



Strategic Redevelopment Opportunity

# High-Exposure Boulder Highway

OFFERING MEMORANDUM | 1800 NORTH BOULDER HIGHWAY | HENDERSON, NV

Exclusively Listed by

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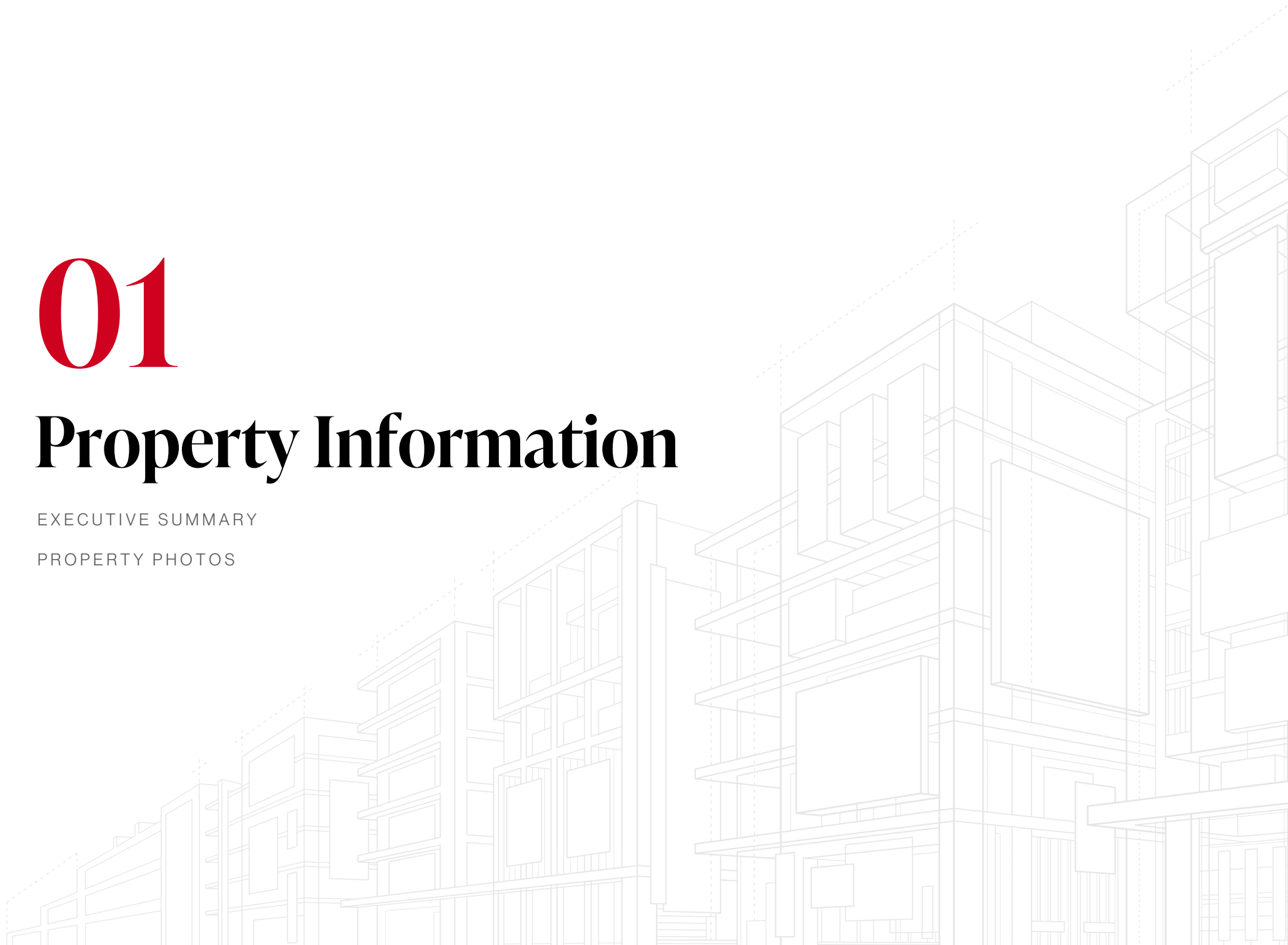
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# Property Information

EXECUTIVE SUMMARY

PROPERTY PHOTOS



# Executive Summary



|                             |   |
|-----------------------------|---|
| <b>Price:</b>               | \$1,000,000   |
| <b>Price / Acre:</b>        | \$1,724,000   |
| <b>Lot Size:</b>            | 0.58 Acres  |
| <b>Access:</b>              | Boulder Highway/Merlayne Drive/Foster Ave                                 |
| <b>Cross Streets:</b>       | Boulder Highway and Sunset  |
| <b>Permitted Uses:</b>      | Retail, Medical/Professional Office, and Service-Oriented Commercial Uses |
| <b>Frontage:</b>            | Boulder Highway   |
| <b>Traffic Count:</b>       | ±25,000 AADT  |
| <b>Signal Intersection:</b> | Boulder Hwy and W. Sunset   |
| <b>Utilities:</b>           | On site   |
| <b>Zoning:</b>              | MC  |
| <b>APN:</b>                 | 178-01-310-047  |

## Property Highlights

- Flexible MC Zoning: Community Mixed-Use zoning allows for high-demand uses including drive-thrus, retail, or medical pads.
- Strategic Corner Pad: Highly accessible ±0.58-acre corner parcel with multiple ingress/egress opportunities.
- Exceptional Visibility & Traffic: Over 200 feet of direct Boulder Hwy frontage with ±25,000 AADT and growing.

## Property Overview

PRIME REDEVELOPMENT OPPORTUNITY | ±0.58 AC CORNER RETAIL PAD Strategic Location & High Visibility

This ±0.58-acre corner parcel represents a premier redevelopment opportunity situated at 1800 N Boulder Hwy in Henderson, NV.

The site offers over 200 feet of high-impact frontage along Boulder Highway, a major arterial corridor boasting ±25,000 AADT and rising.

Flexible Zoning & Highest/Best Use

Currently zoned Community Mixed-Use (MC), the property is a "blank slate" for visionary developers. The site's footprint and strategic access via multiple ingress/egress points make it an ideal candidate for: Quick Service Restaurant (QSR) or Drive-Thru Coffee, Retail Pad or Medical Office, Mixed-Use projects, Market Drivers & Demographic Strength

Positioned within the booming Henderson submarket, the property is surrounded by significant regional anchors and residential growth.

Proximity to Master Plans: Located near the 2,200-acre Cadence Master-Planned Community.

Major Retail & Hospitality: Minutes from Walmart Supercenter and Sunset Station Hotel & Casino.

Institutional Neighbors: Proximate to Henderson Hospital and Touro University.



# Property Photos



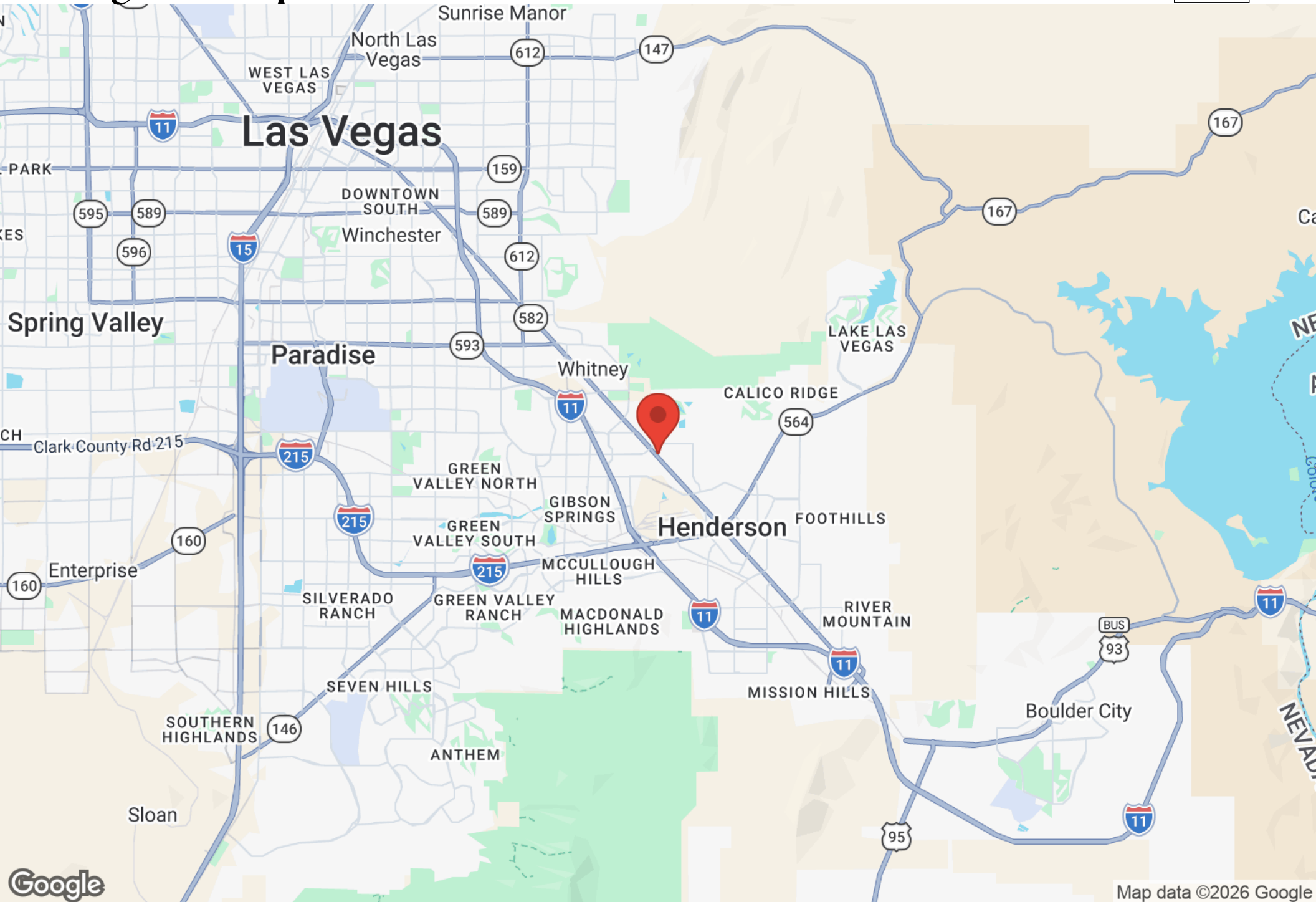
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# Location Information

REGIONAL MAP



# Regional Map



Map data ©2026 Google

# 03

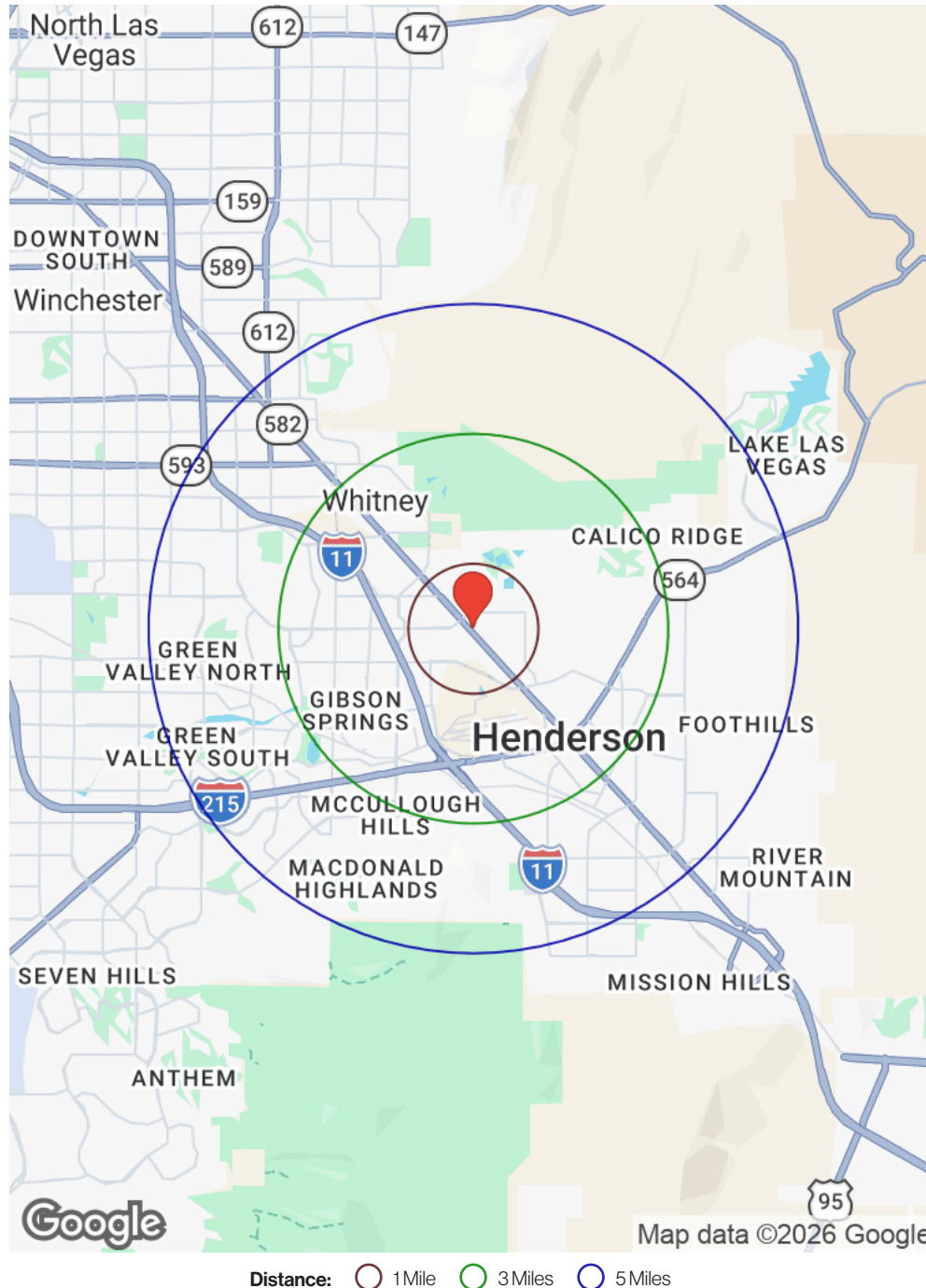
## Trade Area Overview

DEMOGRAPHICS

BUSINESS MAP

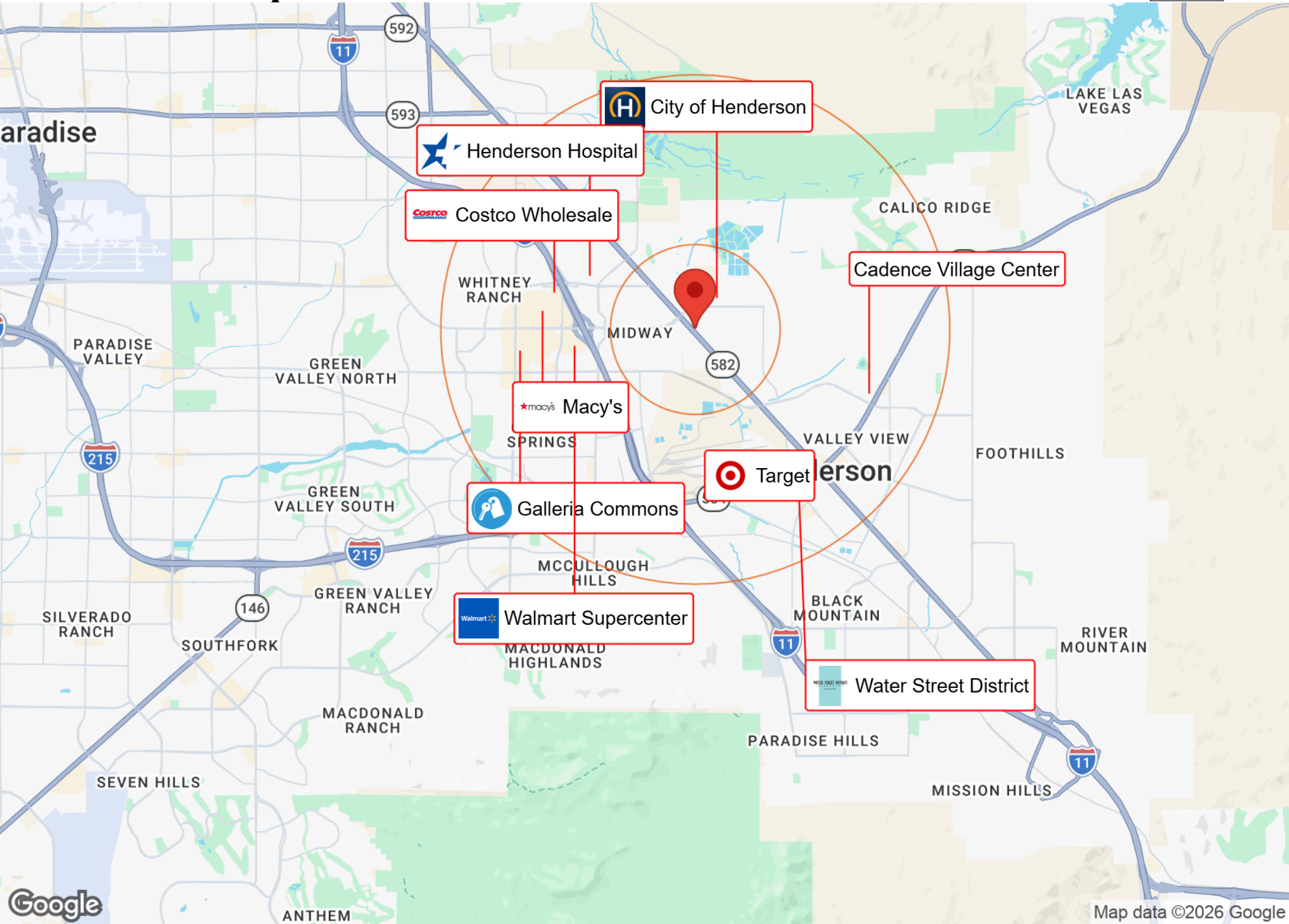


# Demographics



| Category                | Sub-category     | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------------|------------------|----------|----------|----------|
| <b>Population</b>       | Male             | 4,130    | 55,727   | 134,939  |
|                         | Female           | 4,160    | 57,622   | 138,908  |
|                         | Total Population | 8,290    | 113,348  | 273,847  |
| <b>Race / Ethnicity</b> | White            | 3,406    | 47,413   | 121,451  |
|                         | Black            | 988      | 14,203   | 30,096   |
|                         | Am In/AK Nat     | 42       | 385      | 876      |
|                         | Hawaiian         | 41       | 771      | 1,862    |
|                         | Hispanic         | 2,737    | 30,910   | 76,814   |
|                         | Asian            | 638      | 13,998   | 29,329   |
|                         | Multiracial      | 405      | 5,350    | 12,707   |
|                         | Other            | 33       | 329      | 712      |
| <b>Housing</b>          | Total Units      | 3,418    | 48,086   | 116,305  |
|                         | Occupied         | 3,210    | 45,141   | 109,122  |
|                         | Owner Occupied   | 1,564    | 23,895   | 59,774   |
|                         | Renter Occupied  | 1,646    | 21,246   | 49,348   |
|                         | Vacant           | 208      | 2,944    | 7,183    |
| <b>Age</b>              | Ages 0 - 14      | 1,525    | 19,757   | 45,943   |
|                         | Ages 15 - 24     | 944      | 12,767   | 30,974   |
|                         | Ages 25 - 54     | 3,586    | 48,417   | 112,624  |
|                         | Ages 55 - 64     | 1,042    | 14,106   | 35,660   |
|                         | Ages 65+         | 1,193    | 18,301   | 48,644   |
| <b>Income</b>           | Median           | \$72,700 | \$81,086 | \$82,733 |
|                         | Under \$15k      | 256      | 3,763    | 7,758    |
|                         | \$15k - \$25k    | 151      | 2,712    | 6,229    |
|                         | \$25k - \$35k    | 367      | 2,911    | 6,840    |
|                         | \$35k - \$50k    | 337      | 4,026    | 10,558   |
|                         | \$50k - \$75k    | 544      | 7,499    | 18,170   |
|                         | \$75k - \$100k   | 356      | 6,819    | 16,182   |
|                         | \$100k - \$150k  | 535      | 8,947    | 20,593   |
| \$150k - \$200k         | 487              | 4,606    | 11,141   |          |
| Over \$200k             | 177              | 3,859    | 11,652   |          |

# Business Map



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# Agent Profile

PROFESSIONAL BIO

DISCLAIMER






# Professional Bio



## Karen Thomas, CCIM

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### Background:

Karen Thomas, CCIM has over 30 years of real estate-related experience including commercial brokerage, operations management, broker management, property & association management, national credit-tenant representation, and real estate development. Throughout Karen's career, she was Senior Advisor for Sperry Van Ness Commercial Brokerage Company, Real Estate Project Manager for a national, public insurance company and Operations Director for a Nevada Commercial Developer. Her creativity, drive, and passion for excellence have paved the way for her successes in commercial real estate nationwide.

Karen has extensive national tenant representation experience, negotiating lease contracts and tenant improvements including San Francisco, Los Angeles, Austin, Chicago, Nashville, and Charlotte. As Operations Director for a large regional developer, she and her team managed nearly 2 million square feet of commercial space with almost 1,000 tenants, while maintaining a low 5% vacancy rate. Having worked "both sides of the table" owner/client negotiations are second-to-none. Her development experience includes subdivision, recombination, re-zoning, and working with city planning departments in order to maximize the marketability and profitability of the assets in her care.

Karen's philanthropy includes previous Board of Directors of Kids' Chance of Nevada which provides scholarships to children of severely injured or deceased workers, serving on the Board for her community while supporting several other charities and organizations and support of the UNLV Foundation.

As Senior Vice President and Managing Director of KW Commercial, Karen has a global outlook, resources and influence. She has an innovative approach to commercial real estate as a nationally recognized digital marketing expert, with access to an international network of commercial practitioners. Her clients' assets are sure to get the maximum exposure and opportunities for profit potential.




Corporate: KW Commercial Corporate Services is a leading, global corporate real estate firm with expertise in consulting, brokerage, and advisory services. With over 900 offices and 180,000 agents located throughout the world, market coverage is unparalleled. KW Commercial provides a proven, comprehensive portfolio approach for our clients with the goal of aligning our clients' real estate interests with their business objectives.

# Professional Bio



## Alain Rahme

Senior Associate

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Alain Rahme is a commercial real estate professional serving as a Senior Associate with KW Commercial | KW VIP. He focuses on acquisitions, dispositions, and leasing, working with private investors and ownership groups across Southern Nevada.

Alain is actively involved in underwriting and investment analysis across a range of transactions, including detailed review of rent rolls, lease structures, and operating performance to support pricing and positioning decisions. His work centers on evaluating both in-place income and forward-looking performance, with an emphasis on identifying factors that directly impact value, risk, and marketability at the time of sale or acquisition.

Through his experience in the Las Vegas market, Alain has developed a practical, on-the-ground perspective when evaluating assets, allowing him to quickly assess income quality, lease structure, and potential issues that may affect performance or tenant stability. His approach is grounded in disciplined analysis and real-time market awareness, supporting clients in making informed acquisition and disposition decisions.

Alain works closely with investors and ownership groups throughout the transaction process, from initial underwriting through execution. He is known for his responsiveness, attention to detail, and ability to navigate complex deal dynamics while maintaining a clear focus on client objectives.

Fluent in English, Arabic, and French, Alain supports both local and cross-border clients and is committed to delivering consistent execution across all assignments.

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# Strategic Redevelopment Opportunity High-Exposure Boulder Highway

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