

# BOULDER CROSSROADS

1,210 - 2,400 SF AVAILABLE

FOR LEASE

5230 Boulder Hwy | Las Vegas, NV



BRENDA BENTER  
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# SITE PLAN

BOULDER CROSSROADS



#	TENANT	SF
5040-100	Dotty's Casino	
5040-110	La Papaya	
5040-120	PHO T	
5060-100	AVAILABLE	2,400 SF
5060-105	AVAILABLE	1,600 SF
5060-110	Jackson Hewitt Tax	
5060-115	Papa John's Pizza	
5060-120	Smoke Shop	
5060-125	China-A-Go-Go	
5060-130	Fred Loya	
5216-100	T-Mobile	
5216-105	Care First Urgent Care	
5222-100	Viva El Taco Express	
5230-100	AVAILABLE	1,210 SF
5230-105	g Lee Nails	
5230-120	Humana Healthcare	
5230-130	Tender Dental	
5230-135	AVAILABLE	2,356 SF
5230-150	Boulder Express Laundry	

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[www.redmountaingroupinc.com](http://www.redmountaingroupinc.com)

**RED MOUNTAIN**  
 GROUP

# AREA INFO

BOULDER CROSSROADS



**1,210 - 2,400 SF AVAILABLE**

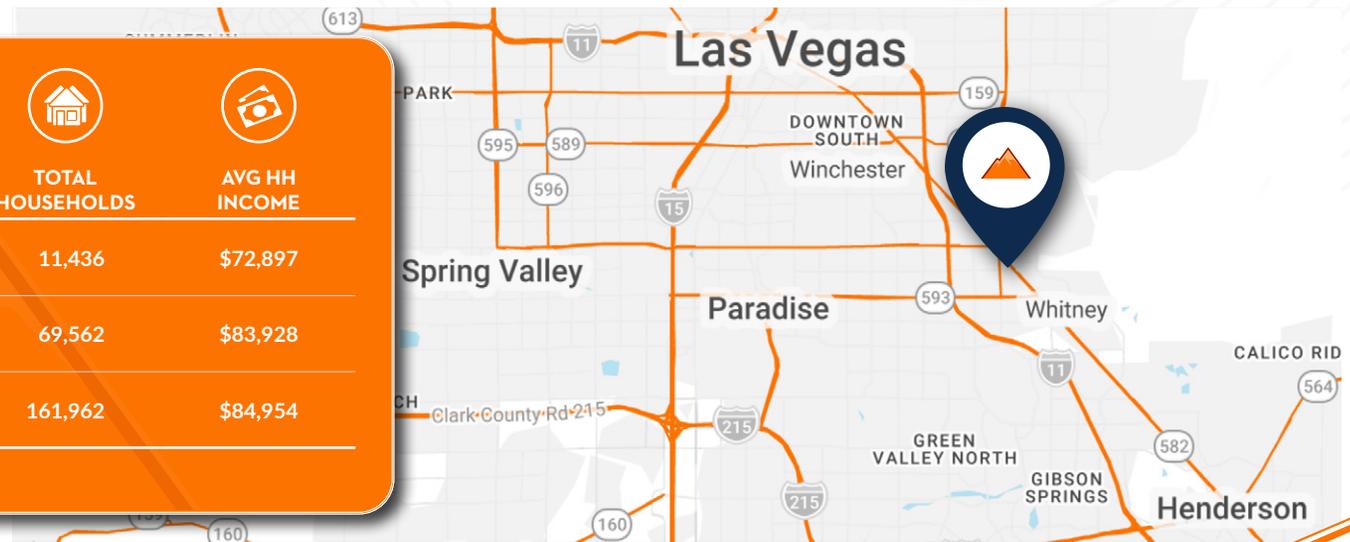
Wal-Mart Supercenter anchored Shopping Center at a signalized major intersection with excellent visibility and access. 45' Pylon signage available.

Heavily populated trade area, in-fill location.

**MAJOR TENANTS:**



	 POPULATION	 DAYTIME POPULATION	 TOTAL HOUSEHOLDS	 AVG HH INCOME
1 Mile	29,339	13,039	11,436	\$72,897
3 Miles	179,267	87,117	69,562	\$83,928
5 Miles	420,505	247,274	161,962	\$84,954



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# AREA MAP



dd's DISCOUNTS  
W WENERSCHITZEL  
Shell  
CHURCH'S  
7 ELEVEN  
Wendy's

CVS pharmacy

S Mountain Vista St

Franklin Shopping Center  
Walmart Supercenter  
CHASE  
McDonald's  
ORIGINAL Tommy's

E Flamingo Rd

**SUBJECT PROPERTY**  
5230  
Boulder Hwy  
Las Vegas, NV

Boulder Hwy 33,000 ADT

Eastside Cannery  
CASINO · HOTEL

E Harmon Ave

Denny's

S Nellis Blvd 12,068 ADT

Boulder Crossing Mall  
Albertsons  
planet fitness  
DEL TACO  
BURGER KING  
cricket wireless  
Chevron

INTERSTATE 11

CARDENAS MARKETS  
Winchell's Donut House

usbank

Carl's Jr.  
Pep Boys Auto Service & Tires

O'Reilly AUTO PARTS  
Pollo Loco

CIRCLE K

Tropicana Ave

jiffy lube

DOLLAR TREE

Public Storage

Auto Zone  
NAPA  
SONIC

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