

Boulder Crossroads

📍 5230 Boulder Hwy, Las Vegas, NV



1,210 SF to 2,400 SF Available

Anchored by **Walmart** 

Excellent Visibility and Access

Heavily Populated Trade Area, In-fill Location



RED MOUNTAIN
GROUP

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For Lease

1,210 SF to 2,400 SF

Property Highlights

- Wal-Mart Supercenter Anchored Shopping Center
- Excellent Visibility and Access
- 45' Pylon Signage Available
- Heavily Populated Trade Area, In-fill Location
- Signalized Major Intersection

Major Retailers in the Center



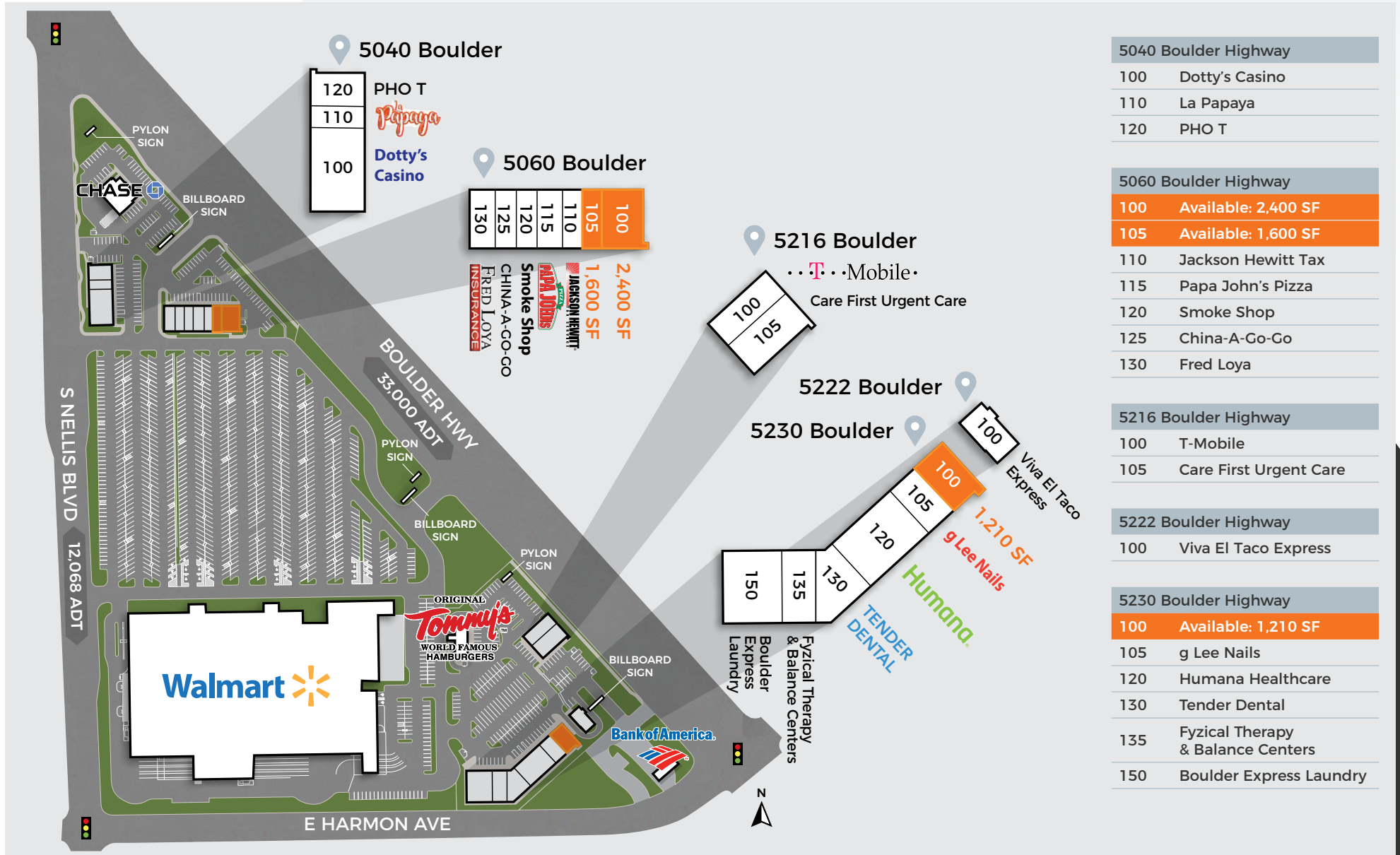
Demos

		
RADIUS	POPULATION	AVG HH INCOME
1 MILE	29,158	\$69,537
3 MILE	175,142	\$79,457
5 MILE	414,392	\$81,134

Source: Applied Geographic Solutions 2024



Site Plan



5040 Boulder Highway	
100	Dotty's Casino
110	La Papaya
120	PHO T

5060 Boulder Highway	
100	Available: 2,400 SF
105	Available: 1,600 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
120	Humana Healthcare
130	Tender Dental
135	Fyzical Therapy & Balance Centers
150	Boulder Express Laundry



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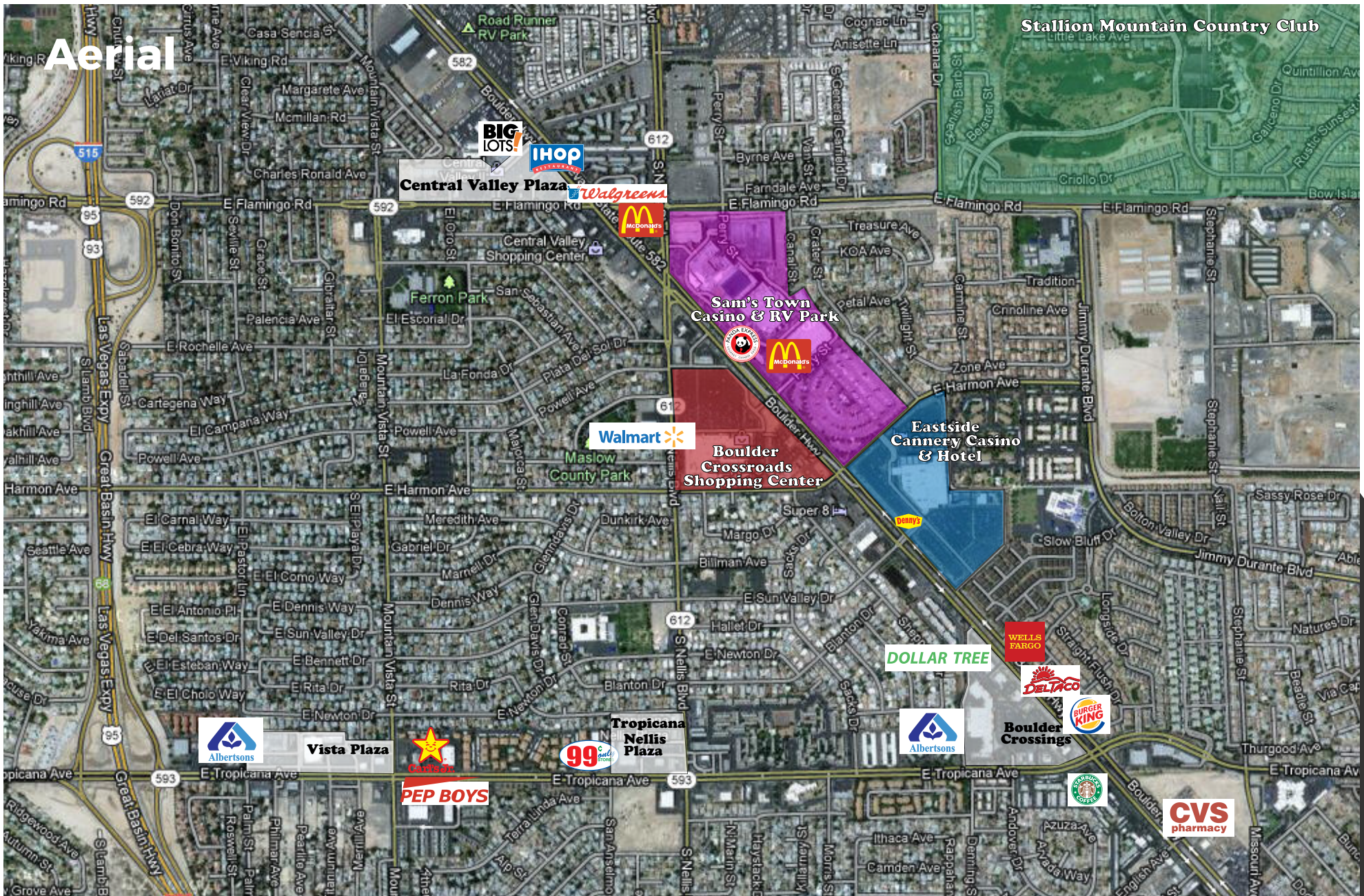
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