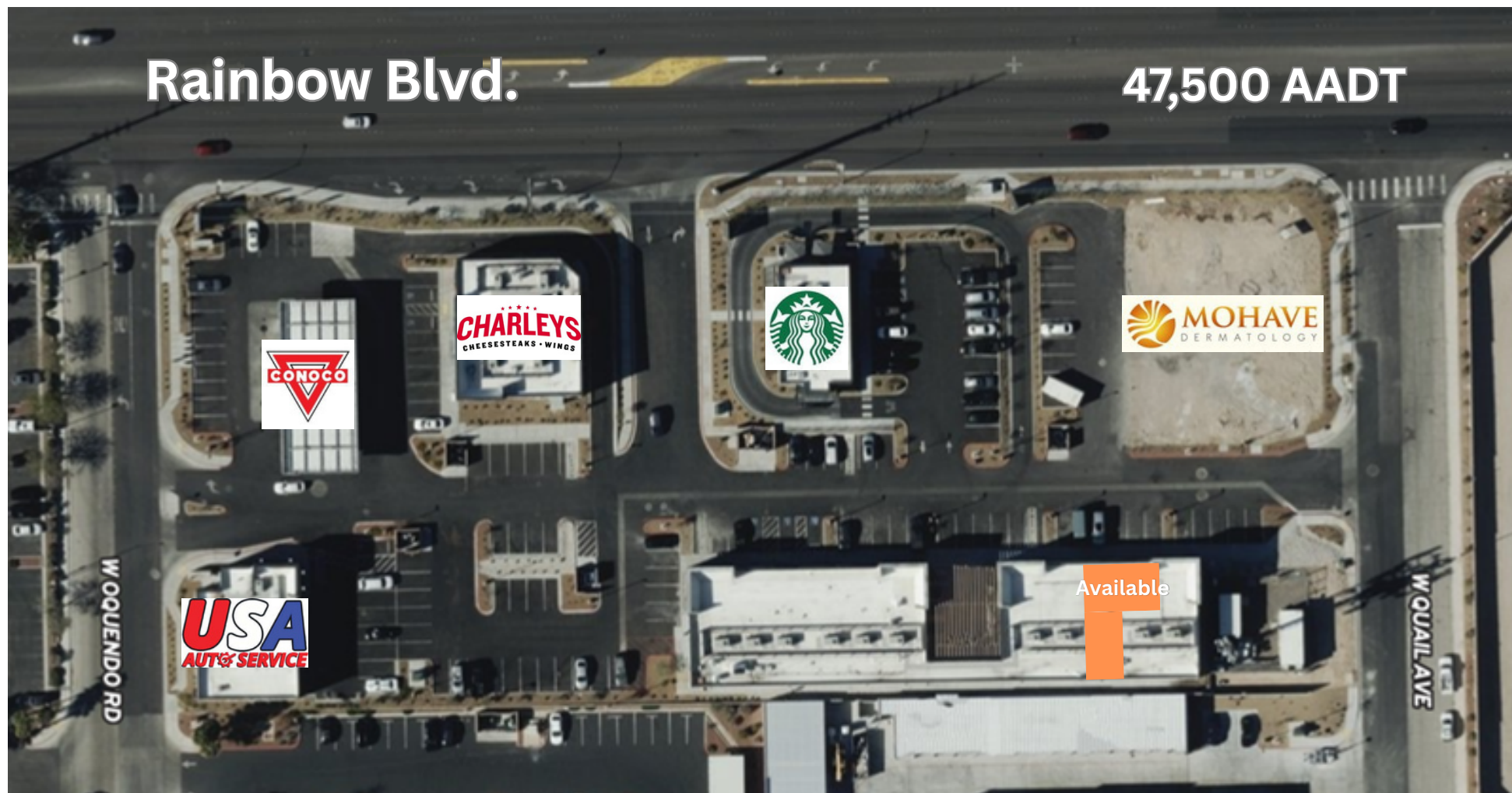
5840 S. Rainbow Blvd.
Suite 140
Las Vegas, NV 89118

ROQ PLAZA



47,500 Annual Average Daily Traffic (NV DOT)

ROQ PLAZA



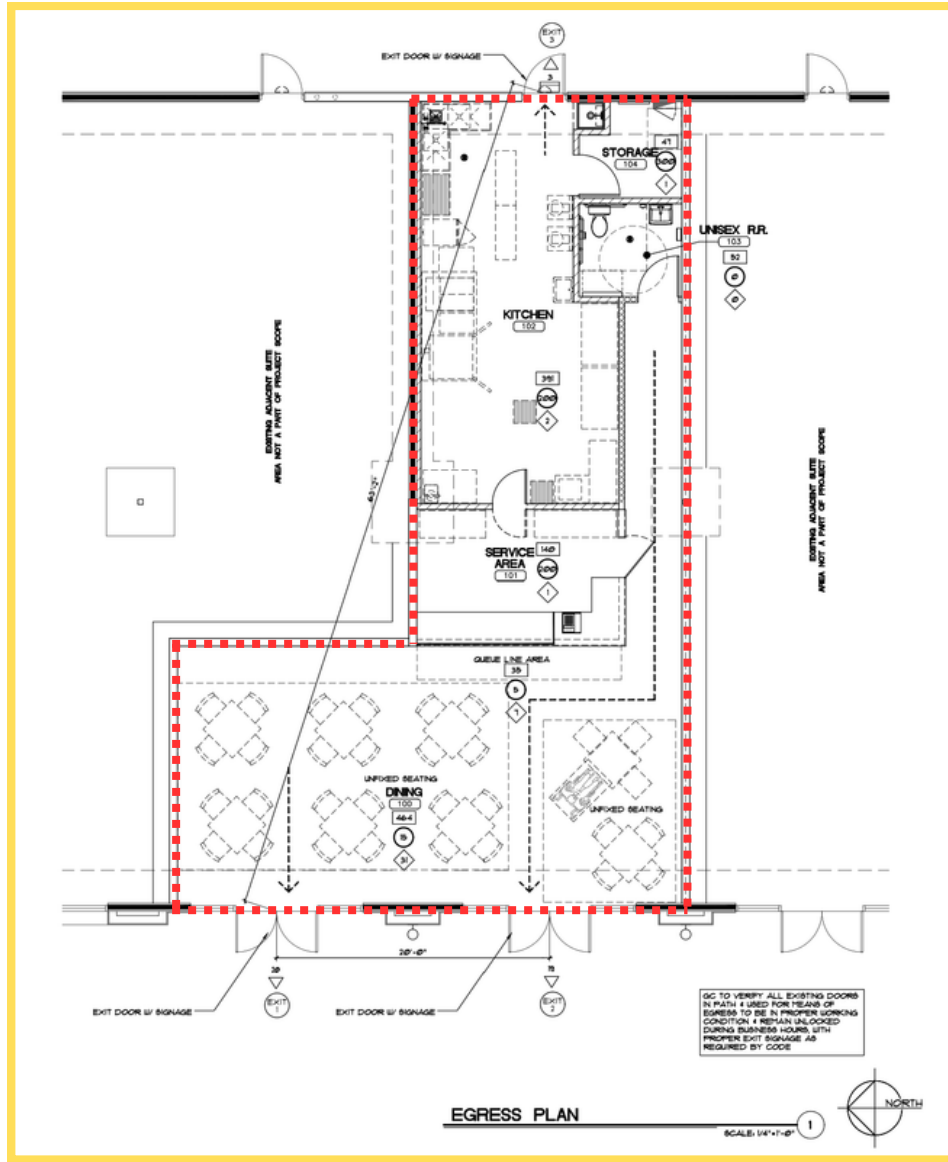
- Brand new strip center near Spanish Trail and many other residential communities
- Higher household income in the trade area
- High traffic count on Rainbow Blvd. (47,500)
- Healthy population growth projected

ROQ PLAZA



- Great exposure to traffic on Rainbow
- Ample parking in the strip center
- Join Starbucks, Conoco Gas Station, USA Auto Services and US Air Force
- Excellent traffic flow with exits on 3 sides

ROQ PLAZA

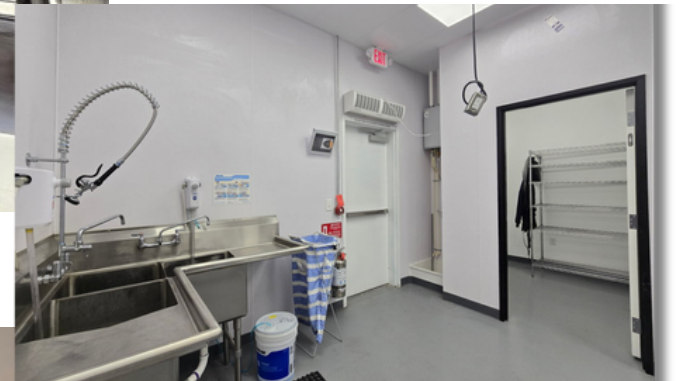


**5840 S. Rainbow Blvd.
Suite 140
Las Vegas, NV 89118**

- 1,554 sf (approximately)
- Fully build-out
- In great condition
- Base Rent: \$4.25 /SF/MO
- est. CAM: \$0.80 /SF/MO
- Lease Term: 5-7 years
- Not Allowed: sale of coffee beans, espresso or espresso-based drinks, brewed coffee or coffee-based drinks, tea or tea-based drinks, blended beverages.

This floor plan is for reference only and subject to be verified by potential tenants.

ROQ PLAZA

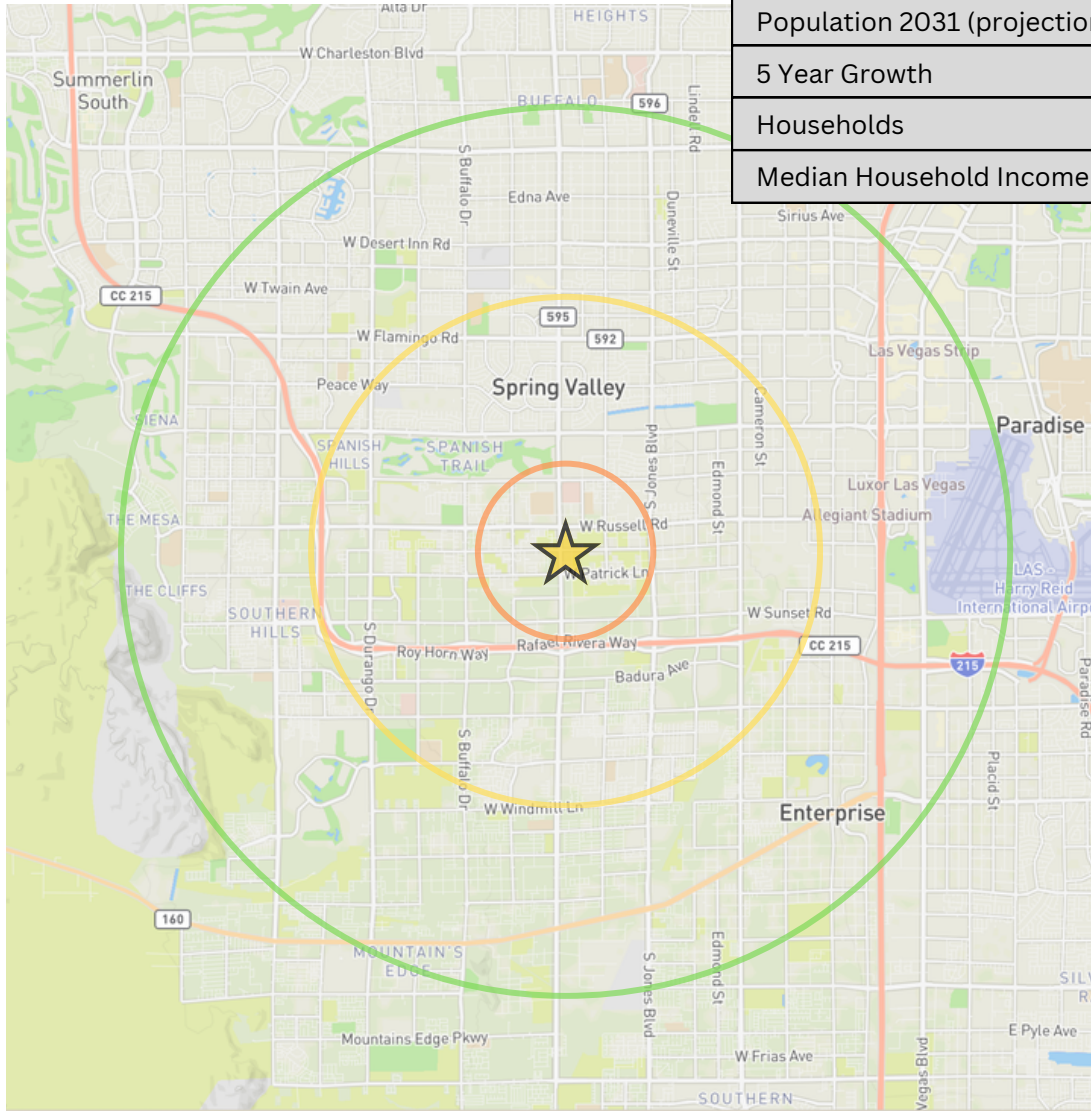


ROQ PLAZA



Demographics

	1 Mile	3 Mile	5 Mile
Population 2026	12,289	158,944	388,573
Population 2031 (projection)	13,551	170,799	413,044
5 Year Growth	1.97%	1.45%	1.23%
Households	5,051	63,898	154,678
Median Household Income	\$97,060	\$81,741	\$84,670



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