

1404 COLORADO STREET

Boulder City, Nevada 89005

AVAILABLE
For Sale



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Property Details



\$1,340,000

Sale Price



\$55.30 PSF

Price per SF



±24,233 SF

Available Space

Demographics

Population	1 mile	3 miles	5 miles
2025 Population	±7,343	±14,863	±17,581
Ave. Household Income	1 mile	3 miles	5 miles
2025 Ave. Household Income	\$112,428	\$119,834	\$117,845

Property Highlights

- Total SF: ±24,233
 - 36 offices and conference rooms upstairs (shell)
 - 31 offices and conference rooms downstairs (shell)
 - 2 large server rooms
 - Elevator and 2 interior stairways
 - Full kitchen / break room
- Built on ±1.6 AC within the Boulder City submarket
- Ample on-site parking
- Located near Lake Mead Recreational Area and Hoover Dam
- Less than 30 minutes to Harry Reid International Airport, the Strip, and Lake Mead / Hoover Dam
- Ideal for professional and medical office uses



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+ Parcel ID	186-04-401-016
+ Zoning	Boulder City - Commercial (C-1)
+ Year Built	1968 (Renovated 2009)
+ Property Size	±24,233 SF
+ Lot Size	±1.6 AC
+ Parking	72 Spaces (2.97:1,000 SF)
+ Cross Streets	Colorado Street & Birch Street
+ Submarket	Boulder City
+ Traffic Counts	Central Park Ave ±12,800 VPD Hickory Grove Rd ±8,200 VPD

Property Overview

MDL Group is pleased to present 1404 Colorado Street (the “Property”), located in Boulder City, NV. The Property is a ±24,233 SF two-story office building situated on approximately ±1.6 AC. With ample on-site parking and a free-standing configuration, this property offers versatility for both office and medical uses.

Area Overview

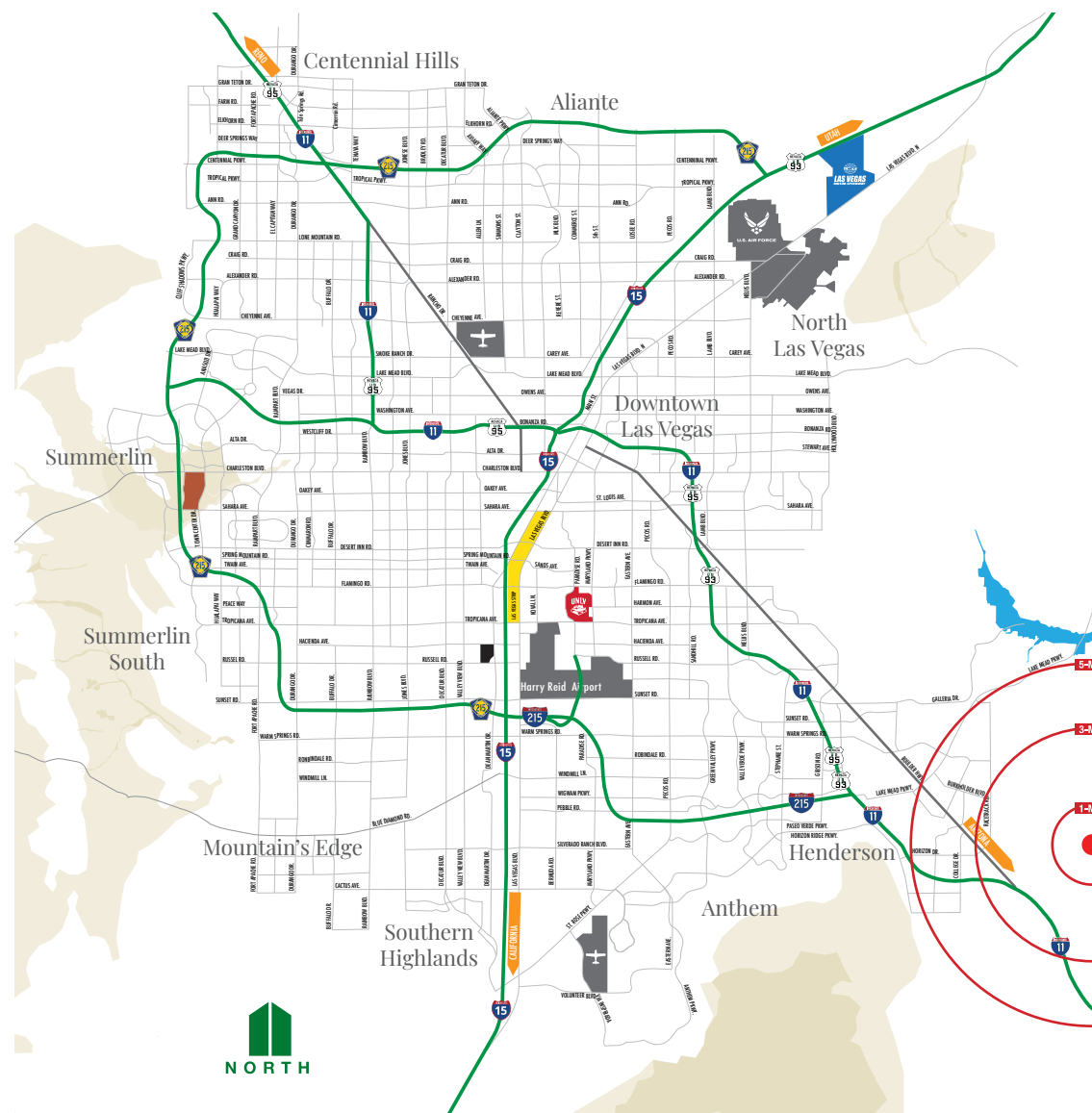
The Property is located in the heart of Boulder City’s central commercial district, with frontage along Colorado Street and excellent visibility. Positioned just minutes from the Hoover Dam and Lake Mead National Recreation Area, the property benefits from steady local and tourist traffic. It offers convenient access to major routes including US-93, and is surrounded by essential amenities, government offices, and small businesses that support Boulder City’s walkable downtown core.

Population	1 mile	3 miles	5 miles
2010 Population	7,444	15,018	16,945
2020 Population	7,372	14,885	17,063
2025 Population	7,343	14,863	17,581
2030 Population	7,303	14,932	17,879
2010-2020 Annual Rate	-0.10%	-0.09%	0.07%
2020-2025 Annual Rate	-0.08%	-0.03%	0.57%
2025-2030 Annual Rate	-0.11%	0.09%	0.34%
2025 Median Age	55.4	55.2	52.7

Households	1 mile	3 miles	5 miles
2025 Wealth Index	115	130	124
2010 Households	3,494	6,490	7,269
2020 Households	3,546	6,577	7,518
2025 Total Households	3,536	6,627	7,748
2030 Total Households	3,538	6,707	7,931
2010-2020 Annual Rate	0.15%	0.13%	0.34%
2020-2025 Annual Rate	-0.05%	0.14%	0.58%
2025-2030 Annual Rate	0.01%	0.24%	0.47%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$112,428	\$119,834	\$117,845
2030 Average Household Income	\$126,170	\$133,318	\$131,177
2025-2030 Annual Rate	2.33%	2.16%	2.17%

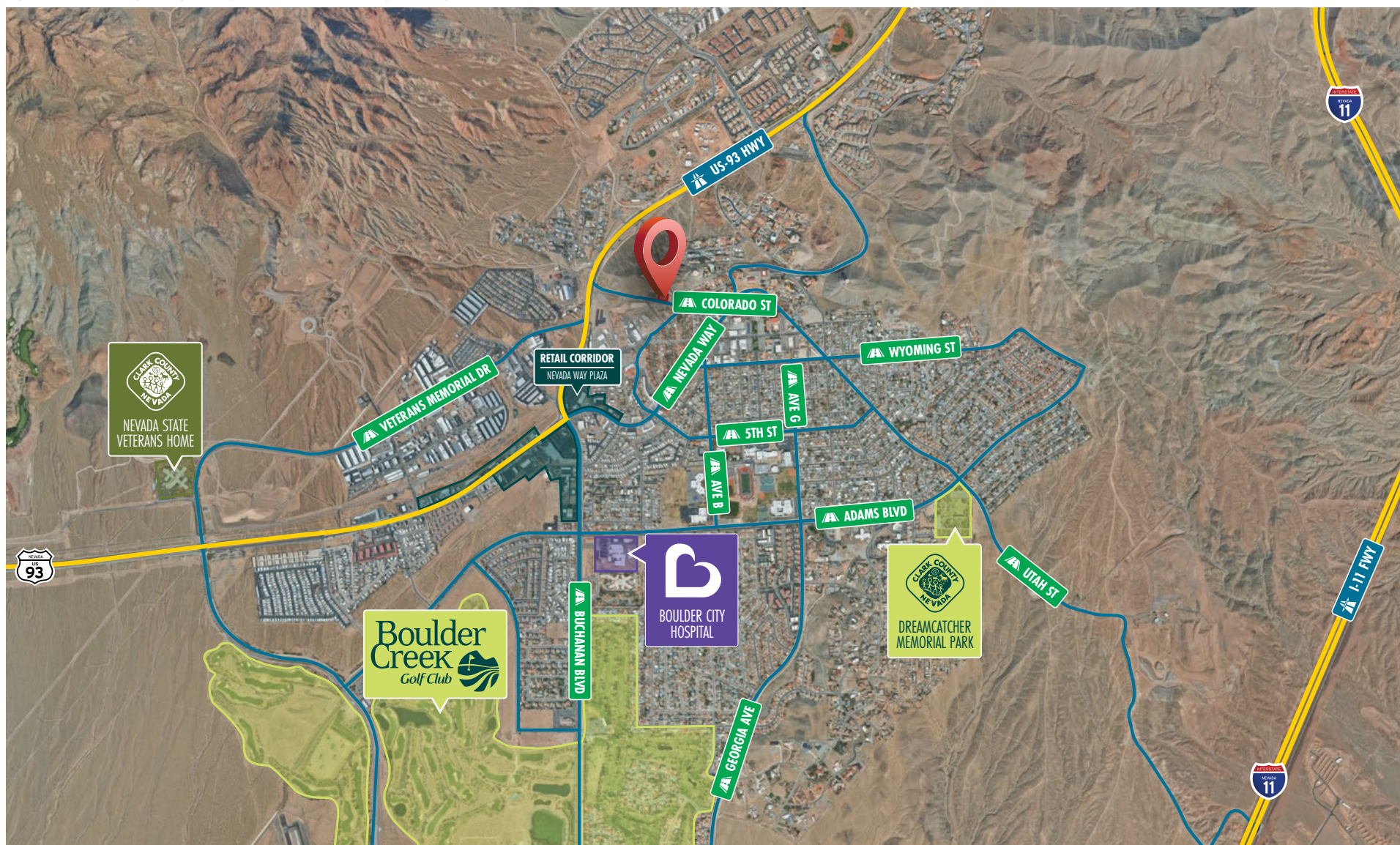
Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	4,149	7,408	8,475
2020 Total Housing Units	4,148	7,423	8,536
2025 Total Housing Units	4,080	7,374	8,643
2025 Owner Occupied Housing Units	2,523	5,056	5,837
2025 Renter Occupied Housing Units	1,013	1,571	1,911
2025 Vacant Housing Units	544	747	895
2030 Total Housing Units	4,117	7,517	8,900
2030 Owner Occupied Housing Units	2,568	5,193	6,048
2030 Renter Occupied Housing Units	970	1,514	1,883
2030 Vacant Housing Units	579	810	969



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For Sale

● Power Retail ● Hospital ● Parks & Recreation ● Municipal



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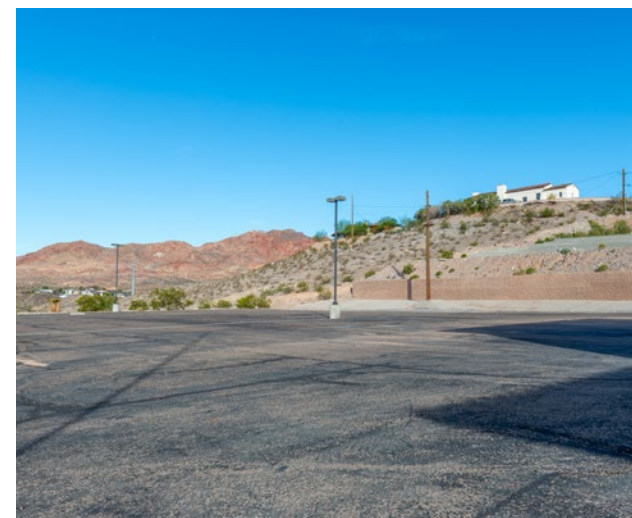
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Property Photos



Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,506,458 in 2025. Most of the county population resides in the Las Vegas Census County Divisions across ± 435 square miles. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **$\pm 7,892$**
Land Area
(Square Miles)

 **2,265,461**
Population
(County Data per Census)

 **298**
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Boulder City

Quick Facts

 **14,885**

Est. Population
(as of 2025)

 **71.5**

Pop. Density
(per square mile)

Synopsis

Boulder City offers a stable commercial investment landscape secured by a city charter that prohibits gambling and restricts high-density growth. This framework ensures low crime rates and a desirable atmosphere, attracting affluent residents who provide a reliable customer base. The city's Redevelopment Agency offers incentives for controlled, sustainable development, promoting long-term property value.

As the Gateway to Hoover Dam and Lake Mead, Boulder City benefits from a strong, continuous flow of tourism, boosting demand for lodging, dining, and retail. Located just 25 miles from the Las Vegas metro area, it offers proximity to a major market without the volatility, making it a highly attractive component of Clark County's investment portfolio.

Boulder City has been the recipient of the Distinguished Budget Presentation Award on multiple occasions

Boulder City was again honored by the Government Finance Officers Association (GFOA) for its 2025 budget. This award signifies the city's commitment to the highest principles of governmental budgeting, serving as a clear policy document, financial plan, operations guide, and communication tool.

Nevada Tax Advantages

NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index rankings: California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th, and Utah 15th.

Here are the main tax advantages of this state:

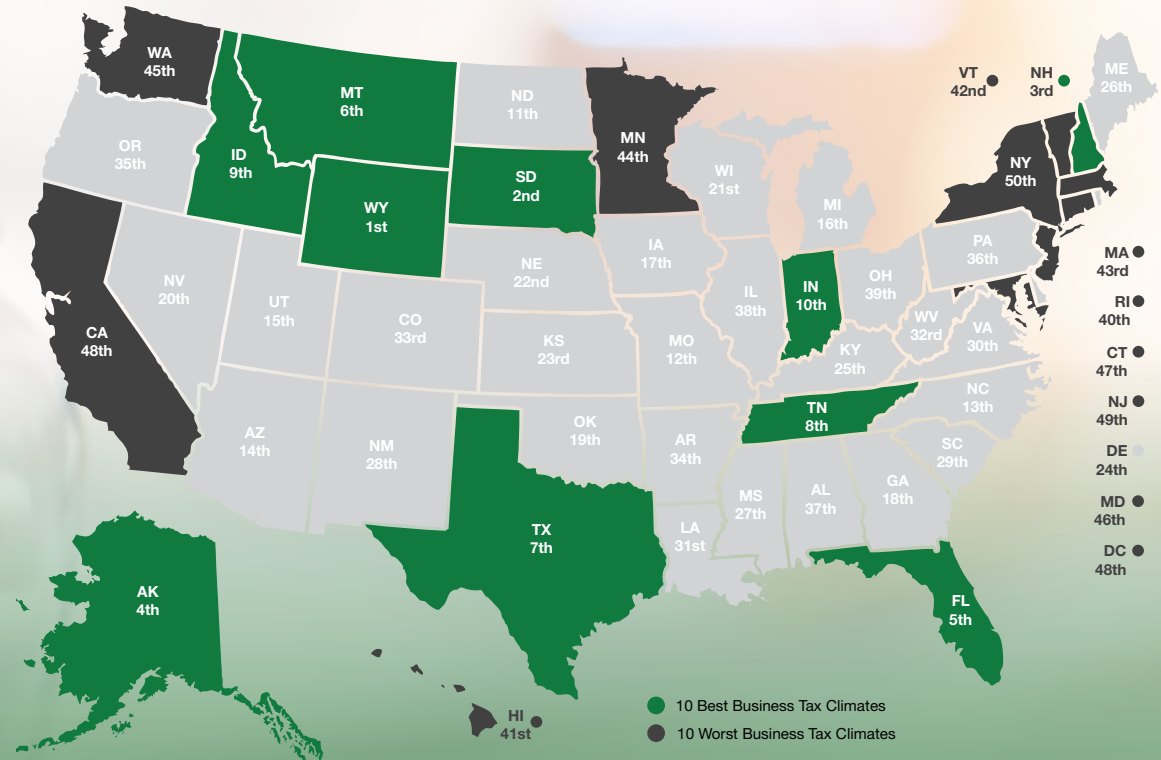
- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation's 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development; www.TaxFoundation.org

2025 State Business Tax Climate Index



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.

Southern Nevada Growth

200,000+

Number of jobs
added between
2011 and 2019.

7,500+

Number of new
businesses added
between 2011 and 2019.

85%

Milestone graduation
rate for Clark County
school district in 2019.

Innovation Ecosystem

- In 2016, **Las Vegas** established an **Innovation District** to spur smart-city technology infrastructure and launched the *International Innovation Center @ Vegas (IIC@V)* incubator to support development of high priority emerging technologies.
- The **Las Vegas-based Nevada Institute for Autonomous Systems** was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.
- In July 2019, **Google** broke ground on a \$600 million data center, and in October 2019 **Switch** announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to ±4.6M SF of data center space.
- The **Las Vegas Convention and Visitors Authority (LVCVA)** partnered with the **Boring Company** to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings. Notably:

- The **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.
- **Nevada State College (NSC)** more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.
- **College of Southern Nevada (CSN)** was named as a *Leader College of Distinction* by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes & reducing student achievement gaps.

Disclaimer

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This package contains selected information pertaining to the Property. It does not purport to be a representation of the state of affairs of the current owner, nor should it be construed to contain all or part of the information which prospective investors would deem necessary to evaluate the Property for purchase. Any financial projections and information provided are for general reference purposes only, are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the current owner and MDL Group. All projections, assumptions and other information provided are made herein are subject to material variation. MDL Group has not independently investigated the accuracy of the information within the package, as such information was obtained by the owner and/or public records. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers.

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You should understand and be advised that the owner of the Property expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with you or any other party at any time with or without notice which may arise as a result of this package. The owner shall have no legal commitment or obligation to you or any other party reviewing this package, nor shall the owner be required to accept an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the property manager.

Owner's obligation therein has been satisfied or waived. By receipt of "this package", you agree that the package and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose the package or any of its contents to any other entity without the prior written authorization of owner. You also agree that you will not use the package or any of its contents in any manner detrimental to the interest of the owner or MDL Group.

This package describes certain documents including leases and other materials, which documents are described in summary form only. These summaries do not purport to be complete, nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected and advised to review all such summaries and other documents of whatever nature independently with legal counsel, tax and other professionals of their choice who have the expertise to assist in investigating this information in detail. You are therefore advised not to rely solely on the package as part of your investigations on this Property. If you have no interest in further pursuing this Property, please return this package to MDL Group.

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