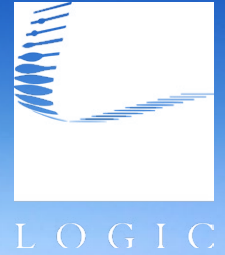


For Lease

# Boulder Crossing

Las Vegas Strip



5486-5566 Boulder Hwy.  
Las Vegas, NV 89122

**Jason Otter**  
Founding Partner  
702.954.4109  
jotter@logicCRE.com  
S.0168161.LLC

**Bart Debuono**  
Senior Associate  
702.954.4129  
bdebuono@logicCRE.com  
S.0176508.LLC

**Cooper Powell**  
Senior Associate  
702.954.4154  
cpowell@logicCRE.com  
BS.0145955.LLC

**Elena Otter**  
Client Relations  
Representative  
702.604.3388  
eotter@logicCRE.com

**Gil Villegas**  
Associate  
702.954.4173  
gvillegas@logicCRE.com  
S.0182234

# Listing Snapshot



**\$2.50 PSF NNN**  
Lease Rate



**± 1,465 - 1,500 SF**  
Available Square Footage

## Property Highlights

- Property under new ownership - Will give TIA and rent abatement for qualified tenants
- Situated off the crossroads of Tropicana Ave. and Boulder Hwy. offering exceptional visibility and experiencing heavy traffic counts surpassing ± 188,000 CPD
  - Boulder Hwy.: ± 31,000 CPD
  - Tropicana Ave.: ± 17,000 CPD
  - US-95 Freeway: ± 140,000 CPD
- Excellent signage opportunity and convenient access via eight ingress/egress points
- A strong performing retail center anchored by Albertsons, servicing a dense and mature trade area of ± 388,766 residents
- Diverse mix of national, regional, and local co-tenants including Starbucks, Planet Fitness, Burger King, Del Taco, Panda Express, 7-Eleven, Domino's Pizza, Liberty Loans and more!

## Demographics

	1-mile	3-mile	5-mile
2025 Population	27,164	155,270	385,406
2025 Average Household Income	\$64,724	\$78,330	\$83,816
2025 Total Households	9,943	59,599	148,026

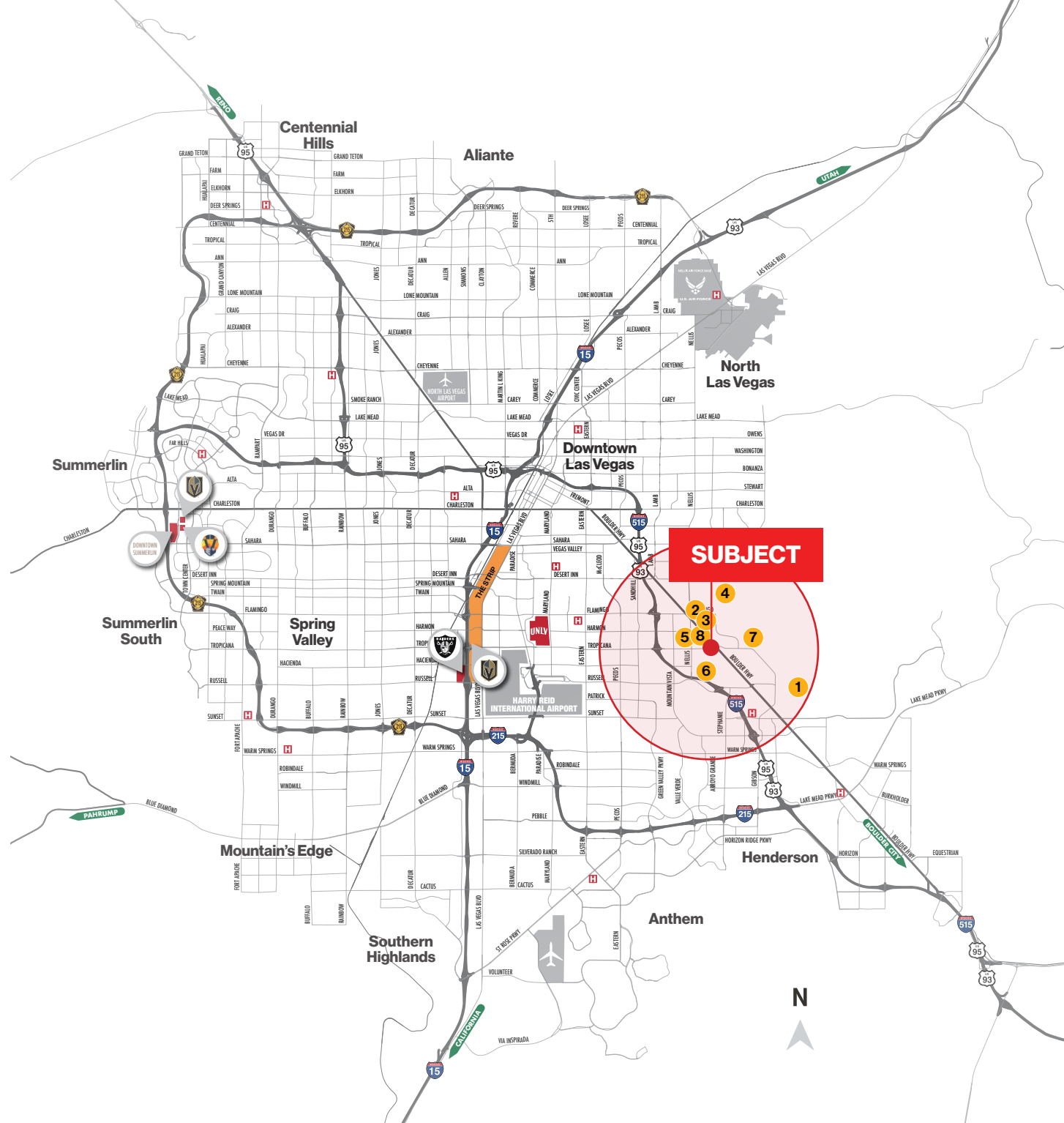


# Vicinity Map

The trade area consists of ± 155,591 residents with an average household income of ± \$78,330 within a 3-mile radius.

## Amenities within a 3-mile radius

- 1
**Sam Boyd Stadium**  
 (± 40,000 seats)  
 -2.3 miles
- 2
**Sam's Town**  
 (± 646 rooms)  
 -0.9 miles
- 3
**Eastside Cannery**  
 (± 307 rooms)  
 -0.5 miles
- 4
**Stallion Mountain Golf Club**  
 -1.3 miles
- 5
**Ullom Elementary School**  
 (± 704 students)  
 -0.6 miles
- 6
**Francis Cortney Junior HS**  
 (± 1,264 students)  
 -0.7 miles
- 7
**Clark County Wetland Park**  
 -0.5 miles
- 8
**Whitney Park**  
 -0.3 miles





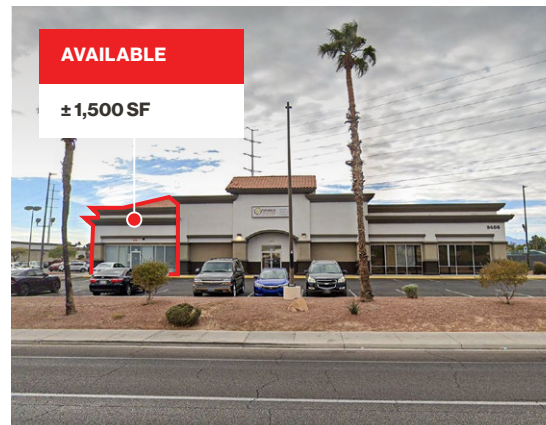
# Site Plan

Available ■ NAP



Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF
<b>5486-101</b>	<b>AVAILABLE</b>	<b>±1,500 SF</b>	5500	Albertsons	±59,158 SF	5516-2I-J	Domino's	±2,275 SF	G3	Vacant (NAP)	±1,350 SF
5486-102	Nevada Health Center Inc.	±4,500 SF	5516-2A	Ace Dental	±1,300 SF	5400	ExpressLube (NAP)	±2,106 SF			
5406-A	MizLola's	±3,000 SF	5516-2B	Cricket Wireless	±1,430 SF	5412	Well Care Pharmacy (NAP)	±8,500 SF			
5406-B	Wingstop	±2,550 SF	5516-2C	Paris Nails	±1,235 SF	5526	Del Taco (NAP)	±3,000 SF			
5436-A1	Planet Fitness	±17,456 SF	5516-2D	Bargain Smokes Plus	±1,235 SF	5536	Burger King (NAP)	±3,250 SF			
5466-D1	Javal Threading	±989 SF	5516-2E	Metro PCS	±2,275 SF	5556	Mobil Oil (NAP)	±6,000 SF			
<b>5466-C1</b>	<b>AVAILABLE</b>	<b>±1,465 SF</b>	5516-2F	UPS Store	±1,300 SF	5566-1C	Sushi Twister (NAP)	±950 SF			
5466-B1	Golden Cutz Barbershop	±1,200 SF	5516-2G	Liberty Loans	±1,300 SF	5566-2C	Starbucks (NAP)	±1,250 SF			
5466-A1	H&R Block	±1,200 SF	5516-2H	Panda Express	±1,950 SF	G1-G2	Well Care	±4,900 SF			

# Property Photos



# LOGIC Commercial Real Estate

## Specializing in Brokerage and Receivership Services



Join our email list and  
connect with us on LinkedIn

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

For inquiries please reach  
out to our team.

**Jason Otter**

Founding Partner  
702.954.4109  
jotter@logicCRE.com  
S.0168161.LLC

**Bart Debuono**

Senior Associate  
702.954.4129  
bdebuono@logicCRE.com  
S.0176508.LLC

**Cooper Powell**

Senior Associate  
702.954.4154  
cpowell@logicCRE.com  
BS.0145955.LLC

**Elena Otter**

Client Relations  
Representative  
702.604.3388  
eotter@logicCRE.com

**Gil Villegas**

Associate  
702.954.4173  
gvillegas@logicCRE.com  
S.0182234