

1027

Boulder City Pkwy
Boulder City, NV 89005

±0.46 AC AVAILABLE FOR SALE



CALL US FOR
MORE INFO

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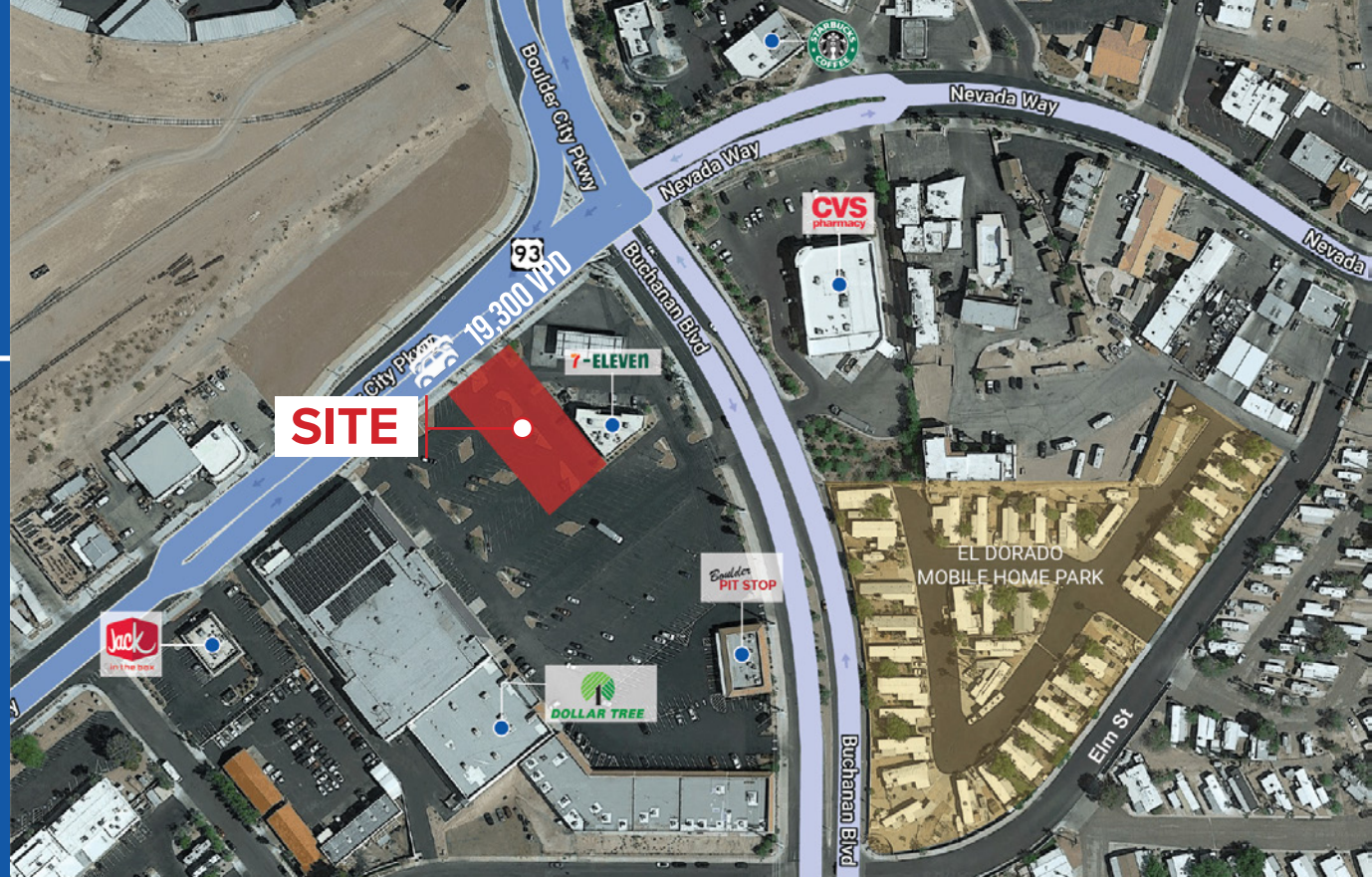
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±0.46 AC FOR SALE

- Outlot parcel with excellent exposure along Boulder City Pkwy, a major arterial with 19,700 VPD
- Signalized corner with full access off both Boulder City Pkwy and Buchanan Blvd
- Easy access to US 93 - gateway to Lake Mead Recreational Area and Hoover Dam
- Cross parking cross access

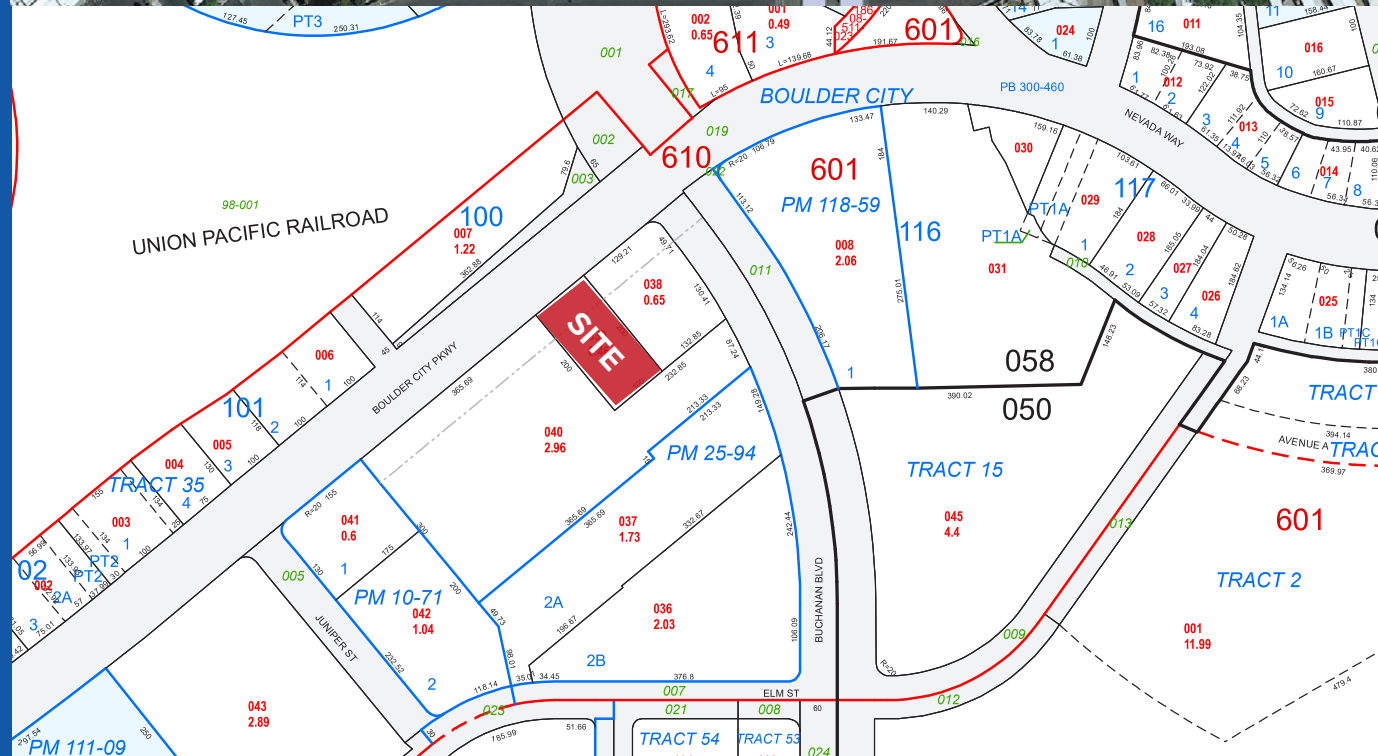


 **±0.46 AC**
SIZE

 **19,300 VPD**
Boulder City Pkwy

6,900 VPD
Buchanan Blvd

 **186-08-610-039**
APN
Central Business District (C-2)
ZONING



SITE PLAN

1027 Boulder City Pkwy
Boulder City, NV 89005



AREA DEMOGRAPHICS

1027 Boulder City Pkwy
Boulder City, NV 89005



POPULATION

5 Min	10 Min	15 Min
14,764	29,148	76,326



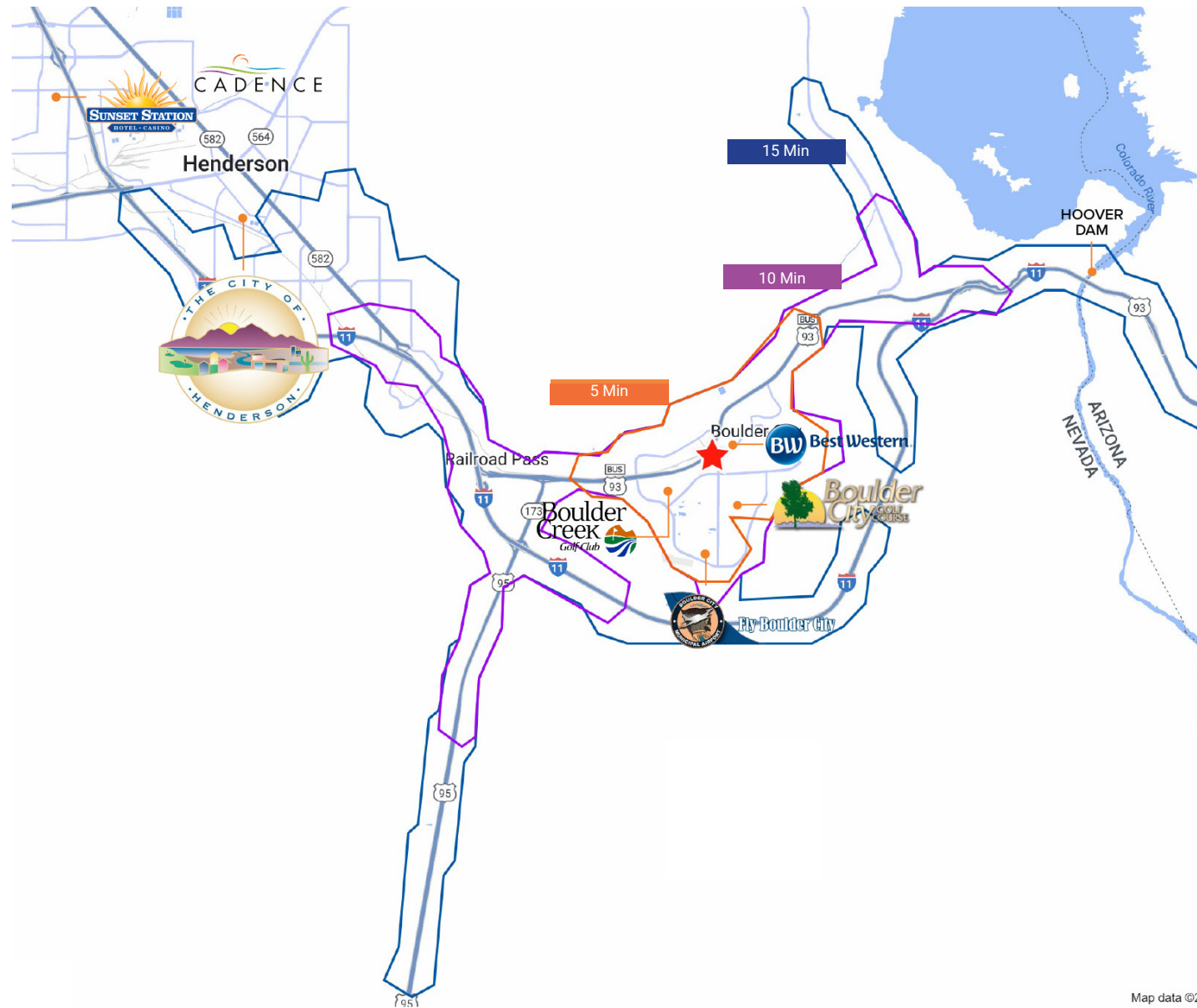
AVG HOUSEHOLD INCOME

5 Min	10 Min	15 Min
\$113,361	\$119,280	\$122,044



TRAFFIC COUNTS

Boulder City Pkwy	Buchanan Blvd
19,300 VPD	6,900 VPD



Sources:
SitesUSA 2025
TRINA, NV DOT 2024

Map data ©

TRADE AREA AERIAL

1027 Boulder City Pkwy
Boulder City, NV 89005





BOULDER CITY NEVADA



ESTABLISHED
1931



ELEVATION
2,510 FT



SQ MILES
208



POPULATION
15,029

2024 US CENSUS ESTIMATES



HOUSING
6,638

2024 CLARK COUNTY, NV
HOUSING UNIT ESTIMATES



MEDIAN INCOME
\$77,624


2025 SITESUSA ESTIMATES



1027 Boulder City Pkwy
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