



For Lease or Sale Anchor Location Opportunity

**716 S. BOULDER HWY.
HENDERSON, NV 89015**

17,829-38,167 SF Former Retail/Grocery

Building Type: Anchor Space

Space Available: ±17,829 - 38,167 SF

Lease Rate: Contact Broker for rates

Asking Price: Market (owner prefers to lease)

NNN: \$0.30/SF/Mo

Zoning: MC Corridor/Mixed Use (Henderson)

Cross Streets: Boulder Hwy. & Major Ave.

POPULATION

1 MILE RADIUS 14,365

3 MILE RADIUS 85,618

5 MILE RADIUS 158,669

ANNUAL HOUSEHOLD INCOME

1 MILE RADIUS \$77,508

3 MILE RADIUS \$108,726

5 MILE RADIUS \$112,396

Source: Applied Geographic Solutions, TIGER Geography

Property Highlights

Great opportunity to lease or purchase a fully built-out former 99¢ Only store in the Henderson submarket. The building is part of the larger Boulder Marketplace shopping center located on Boulder Hwy. & Major Ave. Great visibility with dual storefront facias and pylon signage on Boulder Highway. The former 99¢ Only Store encompasses 17,829 square feet and can be combined with the adjacent 20,338 SF box space for a total of 38,167 square feet.

- Dual facades and pylon sign for great signage visibility
- Ample customer parking & dual dock-high rear loading
- 27,800 cars/day on Boulder Hwy.
- High growth area and close proximity to the new Cadence Master-Planned Community boasting an additional 12,250 residential units on 2,200 acres

Key tenants:



For information, please contact:

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