

Boulder Village

NWC OF BOULDER HIGHWAY & RUSSELL ROAD
LAS VEGAS, NV 89122



FUTURE
COMMERCIAL,
MULTI-FAMILY,
OR SENIOR LIVING

PAD B

PAD A

NEWMARK

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Retail Shop Space: 2,500 SF

Ground Lease Pads: ± 0.46 - 1.28 acres

Lease Rates: Contact broker for rates

NNN: To be determined

Traffic Counts: 45,200 ADT

Zoning: CG (Clark County)

Residential Population

One Mile Radius 25,881

Three Mile Radius 124,108

Daytime Employee Population

One Mile Radius 2,887 employees

Three Mile Radius 33,827 employees

Annual Household Income

One Mile Radius \$83,605

Three Mile Radius \$87,890

2025 Estimated Demographics



Boulder Village is a Walgreens-anchored retail development with great opportunities to lease first generation retail space, along with buildable street-front retail pads. The property is located on the northwest corner of Boulder Highway and Russell Road and offers a large pylon sign on Boulder Hwy.

There continues to be strong commercial and residential development in the immediate area including Henderson Hospital, Las Vegas Athletic Club, Dave & Busters, Cowabunga Bay water park, numerous new multi-family developments, among many other future projects.

- Buildable pad, drive-thru opportunities and retail shop space
- Close proximity to the I-11 via Russell Road interchange
- Signalized entrance on Russell Road allowing easy ingress/egress
- Large pylon signage on Boulder Hwy. with great visibility
- Strong commercial & residential growth in the immediate area



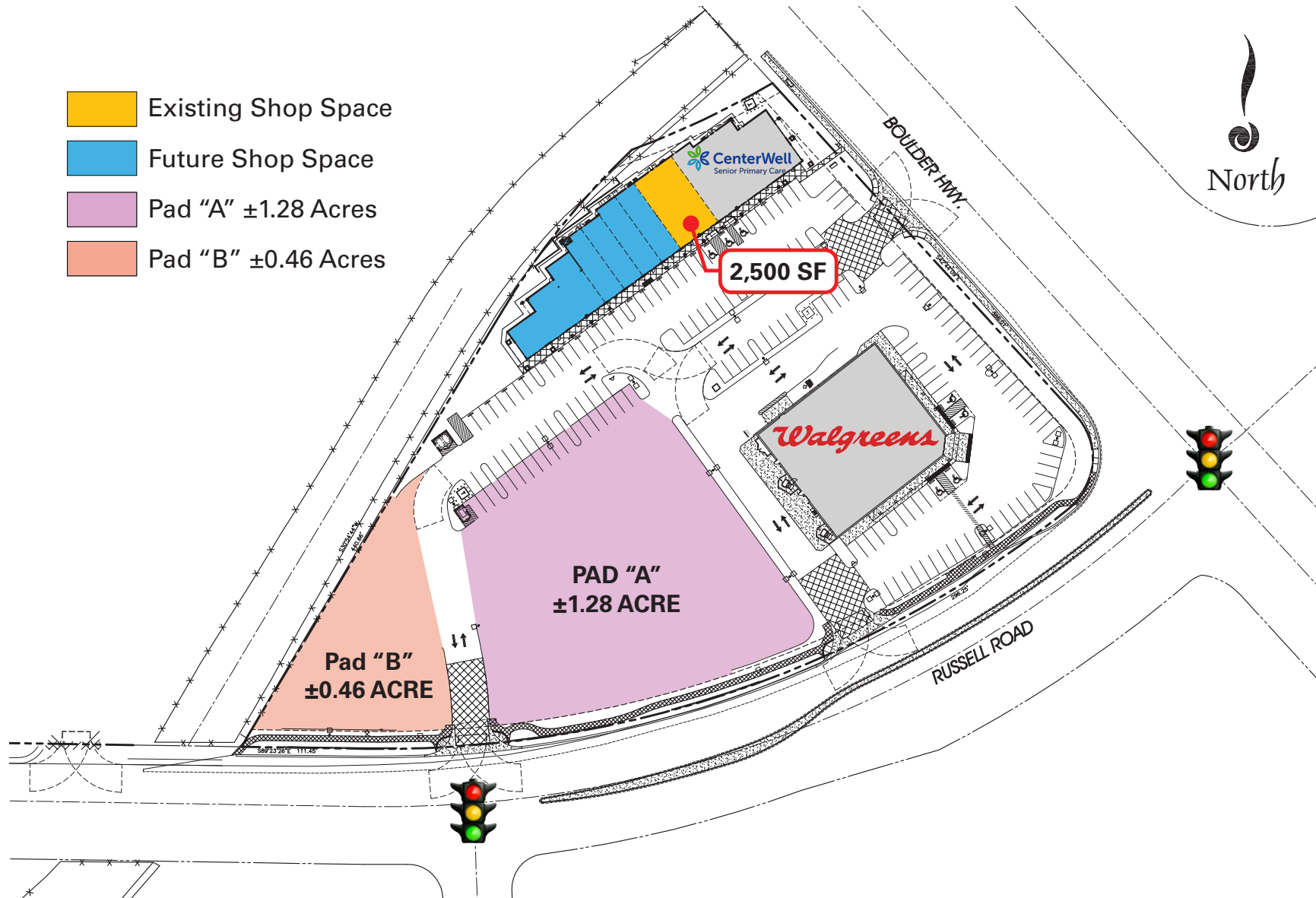
NEWMARK

Procuring broker shall be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principle and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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Site Plan



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Surrounding Aerial

