



WALMART ANCHORED CENTER
±1,210 SF to ±3,600 SF
AVAILABLE

JENNIFER F. OTT, CCIM
First Vice President
Lic BS.0054344
+1 702 369 4806
jennifer.ott@cbre.com

A photograph of a commercial building with multiple storefronts, including 'Nail Lounge', 'Smile Mas Dental', and 'Tommy's'. A dark SUV is parked in the lot in front of the building.

BOULDER CROSSROADS
5230 BOULDER HIGHWAY

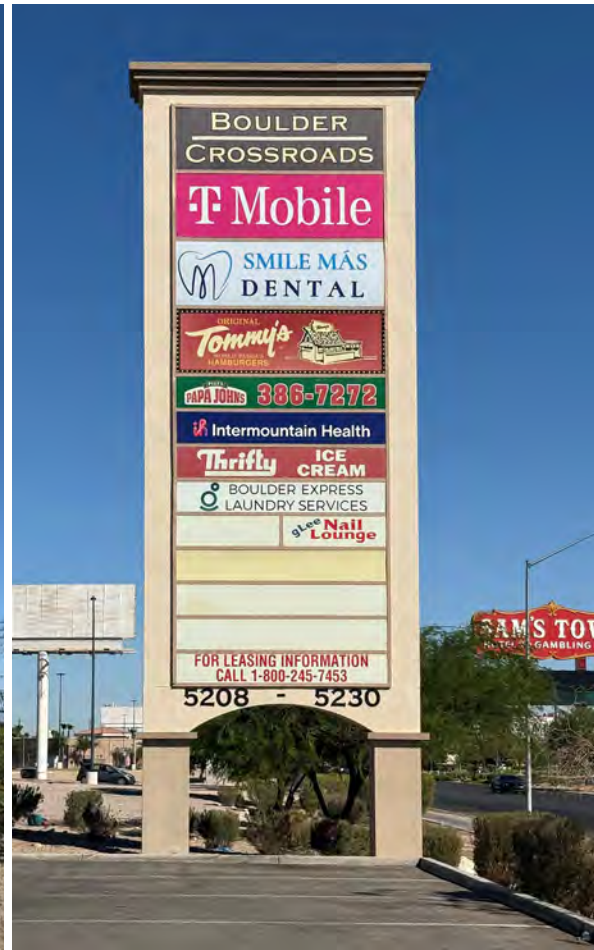
L A S V E G A S , N V

A photograph of a commercial building with a tiled roof and a parking lot. The building has several storefronts, including 'Nail Lounge', 'Intermountain Health Boulder Crossing Clinic', and 'Tommy's'. A tall light pole stands in the parking lot.

CBRE



RED MOUNTAIN GROUP



PROPERTY HIGHLIGHTS

AVAILABILITIES

5060	Suite 100	2,400 SF
5060	Suite 105	1,200 SF
5230	Suite 100	1,210 SF

JOIN THESE TENANTS



WALMART SUPERCENTER ANCHORED RETAIL CENTER

Prime Las Vegas Location

Located in a high-traffic, densely populated infill area with strong consumer demand.

Excellent Visibility & Access

Strategically positioned for optimal exposure and convenient entry points.

Signalized Major Intersection

Ensures smooth access and maximum visibility for both pedestrian and vehicular traffic.

Thriving Trade Area

Surrounded by established residential neighborhoods and complementary retail.

45' Pylon Signage Available

Prominent signage opportunity for enhanced brand exposure.

SITE PLAN



5040 BOULDER HIGHWAY

100	Dotty's Casino
110	La Papaya
120	PHOT

5060 BOULDER HIGHWAY

100	Available: 2,400 SF
105	Available: 1,200 SF
110	Jackson Hewitt Tax
115	Papa John's Pizza
120	Smoke Shop
125	China-A-Go-Go
130	Fred Loya

5216 BOULDER HIGHWAY

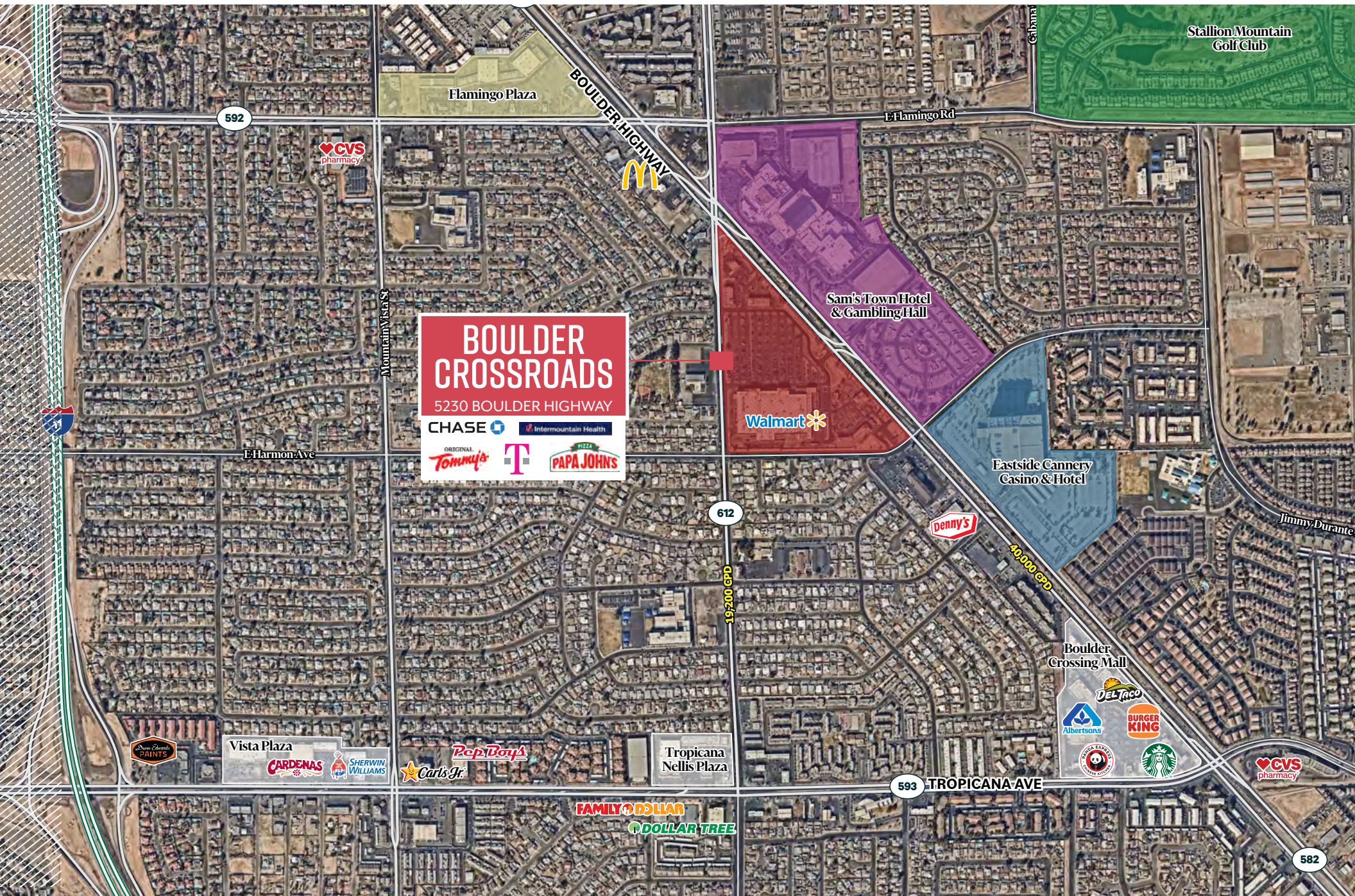
100	T-Mobile
105	Care First Urgent Care

5222 BOULDER HIGHWAY

100	Viva El Taco Express
-----	----------------------

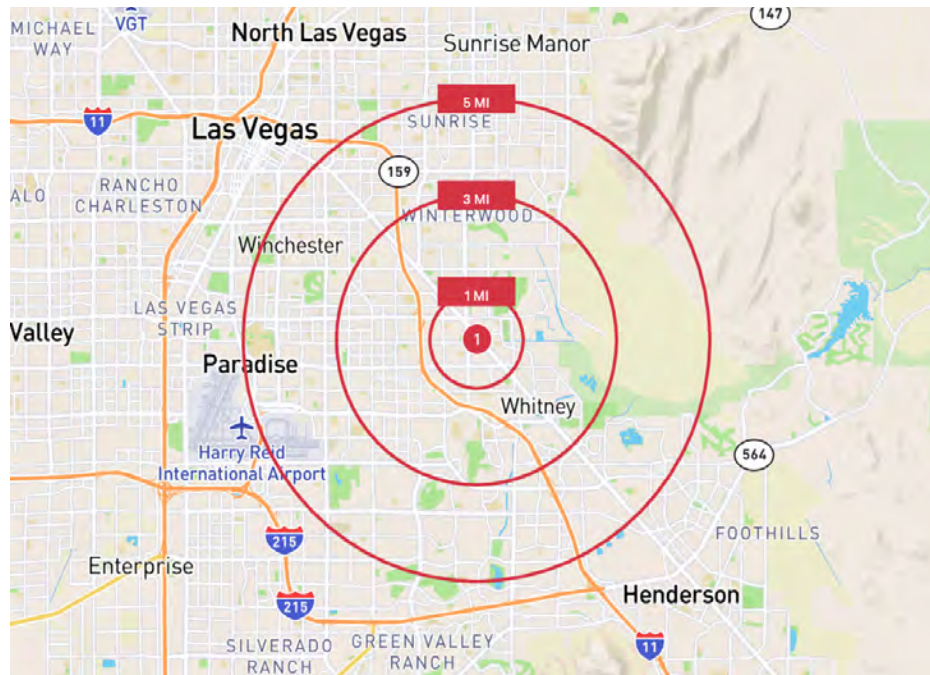
5230 BOULDER HIGHWAY

100	Available: 1,210 SF
105	g Lee Nails
110	Humana Healthcare
115	Tender Dental
120	Fyzical Therapy & Balance Centers
125	Boulder Express Laundry



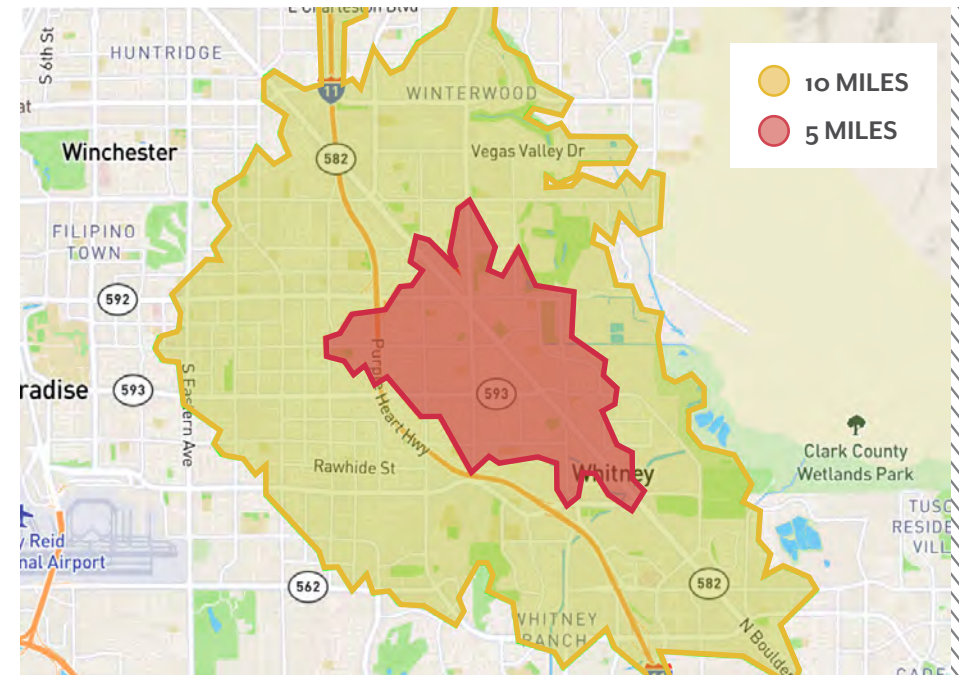
DEMOGRAPHIC BRIEF

	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population - Current Year Estimate	28,763	178,910	420,550
2029 Population - Five Year Projection	28,897	183,209	429,680
HOUSEHOLDS			
2024 Households - Current Year Estimate	11,014	68,543	160,609
2029 Households - Five Year Projection	11,130	70,769	165,651
HOUSEHOLD INCOME			
2024 Average Household Income	\$73,938	\$82,797	\$83,533
2029 Average Household Income	\$82,763	\$93,307	\$93,465



DRIVE TIME DEMOGRAPHICS

	5 MINUTES	10 MINUTES
POPULATION		
2024 Population - Current Year Estimate	39,415	183,447
2029 Population - Five Year Projection	39,841	187,874
HOUSEHOLDS		
2024 Households - Current Year Estimate	14,707	71,292
2029 Households - Five Year Projection	14,957	73,627
HOUSEHOLD INCOME		
2024 Average Household Income	\$74,232	\$82,106
2029 Average Household Income	\$83,656	\$92,548



TRAFFIC COUNTS

Boulder Hwy
40,000 CPD

Harmon Ave
6,800 CPD

Nellis Blvd
19,200 CPD

Source: NDOT, 2024

5230 BOULDER HIGHWAY

5

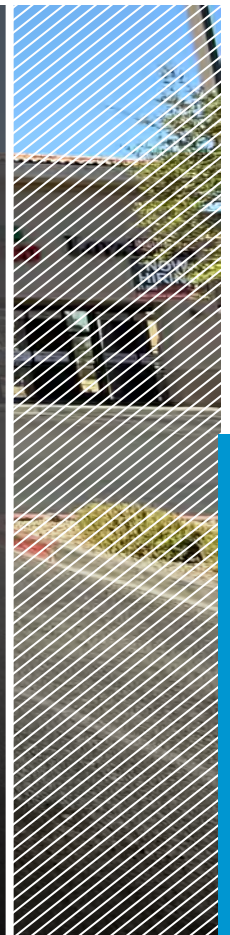
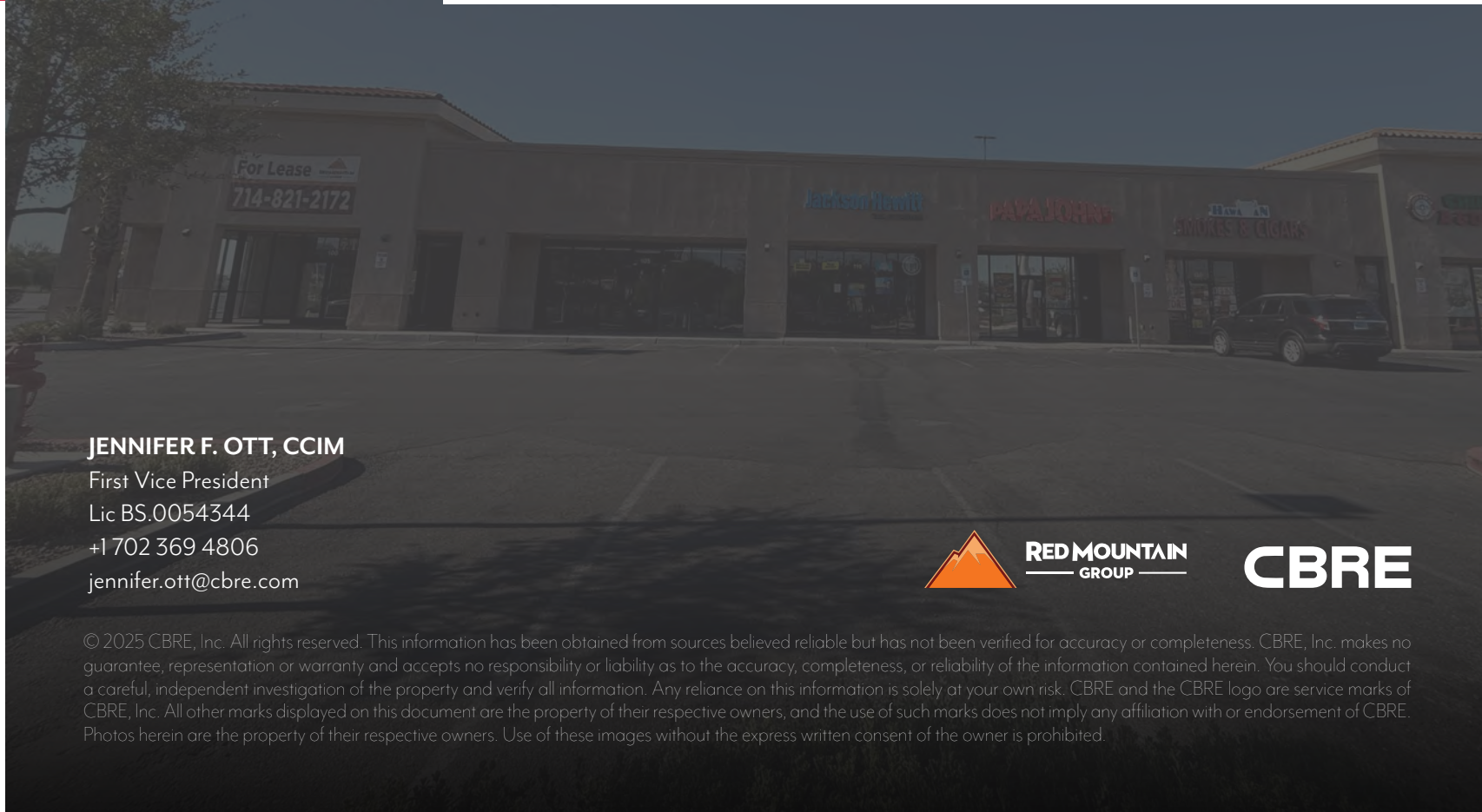
LAS VEGAS, N V

©2025 CBRE. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Source: Esri

BOULDER CROSSROADS

5230 BOULDER HIGHWAY

L A S V E G A S , N V



JENNIFER F. OTT, CCIM

First Vice President

Lic BS.0054344

+1 702 369 4806

jennifer.ott@cbre.com



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.