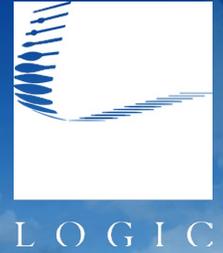


For Sale or Lease

Boulder Hwy. & E. Tropicana Ave.



5446 Boulder Hwy.
Las Vegas, NV 89122

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Listing Snapshot



\$2.2MM
Offering Price



\$2.25 PSF NNN
Lease Rate



± 6,250 SF
Total Square Footage



East Las Vegas
Submarket



± 0.83 AC
Total Acreage



161-21-814-014
Parcel Number (APN)

Property Highlights

- QSR conversion | redevelopment opportunity
- Second-generation standalone retail pad building with frontage and exposure on Boulder Hwy. in southeast Las Vegas
- Former bank branch with drive-thru
- Strong performing retail center anchored by Albertsons at the lighted intersection of Boulder Hwy. & E. Tropicana Ave. (combined traffic counts ± 58,200 CPD)
- Diverse mix of national, regional & local co-tenants including Starbucks, Burger King, Del Taco, Planet Fitness, Panda Express, 7-Eleven & Domino's Pizza
- Services a dense and mature trade area of ± 389,720 residents with average annual household income of \$88,348 within a 5-mile radius
- Pylon signage available

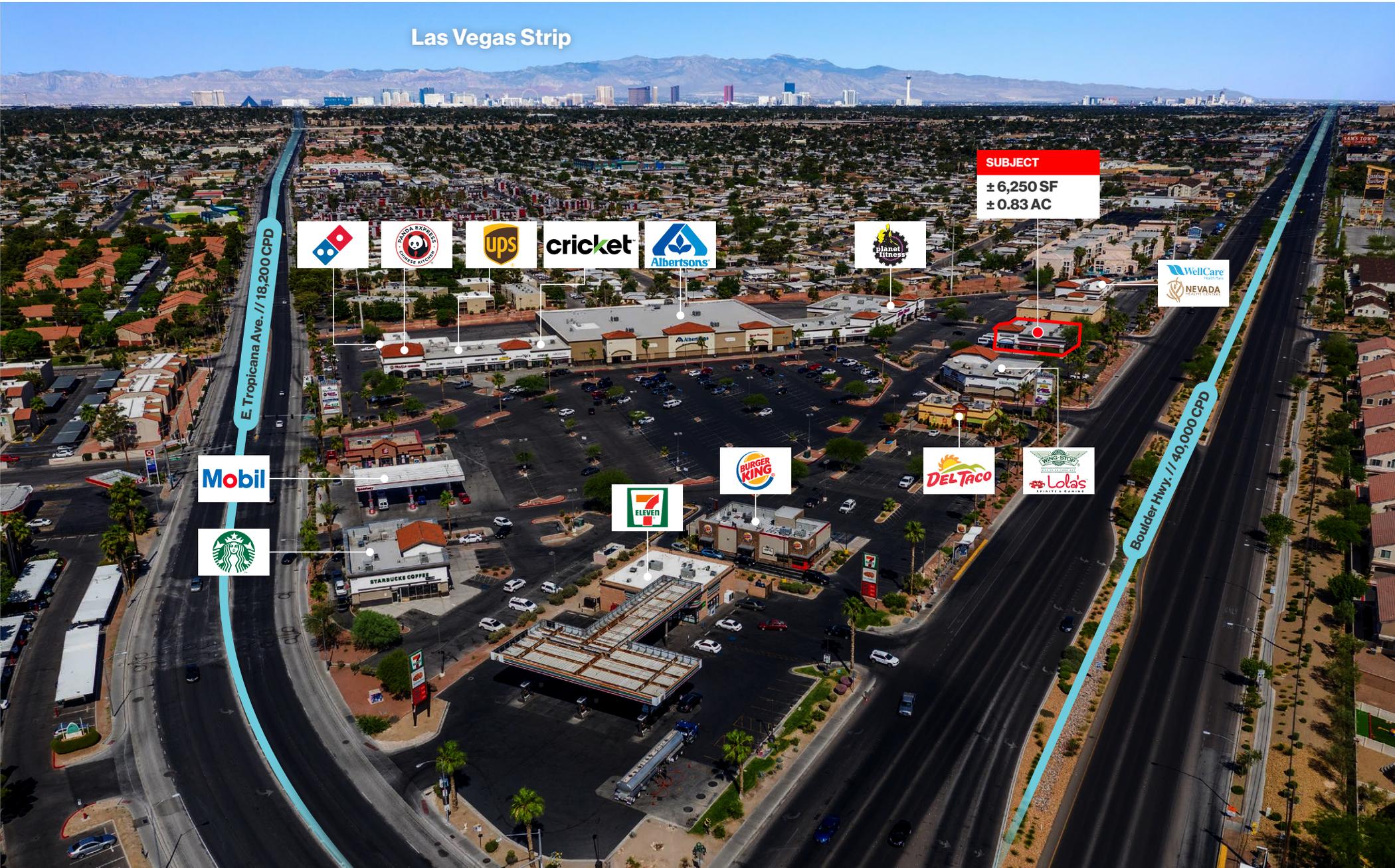
Demographics

| | 1-mile | 3-mile | 5-mile |
|-------------------------------|----------|----------|----------|
| 2025 Population | 26,855 | 161,451 | 389,720 |
| 2025 Average Household Income | \$69,484 | \$83,614 | \$88,348 |
| 2025 Total Households | 9,727 | 62,078 | 149,009 |





Las Vegas Strip



E. Tropicana Ave. // 18,200 CPD

Boulder Hwy. // 40,000 CPD

SUBJECT
± 6,250 SF
± 0.83 AC



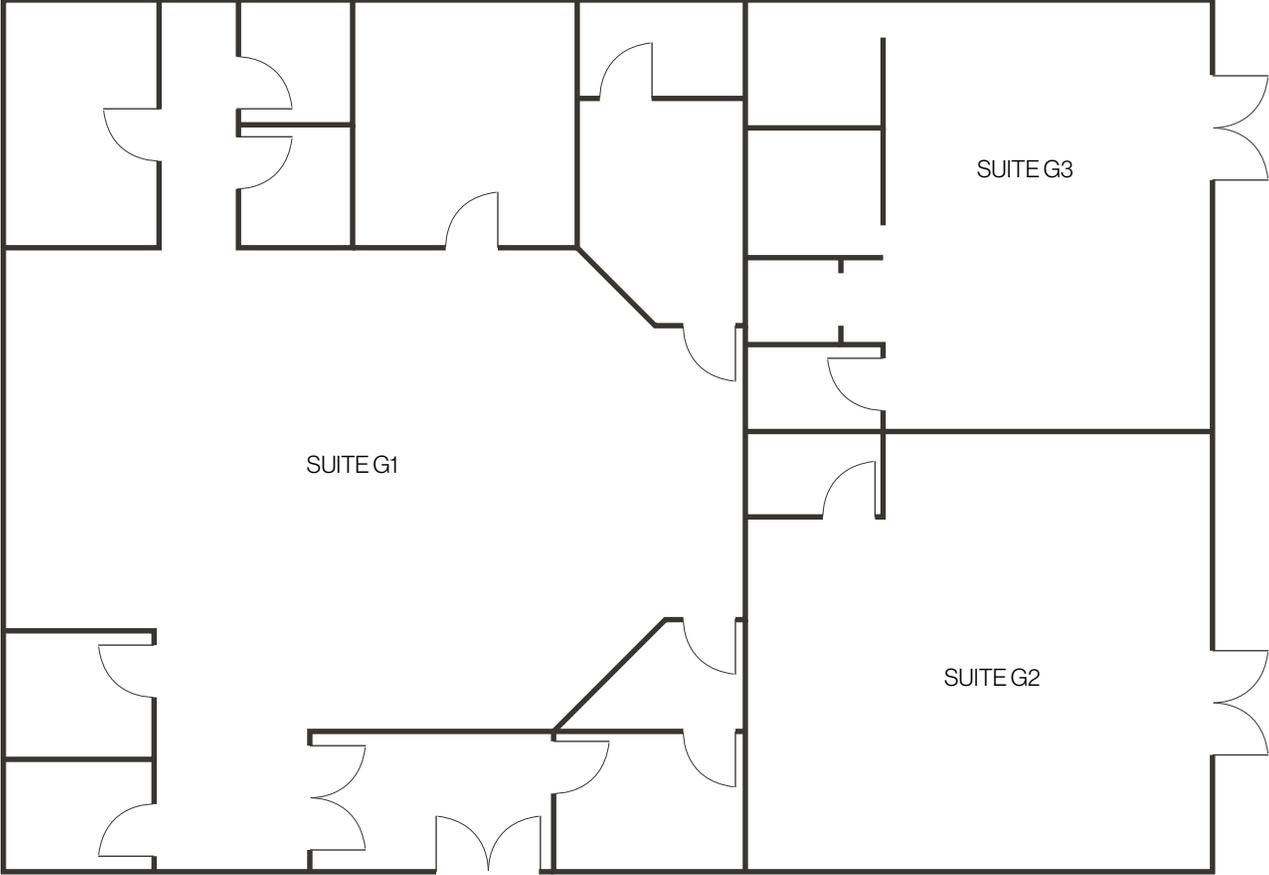
Site Plan

Subject

NAP



Floor Plan | ± 6,250 SF

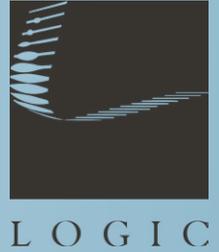


Property Photos



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For inquiries please
reach out to our team.

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