

Russell Marketplace

Boulder Highway at Russell Road

Listed By:



- + ±0.76 AC Retail Pad Available
- + Join Dutch Bros Coffee and Chevron "Lucky" C-Store/Gas/Carwash



Note: One or more Colliers agents is an owner/licensee

Property Overview

Colliers is pleased to announce the availability of a prime ± 0.76 Acre Pad ($\pm 32,917$ SF) Available in Southeast Las Vegas—ideally positioned alongside high-traffic anchors Dutch Bros Coffee and a Chevron “Lucky” c-store, gas station, and carwash. Perfect for retail, QSR, or service-oriented concepts seeking maximum visibility along both Boulder Highway/ Russell arterials. Reciprocal cross easements are established over the entire site for easy traffic flow between tenants.

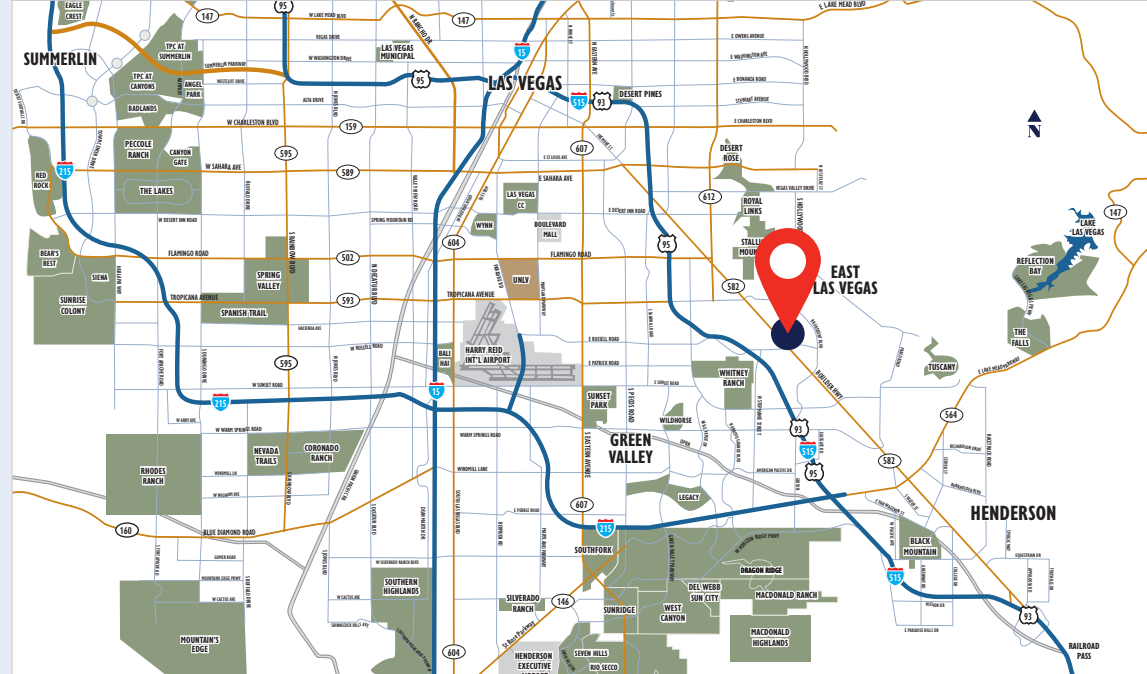
This opportunity is the last remaining pad of the newly developed and under construction Russell Marketplace located on the east side of Boulder Highway at Russell Road. This intersection serves as a significant commercial and retail hub with traffic over 25,400 cars per day. Boulder Marketplaza, a multi-tenant retail center is just southwest of this site. There also exists nearby major establishments such as, Henderson Hospital, Las Vegas Athletic Club, Cowabunga Bay Water Park, and Central Christian Church.

It should be noted that several multi-family residential projects are within walking distance to serve this prime location. This area also hosts several hotel and casino properties, including Sam's Town Hotel and Gambling Hall, Boulder Station, and Arizona Charlie's Boulder. These establishments contribute to the local economy and attract both residents and visitors to the region.

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Property Highlights

- Fully entitled development pad - Rough graded
- Partial on sites completed
- Hard to find already zoned site
- Contiguous to Dutch Bros and Chevron C-Store/Gas/Carwash
- All utilities stubbed to pad
- Reciprocal Cross Easements – creating ease of traffic flow over site

± 0.76 Acres

[Ground Lease](#) | [Sale](#) | [Build-to-Suit](#)

Site Aerial

±0.76 Acres

Ground Lease | Sale | Build-to-Suit

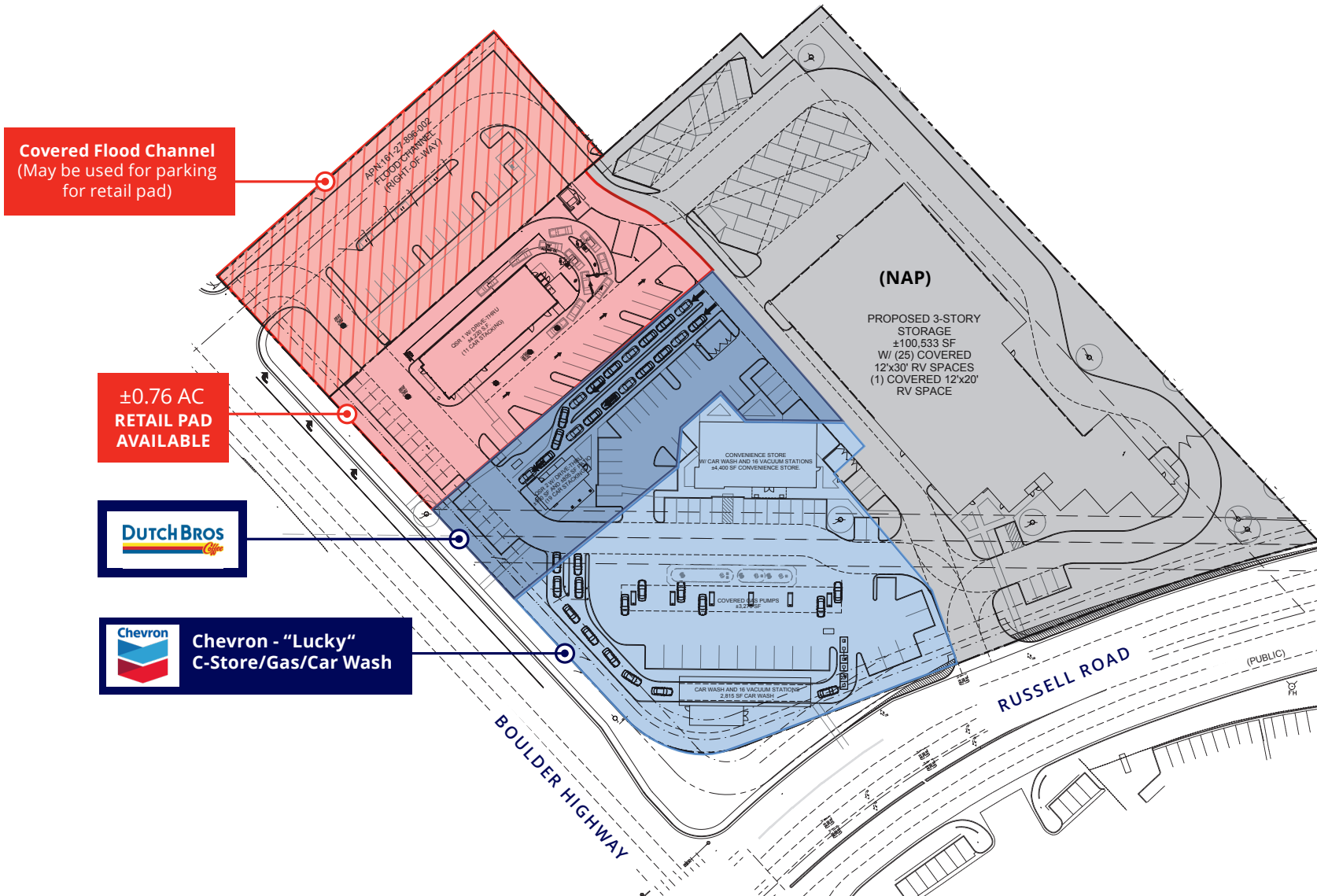
▲ For illustration purposes only. Not to scale. ■ = Available



Site Plan

● = Grade Door ▲ = Dock Door ■ = Available ■ = Not A Part (NAP)

For illustration purposes only. Not to scale.



Location Map

±0.76 Acres

Ground Lease | Sale | Build-to-Suit

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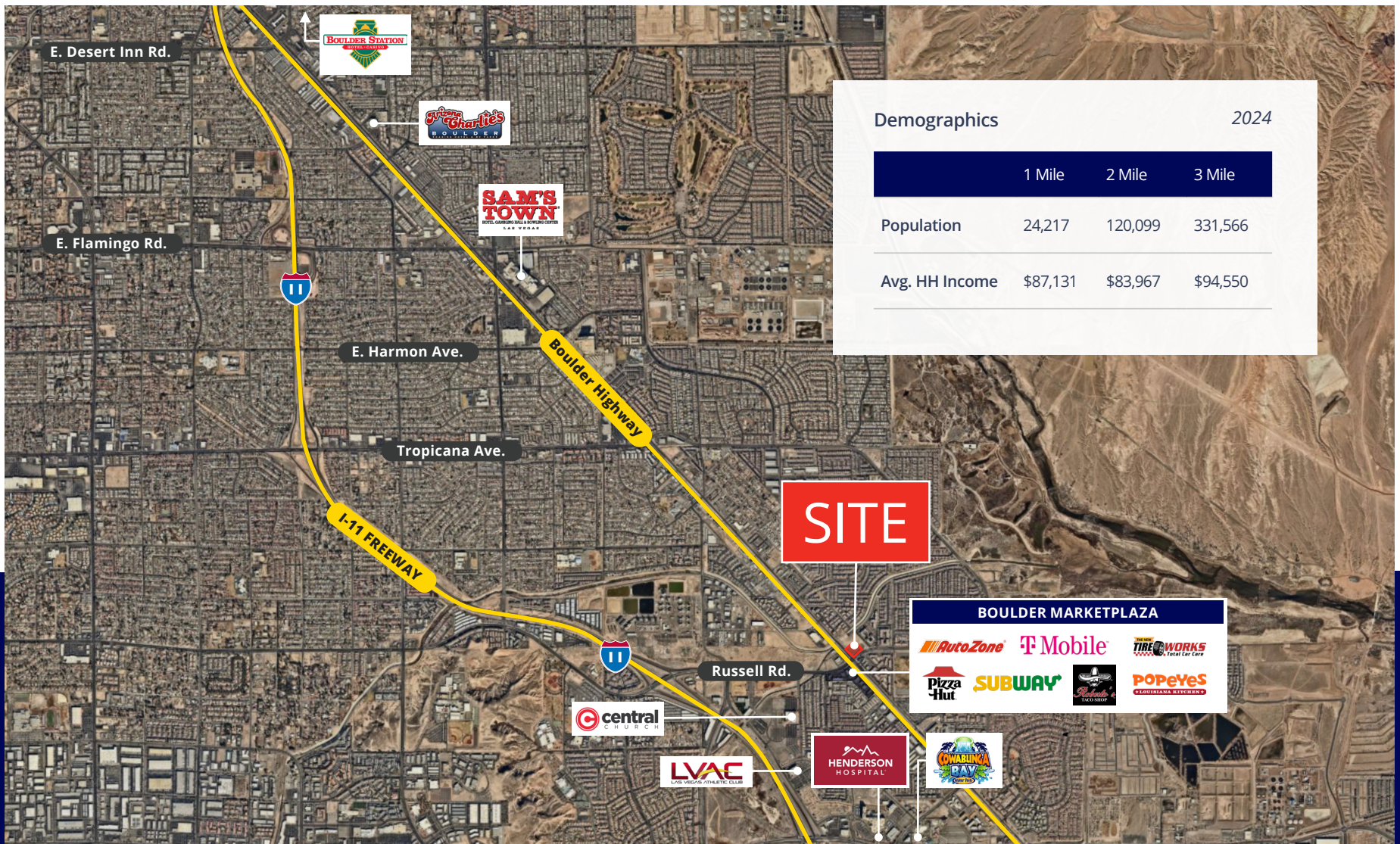


Location Map

±0.76 Acres

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Location Map

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ABOUT COLLIERS

\$5.5B+ Annual revenue

70 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

\$108B+ Assets under management

24,000 Professionals

CONTACT ME

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