

Boulder Crossroads

5040 - 5230 Boulder Hwy, Las Vegas, NV 89122
SEC Boulder Hwy & Nellis Blvd



FOR LEASE

1,210 - 3,432 SF

- Wal-Mart Supercenter anchored shopping center
- Stand alone restaurant pad with drive thru available
- Great access on three arterials with exceptional traffic exposure
- 45' pylon signage
- H-1 Zoning



Traffic Counts

Boulder Hwy - 28,400 VPD
Nellis Blvd - 36,000 VPD
Source: NV DOT 2019

	1 mi	3 mi	5 mi
POPULATION	26,696	179,850	437,573
HOUSEHOLDS	10,483	70,002	168,484
AVG HOUSEHOLD INCOME	\$49,386	\$61,794	\$63,318

Source: SitesUSA 2020

SHOPPING CENTER
RETAILERS



LEASING CONTACT

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Unit	Tenant	Size (SF)
5040 Boulder Highway		
1	Dotty's Casino	4,698
2	Scoops Ice Cream	1,200
3	Pho-T	1,800
5048 Boulder Highway		
	Chase Bank	4,216

Unit	Tenant	Size (SF)
5060 Boulder Highway		
4	Radio Shack	2,400
5	GameStop	1,660
6	Jackson Hewitt Tax	1,200
7	Papa John's Pizza	1,200
8	Smoke Shop	1,200
9	China A-Go-Go	1,500
9A	Insurance	1,500
5208 Boulder Highway		
10	Tommy's Burger	3,000
5216 Boulder Highway		
11	T-Mobile	2,500
12	AVAILABLE	3,100
5222 Boulder Highway		
13	AVAILABLE - DO NOT DISTURB	1,700
5230 Boulder Highway		
14	AVAILABLE - Suite 100	1,210
15	gLee Nails	1,784
16	Humana Healthcare	5,220
20	Tender Dental	3,699
21	AVAILABLE - Suite 135/140/145	3,432
22	Boulder Express Laundry Services	4,000

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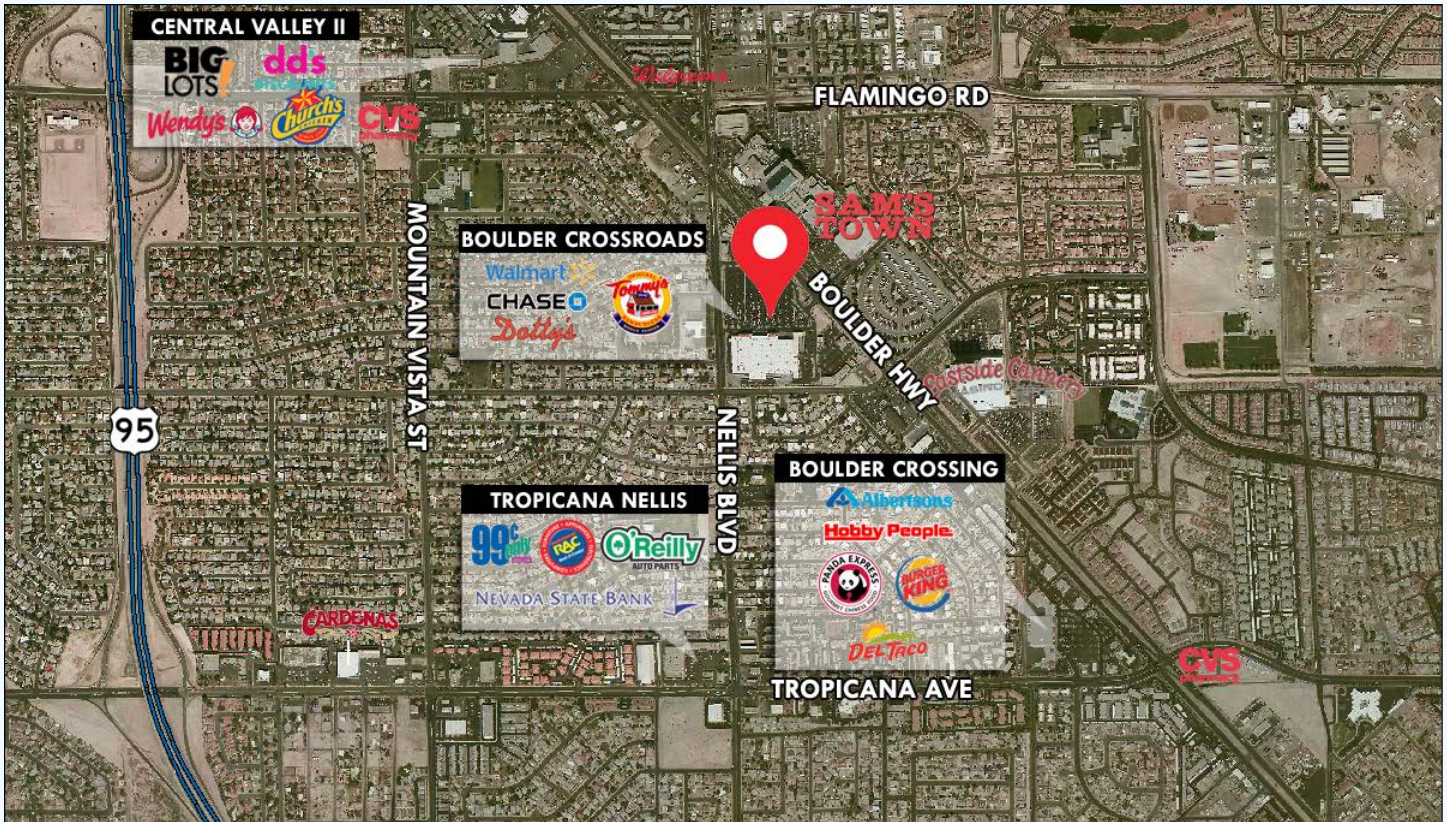
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Trade Area Map

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