

4780 BOULDER HWY.

FOR SALE OR LEASE



PROPERTY DETAILS

4870 Boulder Hwy., Las Vegas, NV 89121

- Ground Lease or Purchase
- Hard Corner of Boulder Highway and Flamingo Road
- Excellent Traffic- Over 27,000 Cars / Day on Boulder Highway and Over 30,000 Cars / Day on Flamingo Road
- 0.52 Acres Buildable Pad
- APN:16117804001

2025 DEMOS



EST. POPULATION

1 MILE » **25,738**
3 MILE » **188,411**
5 MILE » **439,094**



EST. HOUSEHOLDS

1 MILE » **10,111**
3 MILE » **71,222**
5 MILE » **168,817**



EST. AVERAGE HH INCOME

1 MILE » **\$77,307**
3 MILE » **\$82,790**
5 MILE » **\$82,374**

NEWMARK



MOUNTAIN WEST

JEFFREY MITCHELL, CCIM

jmitchell@newmarkmw.com

direct 702.374.0211

BS.7448.LLC

[View Profile](#)

IAN DAVIS, CCIM

idavis@newmarkmw.com

direct 702.374.0219

S.184738

[View Profile](#)

JAKE BABA

jbaba@newmarkmw.com

direct 702.374.0217

BS.146671

[View Profile](#)

FULL SERVICE

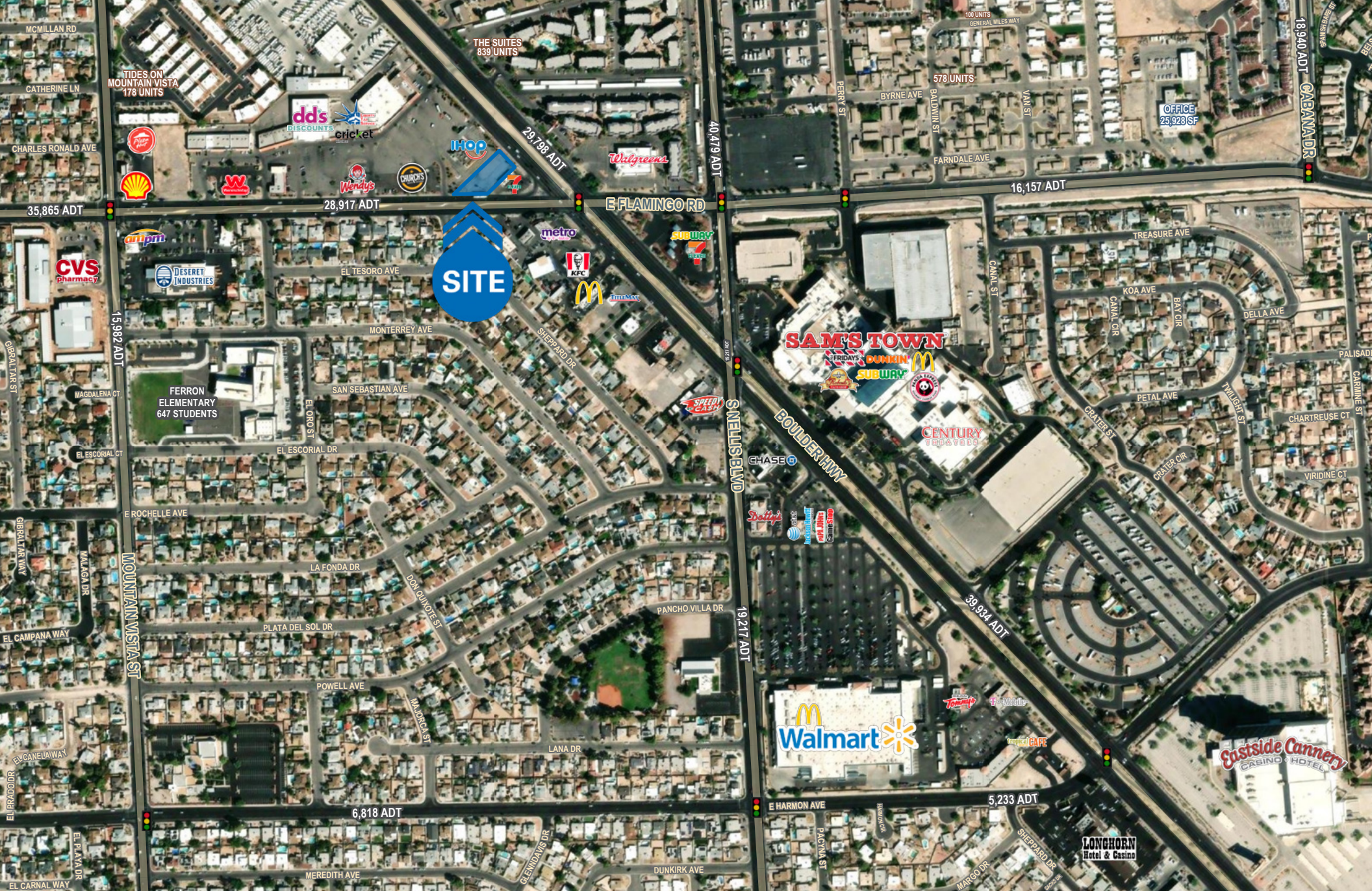
COMMERCIAL REAL ESTATE

8488 Rozita Lee Ave, Ste 125

Las Vegas, NV 89113

Office 702.374.0211

www.newmarkmw.com

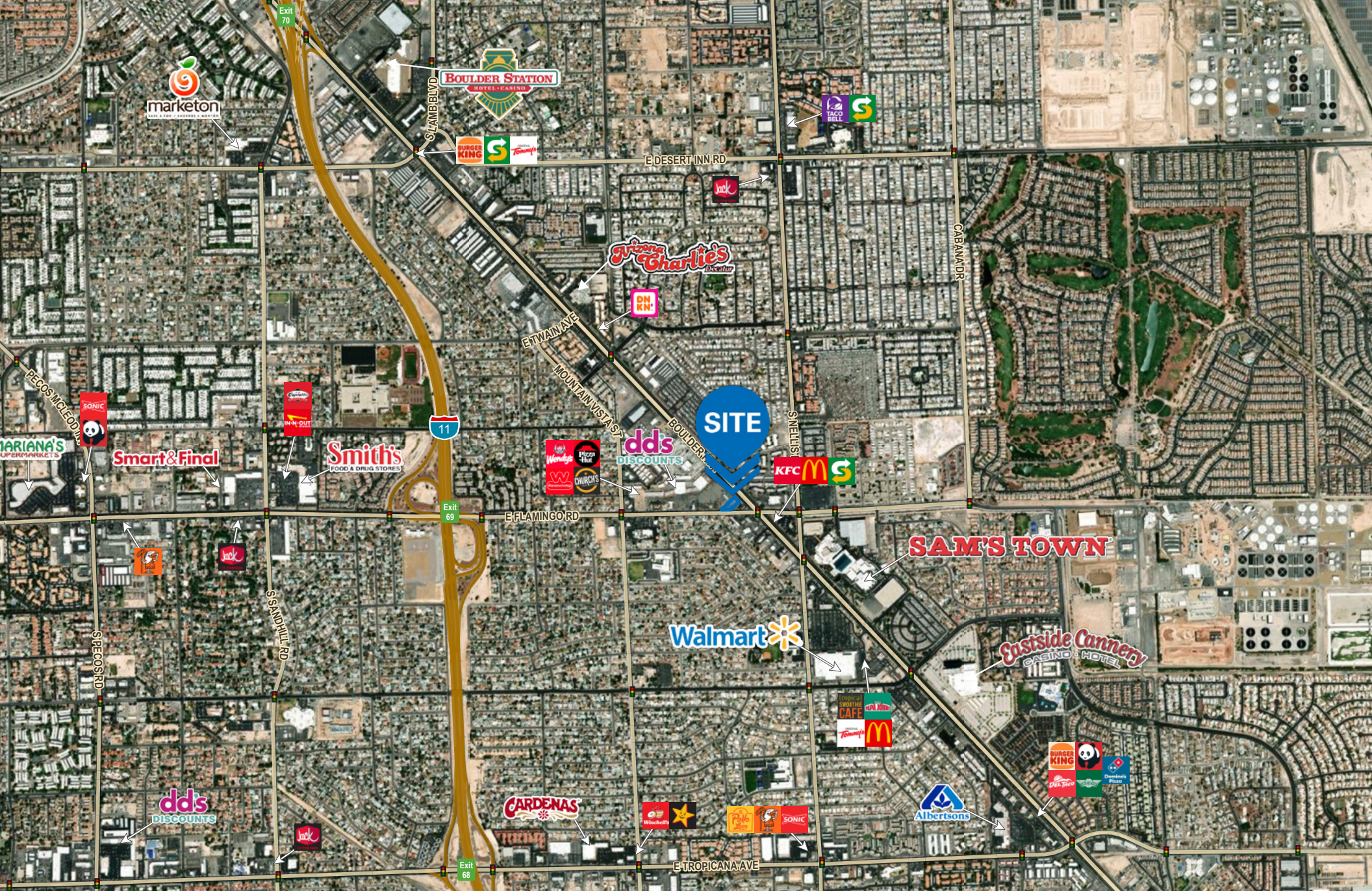


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