

DRIVE THRU FOR LEASE

4620 Boulder Hwy.

Las Vegas, NV 89121



PRESENTED BY:

ERIC ROGOSCH

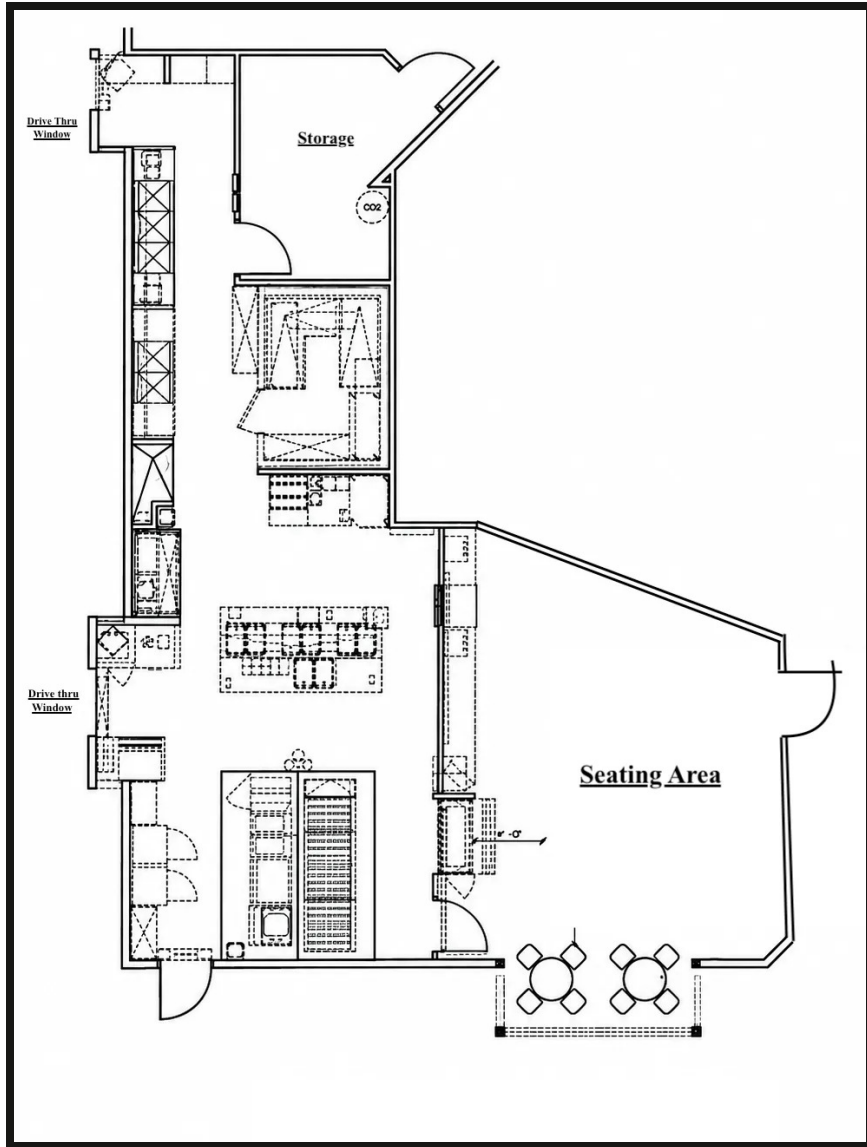
Vice President

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PROPERTY SUMMARY



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**Disclaimer: Existing equipment is provided "as-is, where-is." Landlord makes no representations or warranties regarding its condition, functionality, or fitness for any particular use.*

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OFFERING SUMMARY

Now available for lease at 4620 Boulder Highway, this highly visible convenience store features a ±832 SF drive-thru restaurant space equipped for a taco shop, offering an excellent opportunity for a new operator to open quickly. The space includes existing food-service equipment, a functional drive-thru lane, an indoor seating area, two hoods, a walk-in cooler, a grease trap, and an efficient layout well suited for quick-service food uses, coffee, beverages or other takeout-focused concepts.

Positioned directly along Boulder Highway, the property benefits from prominent street exposure, convenient customer access and traffic counts exceeding 30,000 vehicles per day. The surrounding East Las Vegas trade area offers a dense residential customer base, with more than 25,000 residents within one mile. This is a compelling opportunity for an independent operator or growing restaurant concept seeking a small-footprint, drive-thru location with equipment included along one of the East Valley's primary commercial corridors.

PROPERTY HIGHLIGHTS

- +/- 832 SF Second Generation Restaurant
- Drive-thru with two service windows
- Grease Trap, two hoods, walk-in cooler
- Existing equipment included *
- Located inside a busy convenience store with dedicated indoor seating
- Easy access to I-11/US 95

PRICING

AVAILABLE SF:

+/- 832 SF Drive Thru

LEASE RATE:

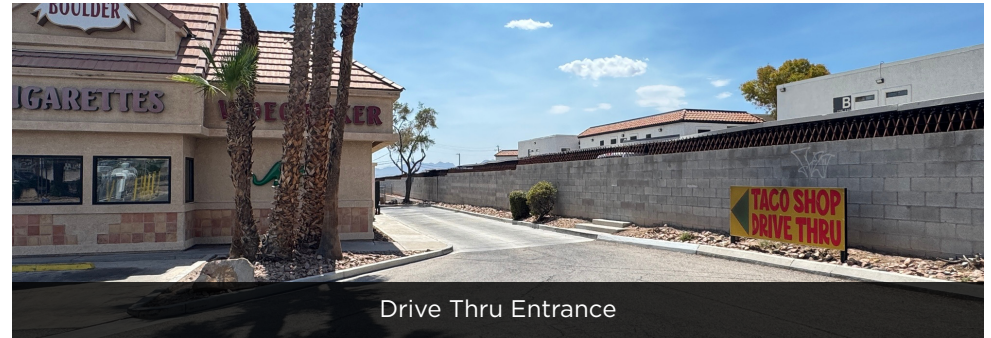
\$4,500/Mo (Including NNNs)

SVN | THE EQUITY GROUP 2

ADDITIONAL PHOTOS



Drive Thru Exit



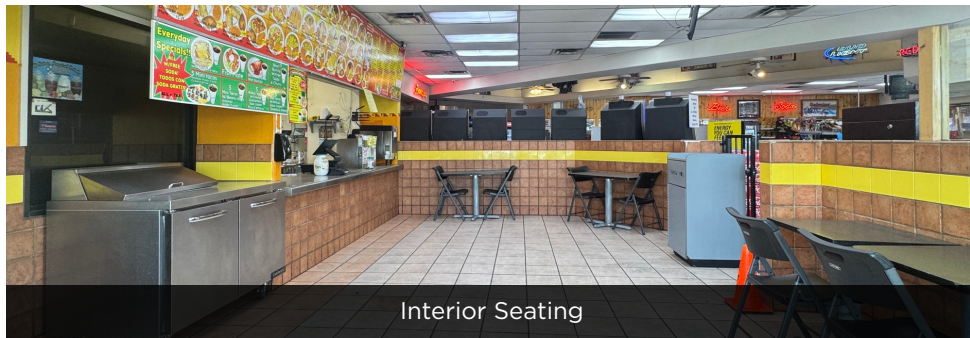
Drive Thru Entrance



Drive Thru Reader Board



Dual Service Windows



Interior Seating



Drive Thru Window Inside

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SVN | THE EQUITY GROUP 3

ADDITIONAL PHOTOS



Hood and Equipment



Equipment



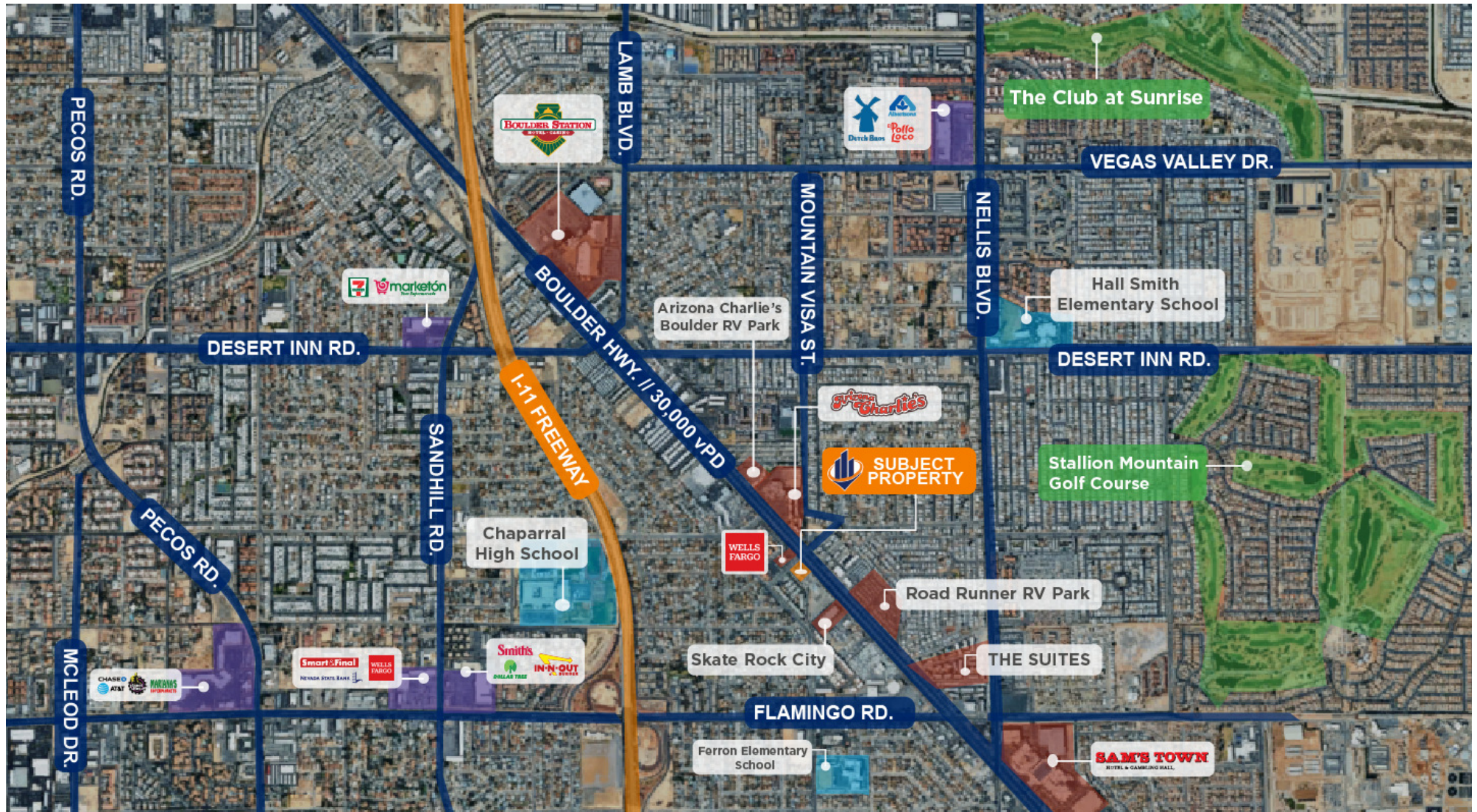
Walk-in Cooler

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RETAIL MAP



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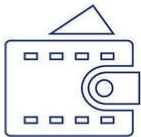
SVN | THE EQUITY GROUP

DEMOGRAPHICS MAP & REPORT

3 MILES KEY FACTS



196,152
Total Population



\$64,735
2026 Median Household Income



73,405
2026 Total Households



3.5
Avg Number of Employees



154
Total Businesses Per Square Mile



161,209
Total Daytime Population

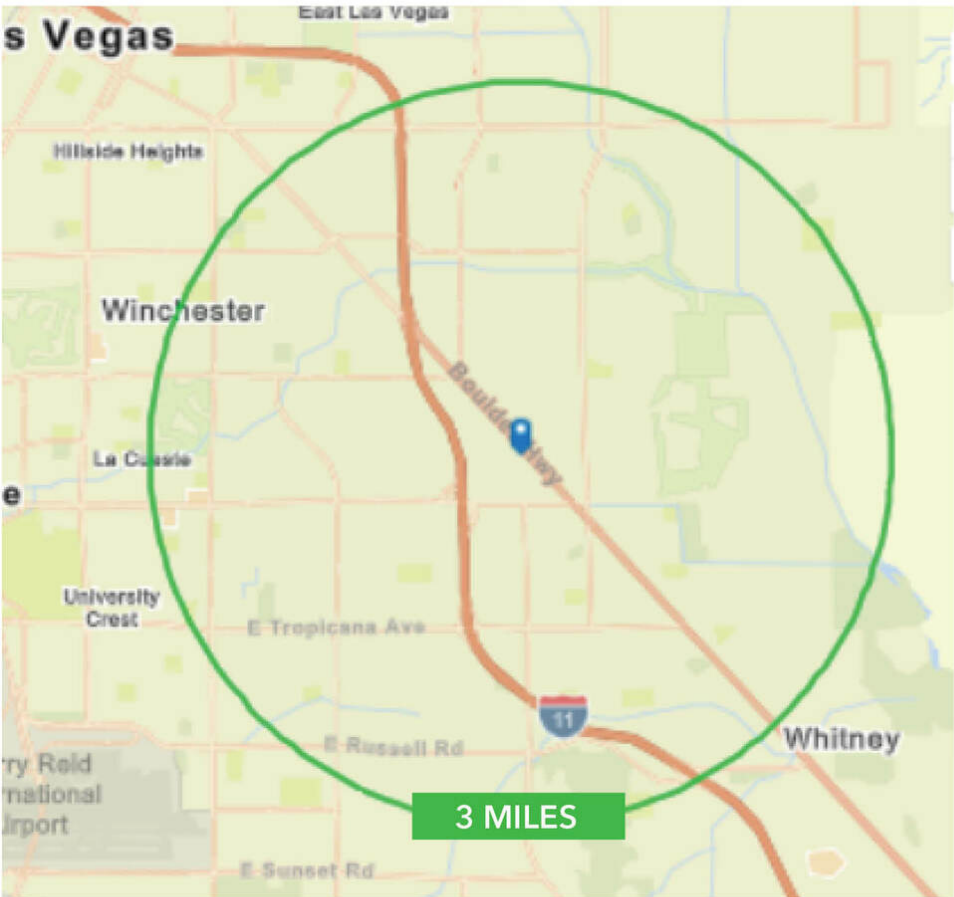
TRAFFIC COUNTS



±30,000 VPD

Boulder Hwy.

Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri
Source: Traffic counts contains data provided by NDOT (2025)



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