

# FOR LEASE - BOULDER MARKET PLACE

## +/- 900 ~ 1,690 SF Retail Space Available

700 - 750 S. Boulder Hwy Henderson NV 89015



**Lease Rate: \$1.25 to \$1.50 NNN**  
(\$0.30 CAM)

**APNs:** 179-17-412-001, 004  
**Zoning:** (MC) Mixed-Use  
**Sub-Type:** Strip Center  
Only ONE Space Left!

Share a corner with 99 cents only stores, Pizza Hut, Carl's Jr, and other retail tenants on the Busy Boulder Hwy. Located in the Henderson Redevelopment Area with T.I. incentives to be taken advantage of. Available spaces include, but not limited to, retail, laundry, chiropractic, office, restaurant, automotive building and more. Motivated LLD, call for details.  
**NEAR THE NEW DOWNTOWN HENDERSON VGK HOCKEY FACILITY!**



**MAZZONE COMMERCIAL**  
LEASING | SALES | ACQUISITIONS

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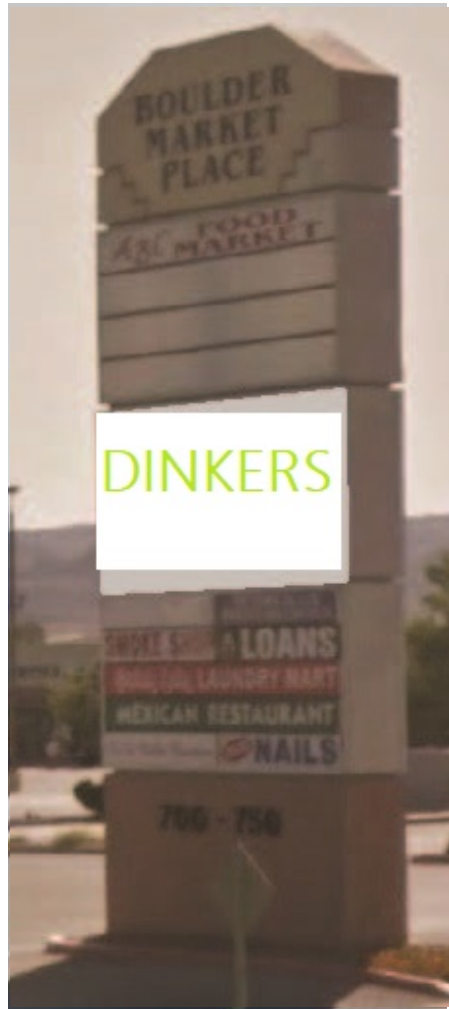
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Last Revised: Aug 18/23

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- **Great Tenant Mix**
- **Active Boulder Hwy Corridor**
- **Pylon Signage**
- **Abundant Parking**
- **New 214 MULTIFAMILY NEXT DOOR!**

• **ONLY FEW SPACES LEFT!**



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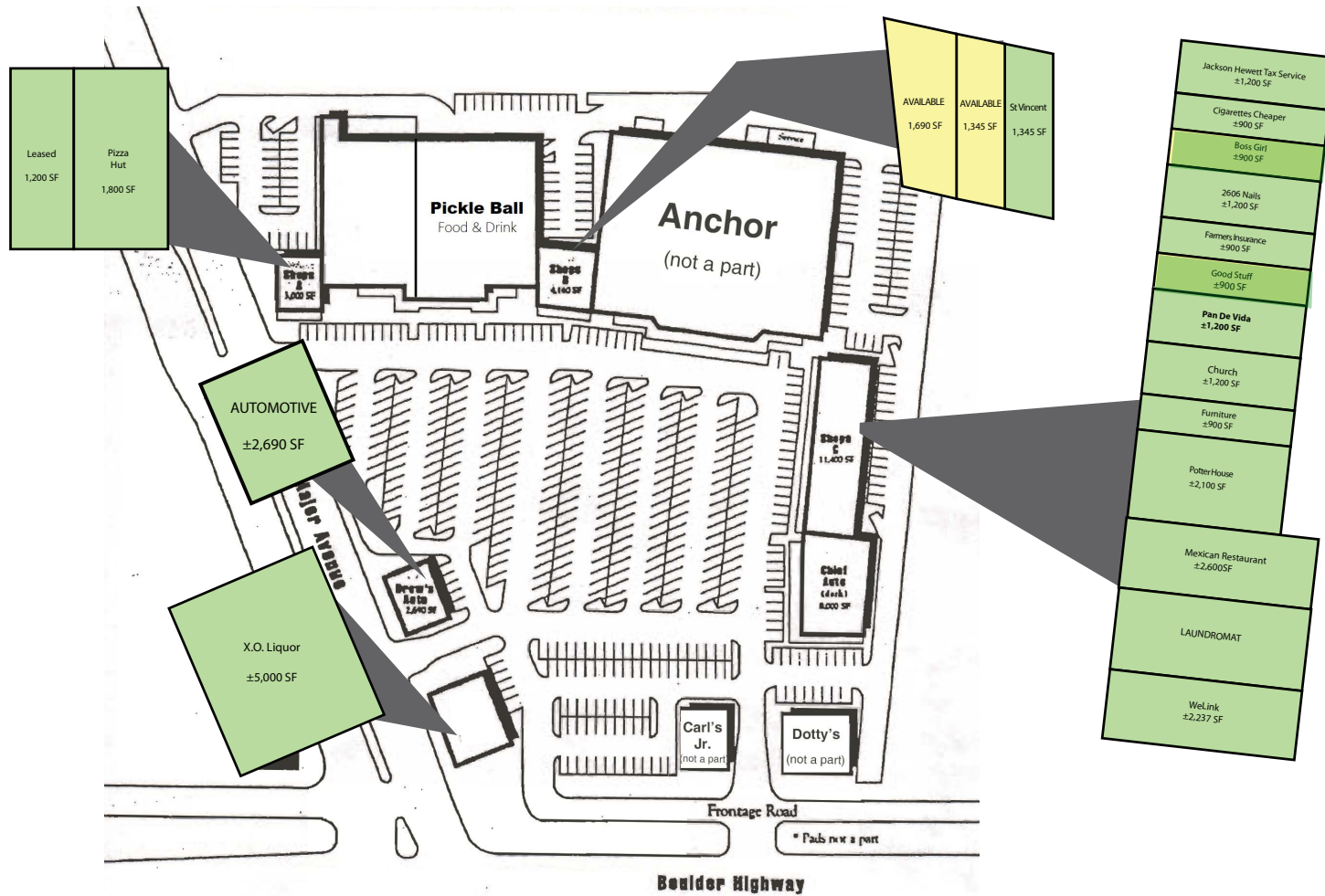
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