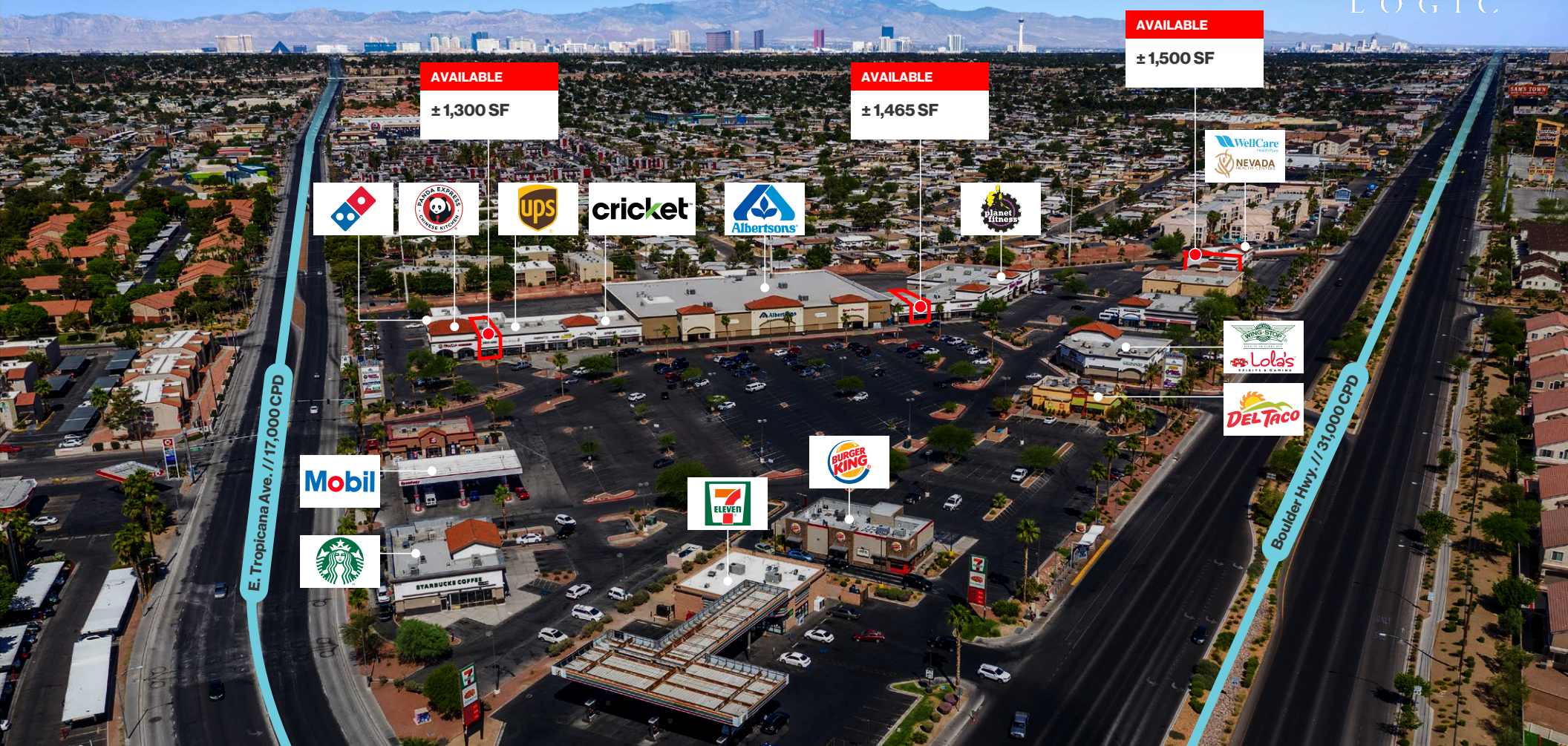
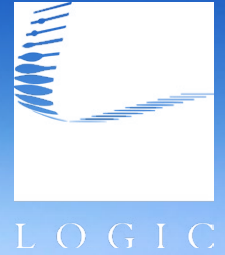


For Lease

Boulder Crossing

Las Vegas Strip



E. Tropicana Ave. // 17,000 CPD

Boulder Hwy. // 31,000 CPD

5486-5566 Boulder Hwy.
Las Vegas, NV 89122

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Listing Snapshot



Contact Broker
Lease Rate



± 1,300 SF - 1,500 SF
Available Square Footage

Property Highlights

- Property under new ownership - Will give TIA and rent abatement for qualified tenants
- Situated off the crossroads of Tropicana Ave. and Boulder Hwy. offering exceptional visibility and experiencing heavy traffic counts surpassing ± 188,000 CPD
 - Boulder Hwy.: ± 31,000 CPD
 - Tropicana Ave.: ± 17,000 CPD
 - US-95 Freeway: ± 140,000 CPD
- Excellent signage opportunity and convenient access via eight ingress/egress points
- A strong performing retail center anchored by Albertsons, servicing a dense and mature trade area of ± 388,766 residents
- Diverse mix of national, regional, and local co-tenants including Starbucks, Planet Fitness, Burger King, Del Taco, Panda Express, 7-Eleven, Domino's Pizza and more!

Demographics

	1-mile	3-mile	5-mile
2024 Population	27,297	155,591	383,293
2024 Average Household Income	\$64,724	\$78,330	\$83,816
2024 Total Households	9,870	59,200	146,198

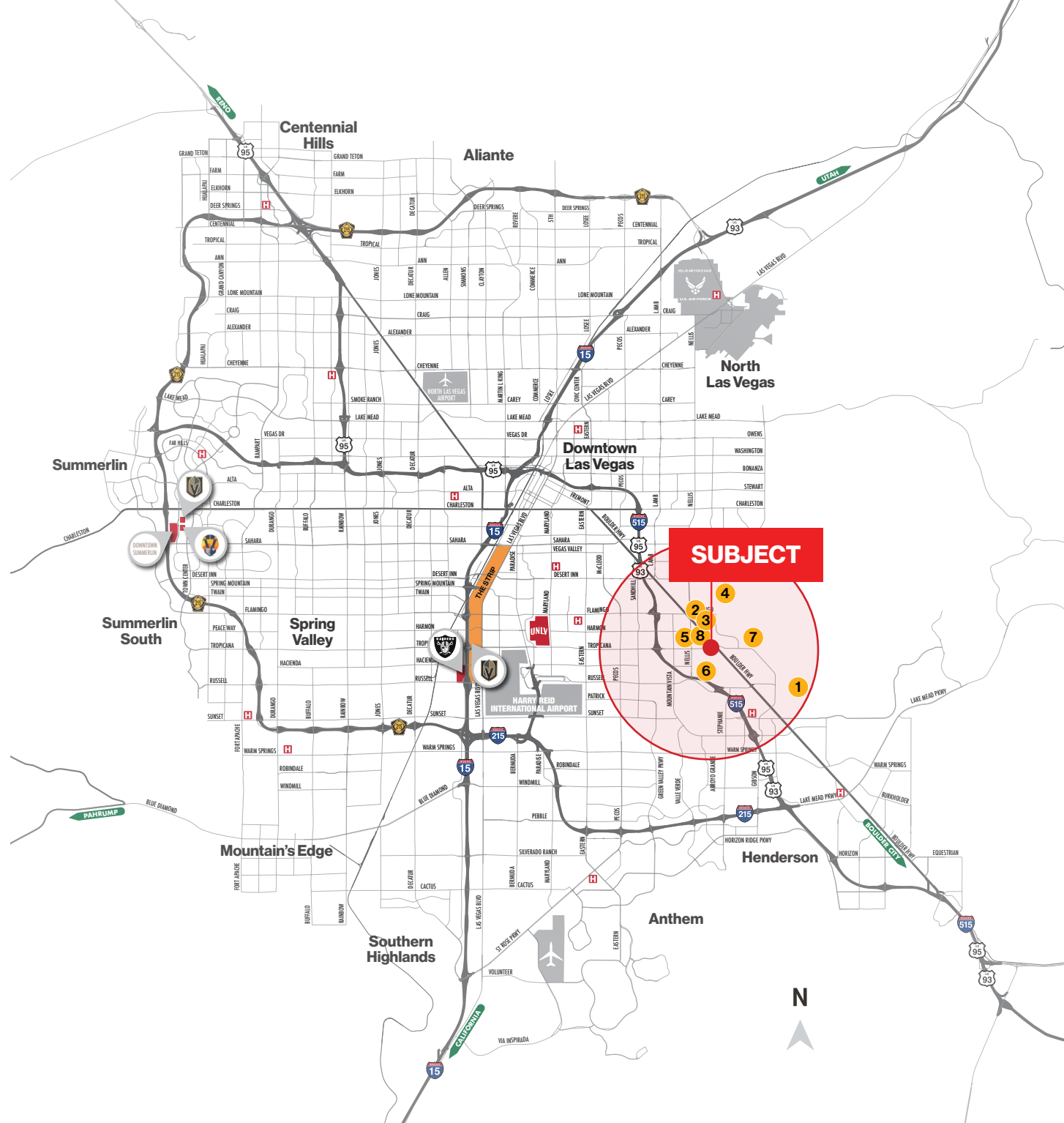


Vicinity Map

The trade area consists of ± 155,591 residents with an average household income of ± \$78,330 within a 3-mile radius.

Amenities within a 3-mile radius

- 1 **Sam Boyd Stadium**
(± 40,000 seats)
- 2.3 miles
- 2 **Sam's Town**
(± 646 rooms)
- 0.9 miles
- 3 **Eastside Cannery**
(± 307 rooms)
- 0.5 miles
- 4 **Stallion Mountain Golf Club**
- 1.3 miles
- 5 **Ullom Elementary School**
(± 704 students)
- 0.6 miles
- 6 **Francis Cortney Junior HS**
(± 1,264 students)
- 0.7 miles
- 7 **Clark County Wetland Park**
- 0.5 miles
- 8 **Whitney Park**
- 0.3 miles





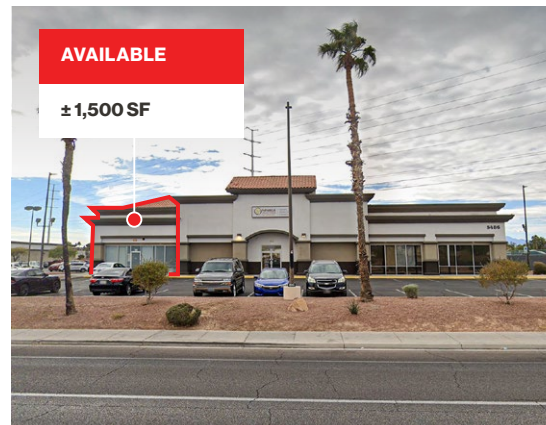
Site Plan

Available ■ NAP



Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF
5486-101	AVAILABLE - 5/1/25 DO NOT DISTURB TENANT	±1,500 SF	5500	Albertsons	±59,158 SF	5516-2I-J	Domino's	±2,275 SF	G3	Vacant (NAP)	±1,350 SF
5486-102	Nevada Health Center Inc.	±4,500 SF	5516-2A	Ace Dental	±1,300 SF	5400	ExpressLube (NAP)	±2,106 SF			
5406-A	MizLola's	±3,000 SF	5516-2B	Cricket Wireless	±1,430 SF	5412	Well Care Pharmacy (NAP)	±8,500 SF			
5406-B	Wingstop	±2,550 SF	5516-2C	Paris Nails	±1,235 SF	5526	Del Taco (NAP)	±3,000 SF			
5436-A1	Planet Fitness	±17,456 SF	5516-2D	Bargain Smokes Plus	±1,235 SF	5536	Burger King (NAP)	±3,250 SF			
5466-D1	Javal Threading	±989 SF	5516-2E	Metro PCS	±2,275 SF	5556	Mobil Oil (NAP)	±6,000 SF			
5466-C1	AVAILABLE	±1,465 SF	5516-2F	UPS Store	±1,300 SF	5566-1C	Sushi Twister (NAP)	±950 SF			
5466-B1	Golden Cutz Barbershop	±1,200 SF	5516-2G	AVAILABLE	±1,300 SF	5566-2C	Starbucks (NAP)	±1,250 SF			
5466-A1	H&RBlock	±1,200 SF	5516-2H	Panda Express	±1,950 SF	G1-G2	Well Care	±4,900 SF			

Property Photos



LOGIC Commercial Real Estate

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For inquiries please reach
out to our team.

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