

For Lease

Boulder Hwy. & E. Tropicana Ave.



5446 Boulder Hwy.
Las Vegas, NV 89122

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Listing Snapshot



\$2.25 NNN
Lease Rate



± 1,350 SF
Available Square Footage



East Las Vegas
Submarket

Property Highlights

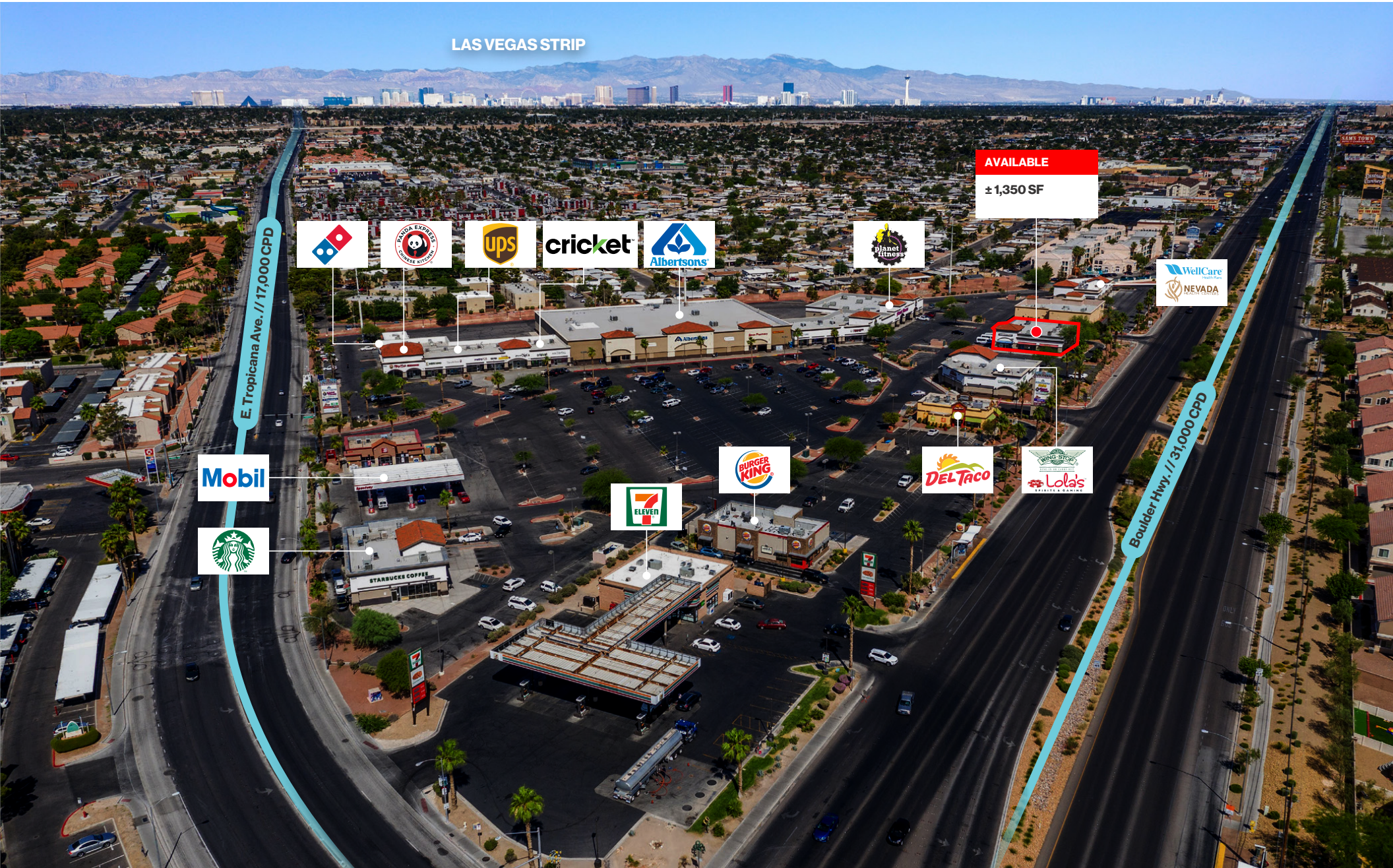
- Second-generation retail space in pad building with frontage and exposure on Boulder Hwy. in southeast Las Vegas
- Property under new ownership
- Strong performing retail center anchored by Albertsons at the lighted intersection of Boulder Hwy. & E. Tropicana Ave. (combined traffic counts ± 73,000 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 ± 387,376 residents with average annual household income of \$66,957 within a 5-mile radius
- Pylon signage available

Demographics

	1-mile	3-mile	5-mile
2023 Population	26,341	161,433	386,612
2023 Average Household Income	\$59,936	\$71,424	\$75,777
2023 Total Households	9,484	61,847	146,959







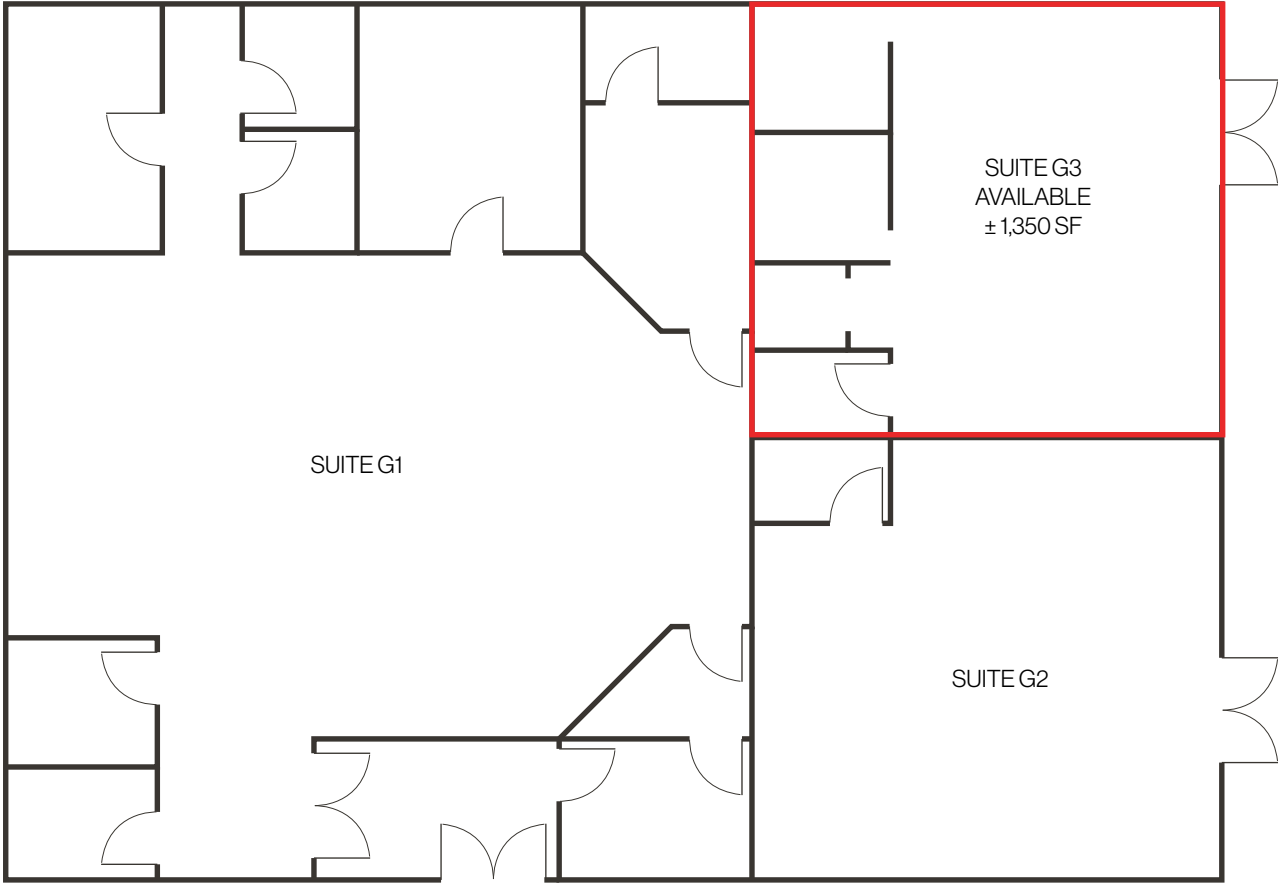
Site Plan

Available NAP



Suite	Tenant	SF
G1-G2	Well Care	±4,900 SF
G3	AVAILABLE	±1,350 SF

Floor Plan | Suite G3 - ± 1,350 SF



Property Photos



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For inquiries please
reach out to our team.

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