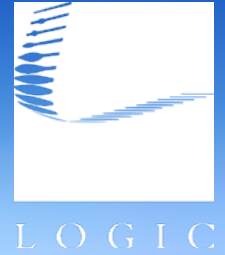


For Lease

Boulder Crossing

Las Vegas Strip



5486-5566 Boulder Hwy.
Las Vegas, NV 89122

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Listing Snapshot



\$2.50 PSF NNN
Lease Rate



± 1,465 - 1,500 SF
Available Square Footage

Property Highlights

- Will give TIA and rent abatement for qualified tenants
- Situated off the crossroads of Tropicana Ave. and Boulder Hwy. offering exceptional visibility and experiencing heavy traffic counts surpassing ± 188,000 CPD
 - Boulder Hwy.: ± 31,000 CPD
 - Tropicana Ave.: ± 17,000 CPD
 - US-95 Freeway: ± 140,000 CPD
- Excellent signage opportunity and convenient access via eight ingress/egress points
- A strong performing retail center anchored by Albertsons, servicing a dense and mature trade area of ± 388,766 residents
- Diverse mix of national, regional, and local co-tenants including Starbucks, Planet Fitness, Burger King, Del Taco, Panda Express, 7-Eleven, Domino's Pizza, and more!

Demographics

	1-mile	3-mile	5-mile
2025 Population	27,164	155,270	385,406
2025 Average Household Income	\$64,724	\$78,330	\$83,816
2025 Total Households	9,943	59,599	148,026



Vicinity Map

The trade area consists of ± 155,591 residents with an average household income of ± \$78,330 within a 3-mile radius.

Amenities within a 3-mile radius

- 1

Sam Boyd Stadium
 (± 40,000 seats)
 - 2.3 miles
- 2

Sam's Town
 (± 646 rooms)
 - 0.9 miles
- 3

Eastside Cannery
 (± 307 rooms)
 - 0.5 miles
- 4

Stallion Mountain Golf Club
 - 1.3 miles
- 5

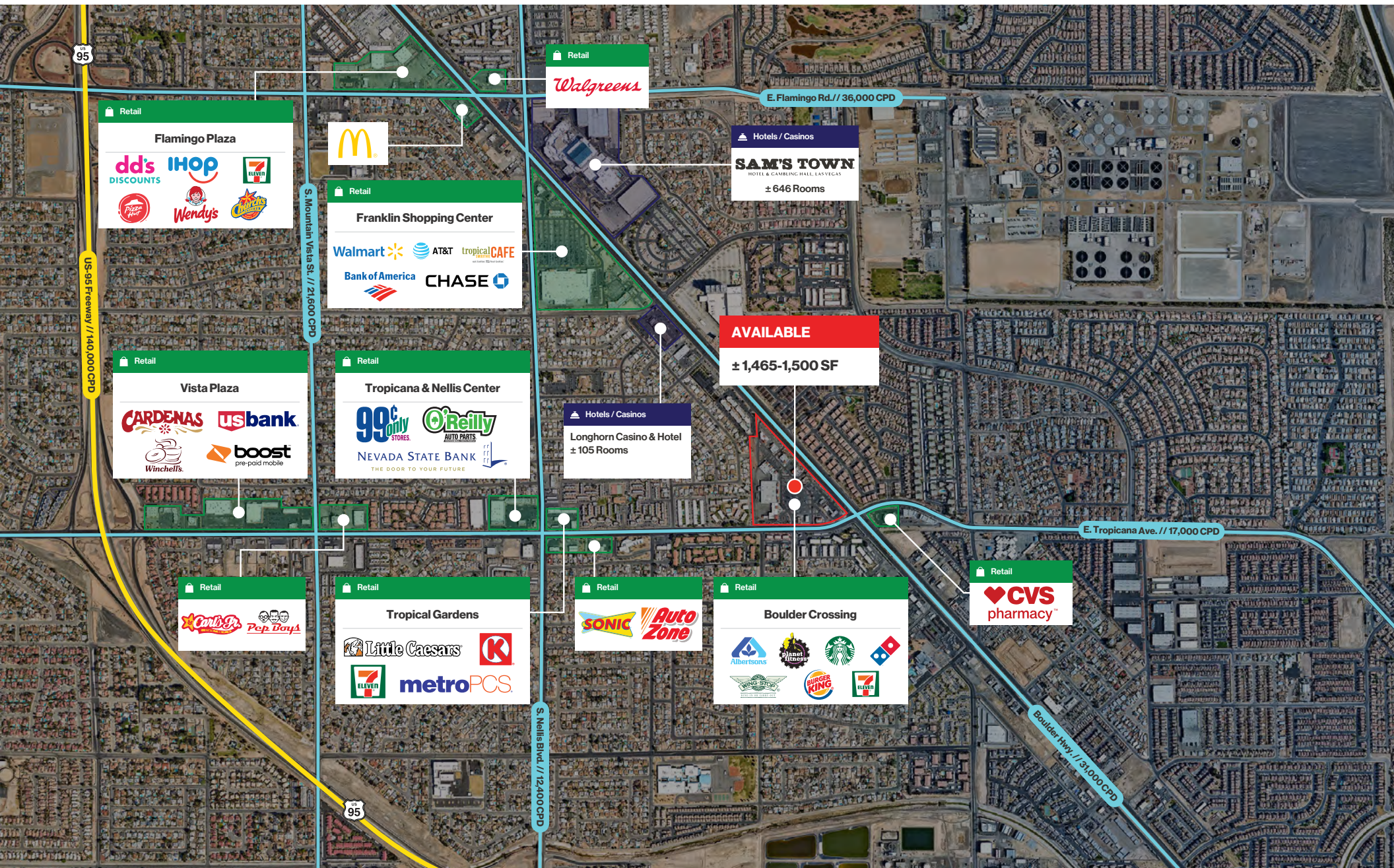
Ullom Elementary School
 (± 704 students)
 - 0.6 miles
- 6

Francis Cortney Junior HS
 (± 1,264 students)
 - 0.7 miles
- 7

Clark County Wetland Park
 - 0.5 miles
- 8

Whitney Park
 - 0.3 miles





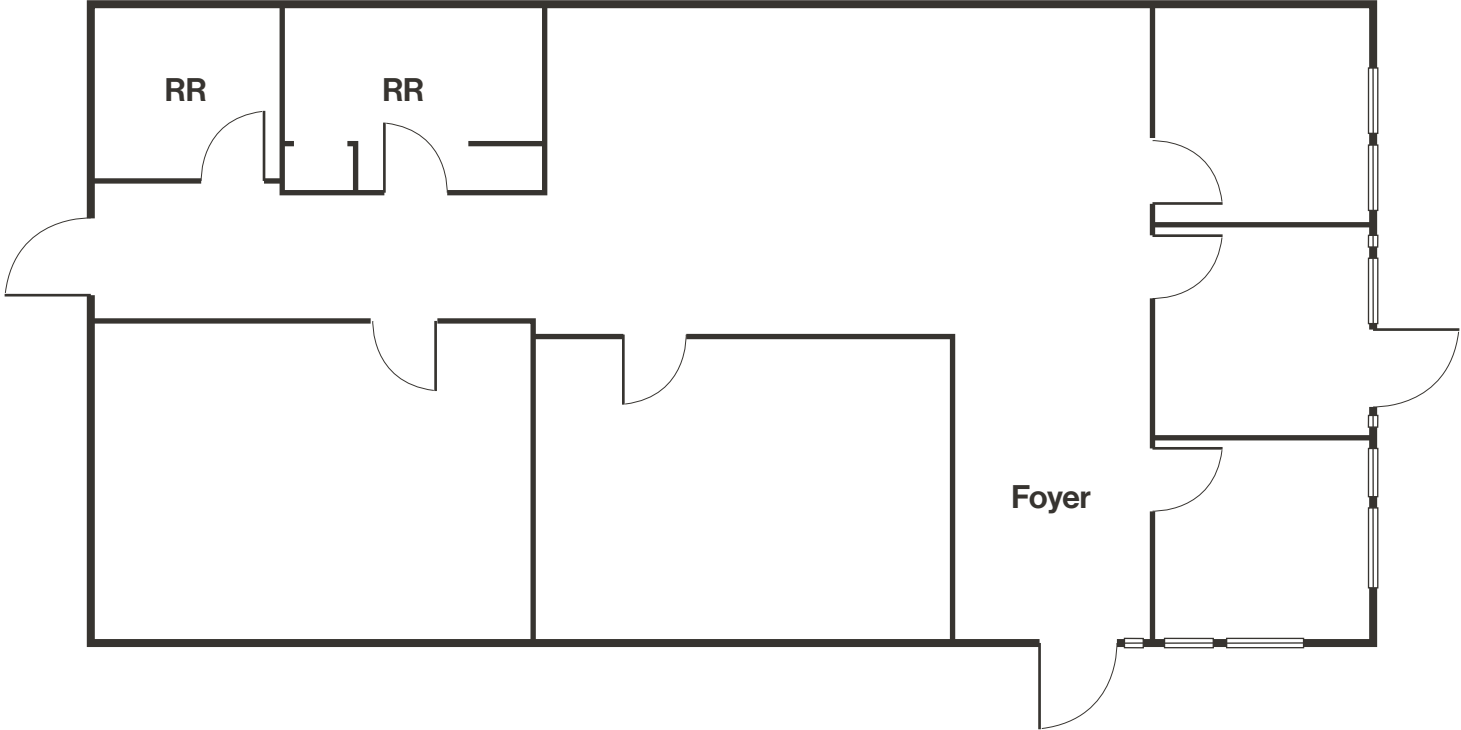
Site Plan

Available NAP

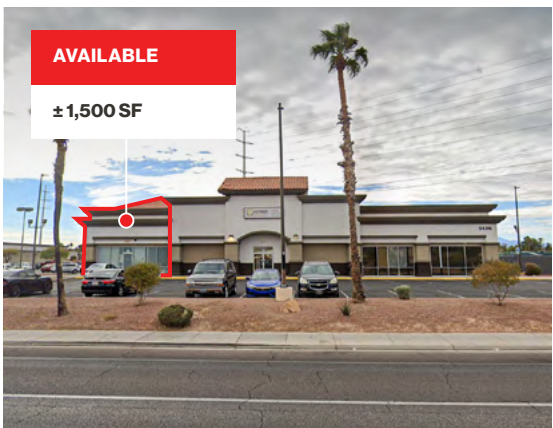
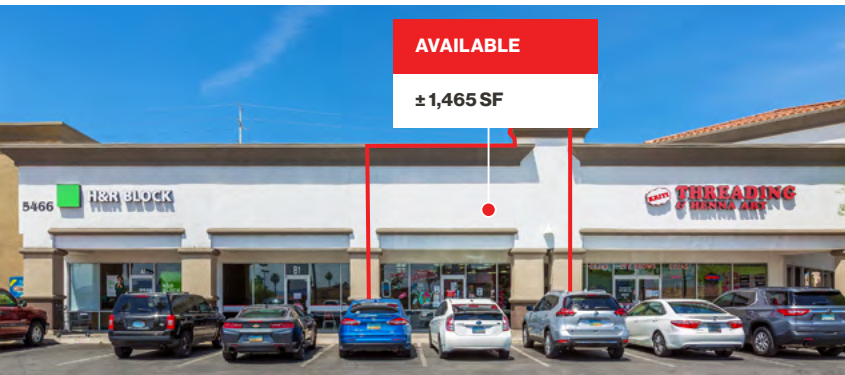


Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF
5486-101	AVAILABLE	±1,500 SF	5500	Albertsons	± 59,158 SF	5516-2I-J	Domino's	± 2,275 SF	G3	Vacant (NAP)	± 1,350 SF
5486-102	Nevada Health Center Inc.	± 4,500 SF	5516-2A	Ace Dental	± 1,300 SF	5400	ExpressLube (NAP)	± 2,106 SF			
5406-A	Miz Lola's	± 3,000 SF	5516-2B	Cricket Wireless	± 1,430 SF	5412	Well Care Pharmacy (NAP)	± 8,500 SF			
5406-B	Wingstop	± 2,550 SF	5516-2C	Paris Nails	± 1,235 SF	5526	Del Taco (NAP)	± 3,000 SF			
5436-A1	Planet Fitness	± 17,456 SF	5516-2D	Bargain Smokes Plus	± 1,235 SF	5536	Burger King (NAP)	± 3,250 SF			
5466-D1	Javal Threading	± 989 SF	5516-2E	Metro PCS	± 2,275 SF	5556	Mobil Oil (NAP)	± 6,000 SF			
5466-C1	AVAILABLE	±1,465 SF	5516-2F	UPS Store	± 1,300 SF	5566-1C	Sushi Twister (NAP)	± 950 SF			
5466-B1	Golden Cutz Barbershop	± 1,200 SF	5516-2G	Total Wireless	± 1,300 SF	5566-2C	Starbucks (NAP)	± 1,250 SF			
5466-A1	H&R Block	± 1,200 SF	5516-2H	Panda Express	± 1,950 SF	G1-G2	Well Care	± 4,900 SF			





Property Photos



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