

SALE / LEASE

0.53 ACRES ON BOULDER HIGHWAY

1813 N Boulder Hwy Henderson, NV 89011



SALE PRICE

\$1,700,000

LEASE RATE

\$12,000 per Month

Ron Opfer
702 768 7238

Taylor Peterson
725 400 8080



COLDWELL BANKER
COMMERCIAL
PREMIER

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SALE DESCRIPTION

Rare opportunity to purchase 0.53 acres zoned Mixed Use. This property currently operates as a car dealership and includes a trailer type office, approximately 450 sf building, two repair bays, a lift, and frame straightener. All existing inventory is negotiable depending on price and offer date.

- Close proximity to the I-11 Interstate
- Boulder Highway Frontage
- Mixed Use zoning allows for various user opportunities
- 23,000 VPD

LOCATION DESCRIPTION

Located just 2.5 miles from the I-11 interstate providing easy access to Las Vegas, Henderson and Boulder City. Situated with frontage on N. Boulder Hwy just South of Sunset Road offering high visibility.

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LEASE DESCRIPTION

This 0.53 acres currently operates as a car dealership and includes a trailer type office, approximately 450 sf building, two repair bays, a lift, frame straightener and smog station. Monthly rent is \$12,000.

- Plug and play car lot
- Smog station included
- 23,000 VPD

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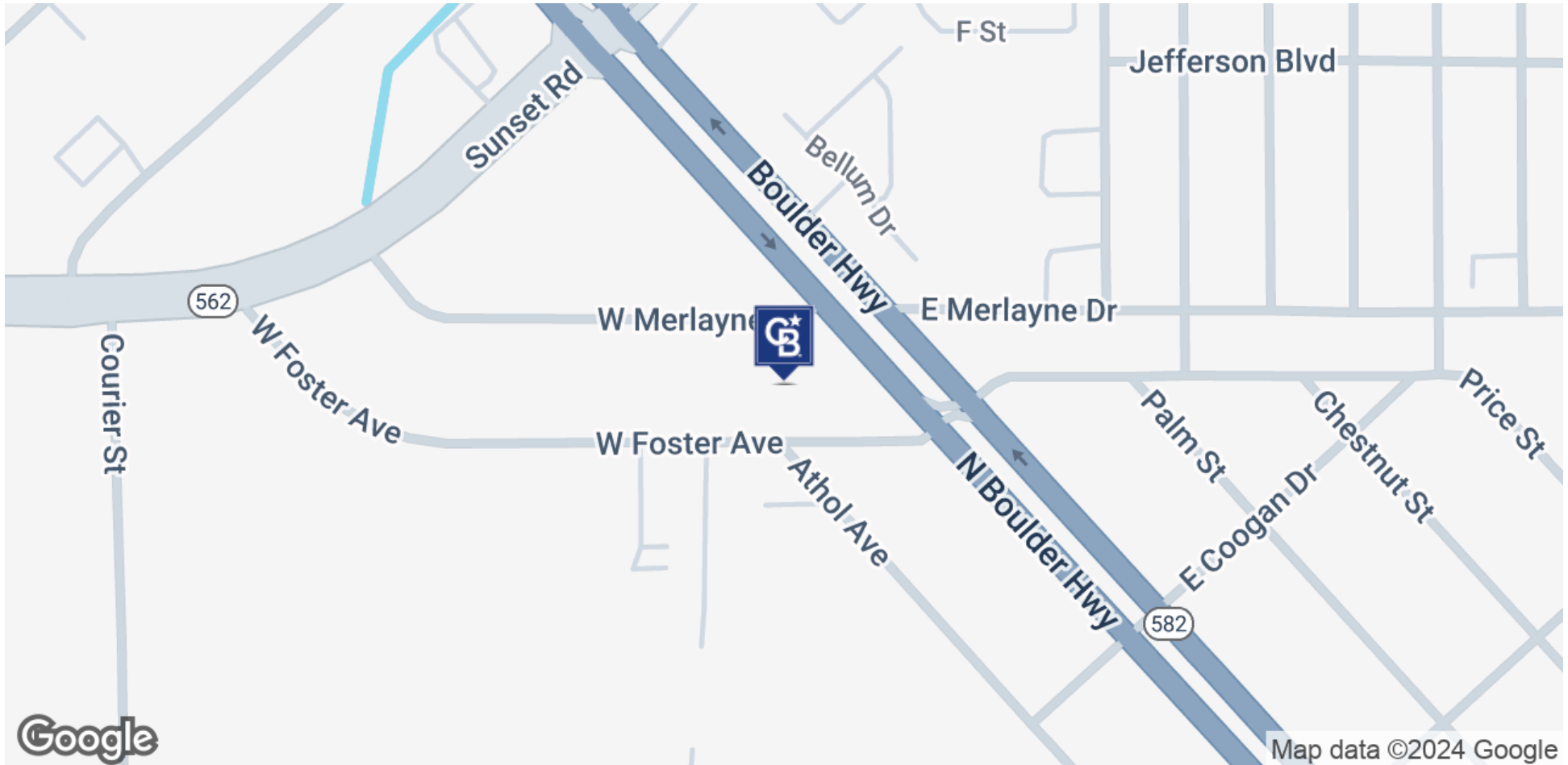


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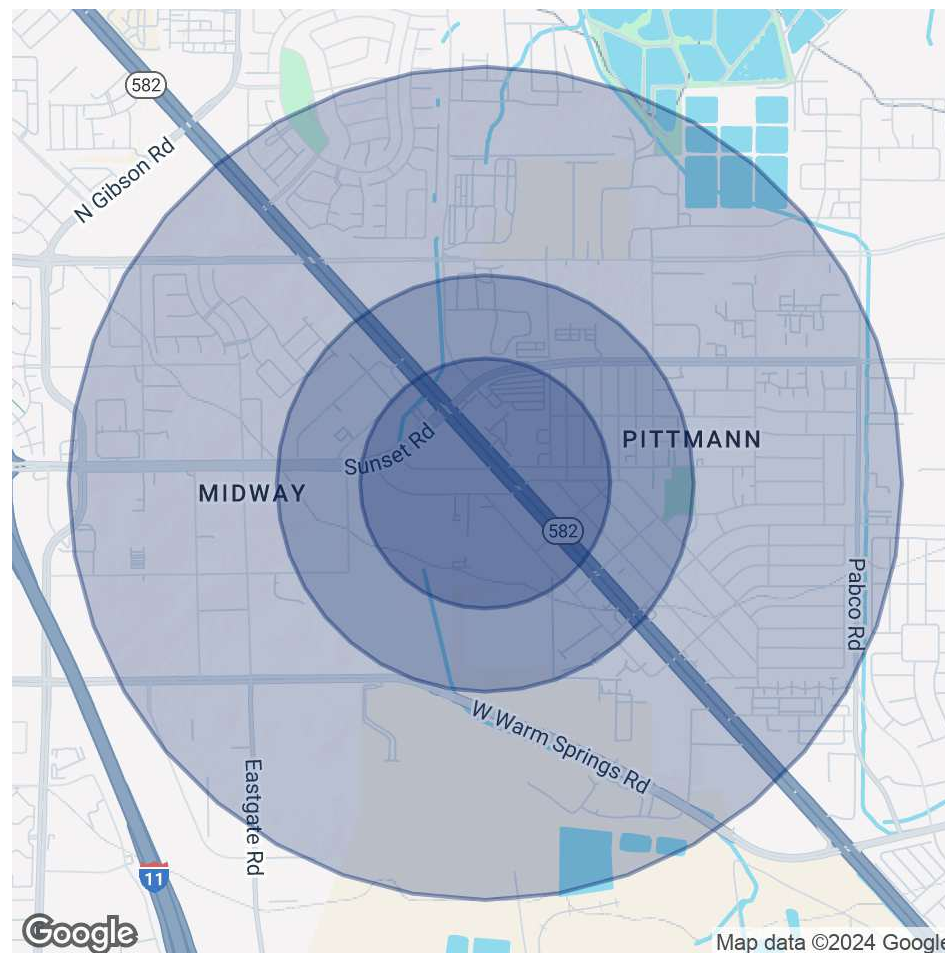
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	601	1,880	8,410
Average Age	37	37	38
Average Age (Male)	37	37	38
Average Age (Female)	38	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	227	693	3,216
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$86,913	\$93,728	\$93,562
Average House Value	\$332,886	\$361,631	\$383,100

Demographics data derived from AlphaMap



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