

FOR LEASE

BOULDER CROSSROADS

5230 Boulder Highway,
Las Vegas, NV 89122



PRESENTED BY:

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NV #BS 54344



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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Contact Listing Advisor
AVAILABLE SF:	1,210 - 2,400 SF
APN:	161-21-213-005, 161-21-116-002 & 161-21-116-003

PROPERTY DESCRIPTION

Anchored by Walmart, Boulder Crossroads is located in a high-traffic, densely populated infill area with strong consumer demand. This center has multiple points of ingress and egress and is situated at a signalized intersection.

PROPERTY HIGHLIGHTS

- Walmart Anchored Center
- Ample Parking
- 45' Pylon Signage Available
- High Traffic Count of 40,000 vpd via Boulder Hwy.
- Zoned Commercial Resort (CR)
- Close Proximity to I-11 Freeway

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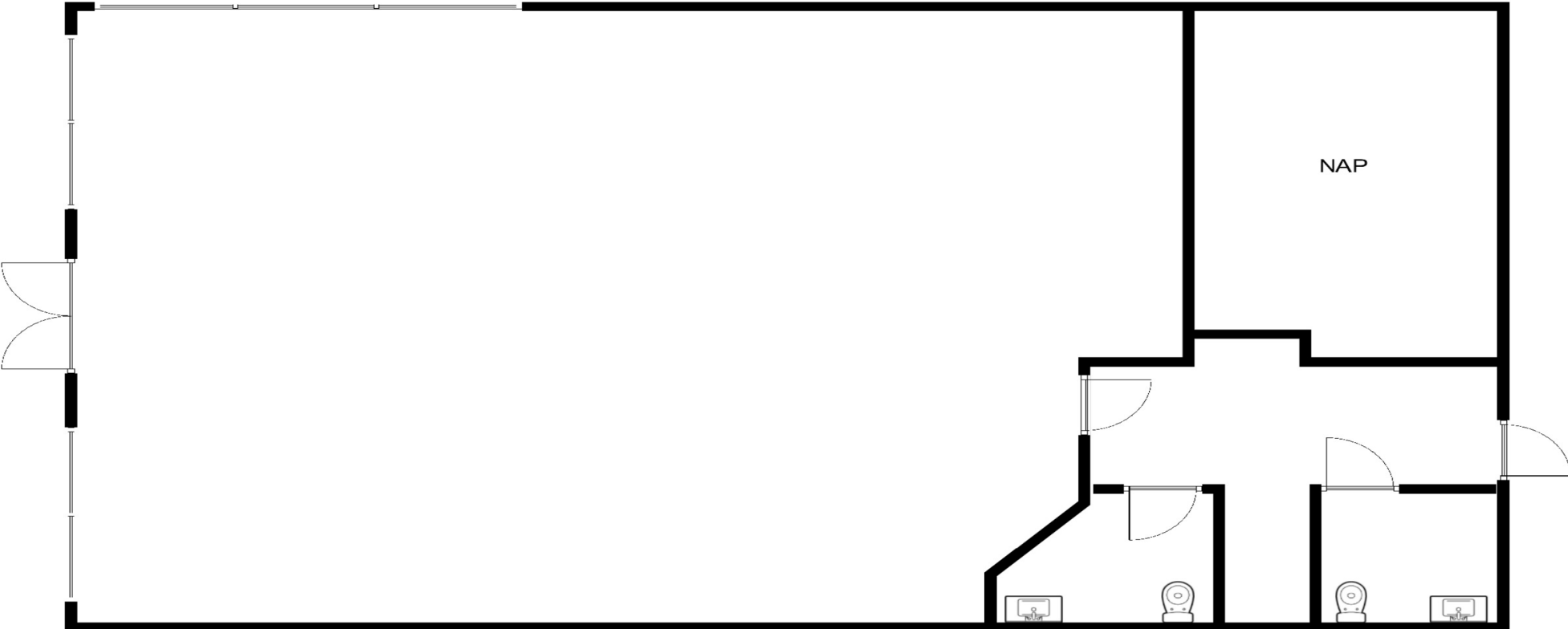
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SITE PLAN



5060 STE. 100: ±2,400 SF



**AVAILABLE SPACES
SUITE**

	TENANT	SIZE (SF)	VIDEO
5060 Boulder Hwy Suite 100	Available	2,400 SF	View Here

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5060 STE. 105: ±1,680 SF



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5230 STE. 100: ±1,210 SF



**AVAILABLE SPACES
SUITE**

	TENANT	SIZE (SF)	VIDEO
5230 Boulder Hwy Suite 100	Available	1,210 SF	View Here

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5230 STE. 135: ±2,356 SF



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ADDITIONAL PHOTOS



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RETAILER MAP



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BOULDER CROSSROADS | 5230 Boulder Highway Las Vegas, NV 89122

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DEMOGRAPHICS MAP & REPORT

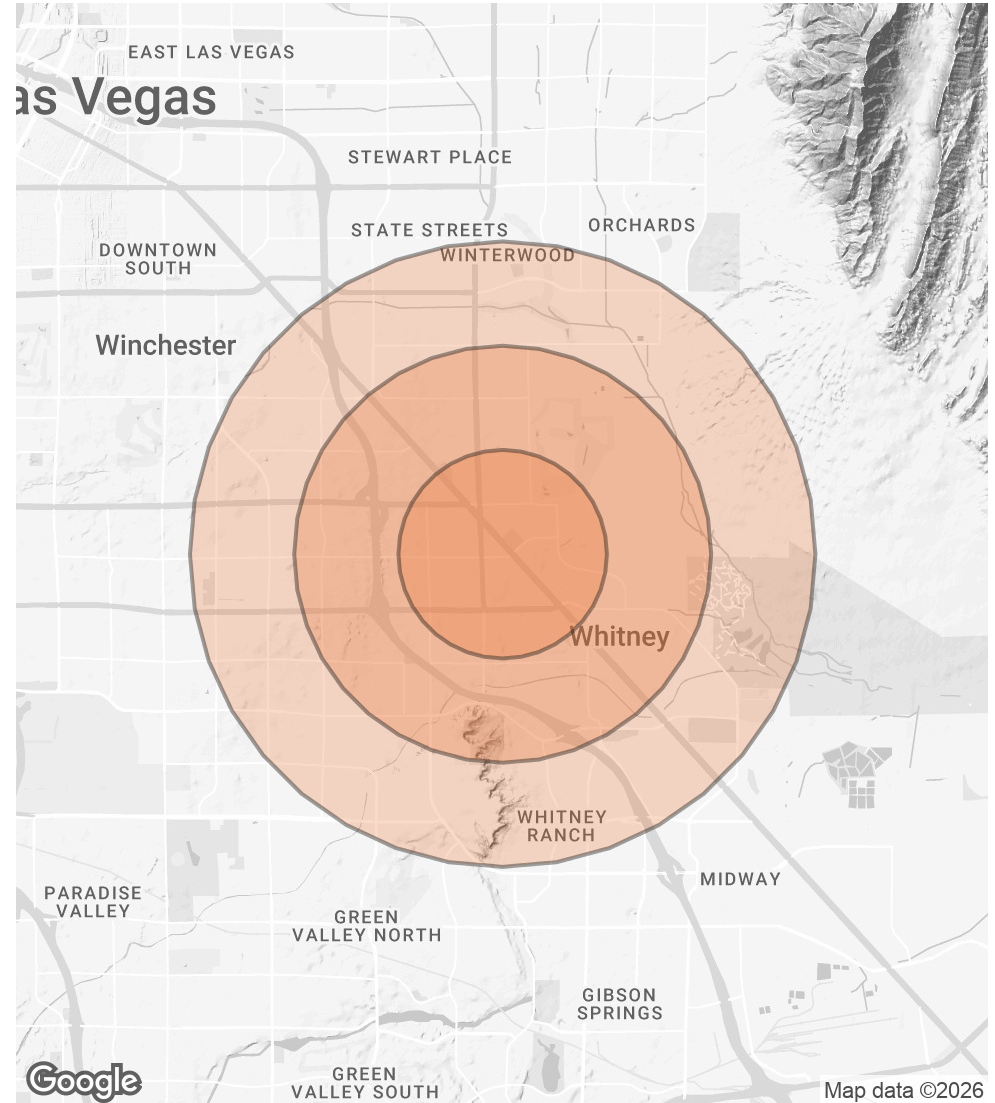
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	24,393	75,604	165,841
AVERAGE AGE	36.1	38.5	37.3
AVERAGE AGE (MALE)	36.5	37.4	36.3
AVERAGE AGE (FEMALE)	37.5	39.9	39.0

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	8,362	26,972	59,522
# OF PERSONS PER HH	2.9	2.8	2.8
AVERAGE HH INCOME	\$68,763	\$73,620	\$76,222
AVERAGE HOUSE VALUE	\$254,073	\$295,989	\$315,179

2023 American Community Survey (ACS)



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