



Chaparral High School



SITE

MOUNTAIN VISTA ST.



BOULDER HIGHWAY

FOR SALE

±3.30 Acres of Land

4660 Boulder Highway, Las Vegas, NV 89121 | Zoned Commercial General

MAJOR PRICE REDUCTION - \$2,350,000



Steven D. Haynes

Vice President

Direct: +1 702 836 3727

steven.haynes@colliers.com

License # NV-B5.0144540

HAYNES LAND ADVISORY

±3.30 Acres of Land

Zoned Commercial General

Colliers

Property Overview

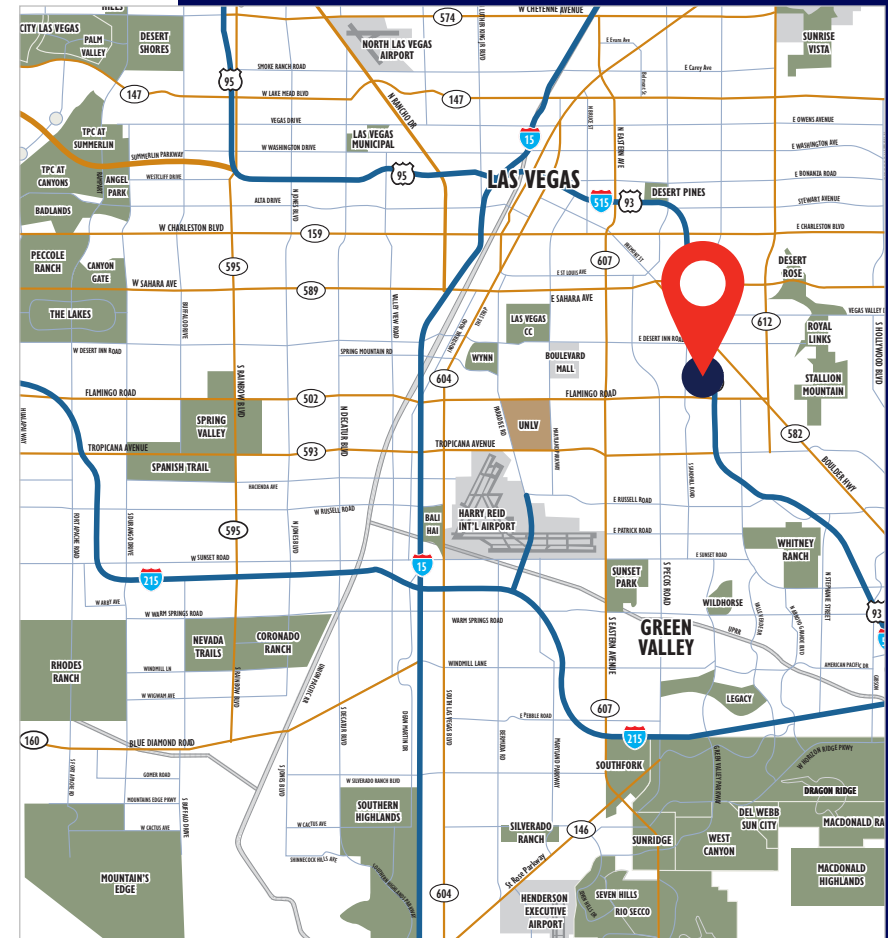
Colliers is pleased to present an exceptional opportunity to acquire a ±3.30 Acre commercial parcel located at 4660 Boulder Highway, Las Vegas Nevada 89121. The property boasts approximately 575 feet of frontage along Boulder Highway and is between E. Flamingo Road and E. Twain Avenue.

The parcel is located fully paved, zoned Commercial General (CG), and allows for a wide range of commercial uses. It is equipped with all necessary utilities (to be verified by owner). The site also features a single-story ±7,364 SF restaurant/bar with an active Tavern License. Following a kitchen fire, the building underwent extensive rehabilitation and is reported to be 90% restored. The venue has historically hosted entertainment establishments, including Dylan's Dance Hall and Saloon.

Property Highlights

Ingress/Egress	3 Access Points
Acres	±3.30 Acres
APN	161-17-702-007
Zoning	Commercial General (CG)
Planned Use	Corridor Mixed Use (CM)
Jurisdiction	Clark County

Buyer to verify



\$2,350,000
Asking Price



±3.30 Acres of Land

Zoned Commercial General

Colliers

Location & Area Overview

Boulder Highway is a major arterial starting near Downtown Las Vegas and running southeast to Boulder City. This area, part of the larger Eastside of Las Vegas, serves a working-class demographic and is surrounded by residential, commercial/retail business, light industrial facilities and storage units.

Recently, with the Regional Transportation Commission and the City of Henderson have launched the Reimagine Boulder Highway Project, an initiative designed to transform the corridor by enhancing safety, mobility, and community value. Key Improvements include: Center-Running Transit Lanes; Enhanced Passenger Bus Shelters; Upgrade Storm Drain System; New Traffic Signals & Improved lighting; Elevated Bike Lanes; and Landscape Treatments. Construction for the project began August 2024 and is anticipated to continue through July 2027.



Steven D. Haynes

Vice President

Direct: +1 702 836 3727

steven.haynes@colliers.com

License # NV-B5.0144540

\$2,350,000

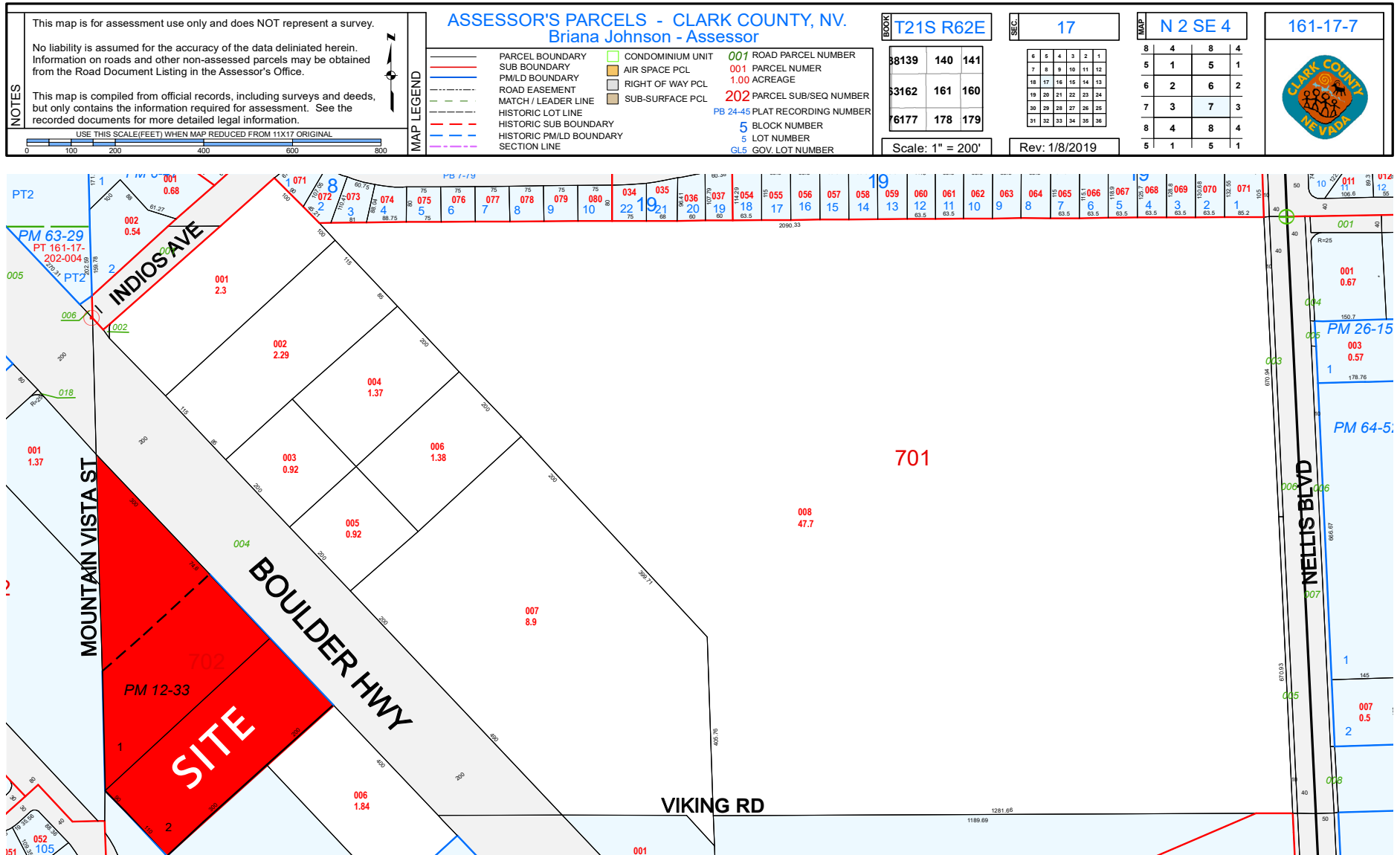
Asking Price



Parcel Map

APN: 161-17-702-007

Colliers



ABOUT COLLIERS

\$5.7B Annual revenue

70 Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$109B Assets under management

24,000 Professionals

CONTACT ME

Steven D. Haynes

Vice President

Direct: +1 702 836 3727

steven.haynes@colliers.com

License # NV-BS.0144540

HAYNES LAND ADVISORY



Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company operating through three industry-leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$5.7 billion in annual revenues, 24,000 professionals, and \$109 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com.

©2026 Colliers Las Vegas. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.