

Retail For Lease

# BOULDER CROSSING

5500 Boulder Hwy., Las Vegas, NV 89122

Listed By:



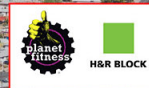
LAS VEGAS STRIP

DOWNTOWN  
LAS VEGAS

95 US-95 // 161,000 VPD

SAM'S TOWN  
+/- 646 Rooms

Coastside Cannery  
+/- 307 Rooms



E. Tropicana Ave. // 16,400 VPD



Boulder Hwy. // 33,000 VPD

GROCERY-ANCHORED CENTER

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## LISTING SNAPSHOT

### Lease Rate

\$2.50+ PSF NNN

### Available SF

±1,200 – 1,465 SF



## PROPERTY HIGHLIGHTS

- Albertsons anchored retail center with high-visibility and strong daytime population
- Second generation salon & retail suite available
- Excellent signage and access with 8 points of ingress/egress
- High traffic counts in excess of ±210,400 VPD
  - Boulder Hwy.: ±33,000 VPD
  - Tropicana Ave.: ±16,400 VPD
  - US-95 Freeway: ±161,000 VPD
- National co-tenants include Planet Fitness, Starbucks, Burger King, Del Taco, Panda Express, 7-Eleven, Domino's and more

## Trade Area Demographics

	1-Mile	3-Mile	5-Mile
<b>2022 Population</b>	26,194	159,044	382,983
<b>2022 Average Household Income</b>	\$63,476	\$75,536	\$79,690
<b>2022 Households</b>	9,379	60,851	144,744

## Leasing Experts

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## VICINITY MAP

The trade area consists of ±382,983 residents with an average household income of ±\$79,690 within a 5-mile radius.



**Average Age**  
36.0



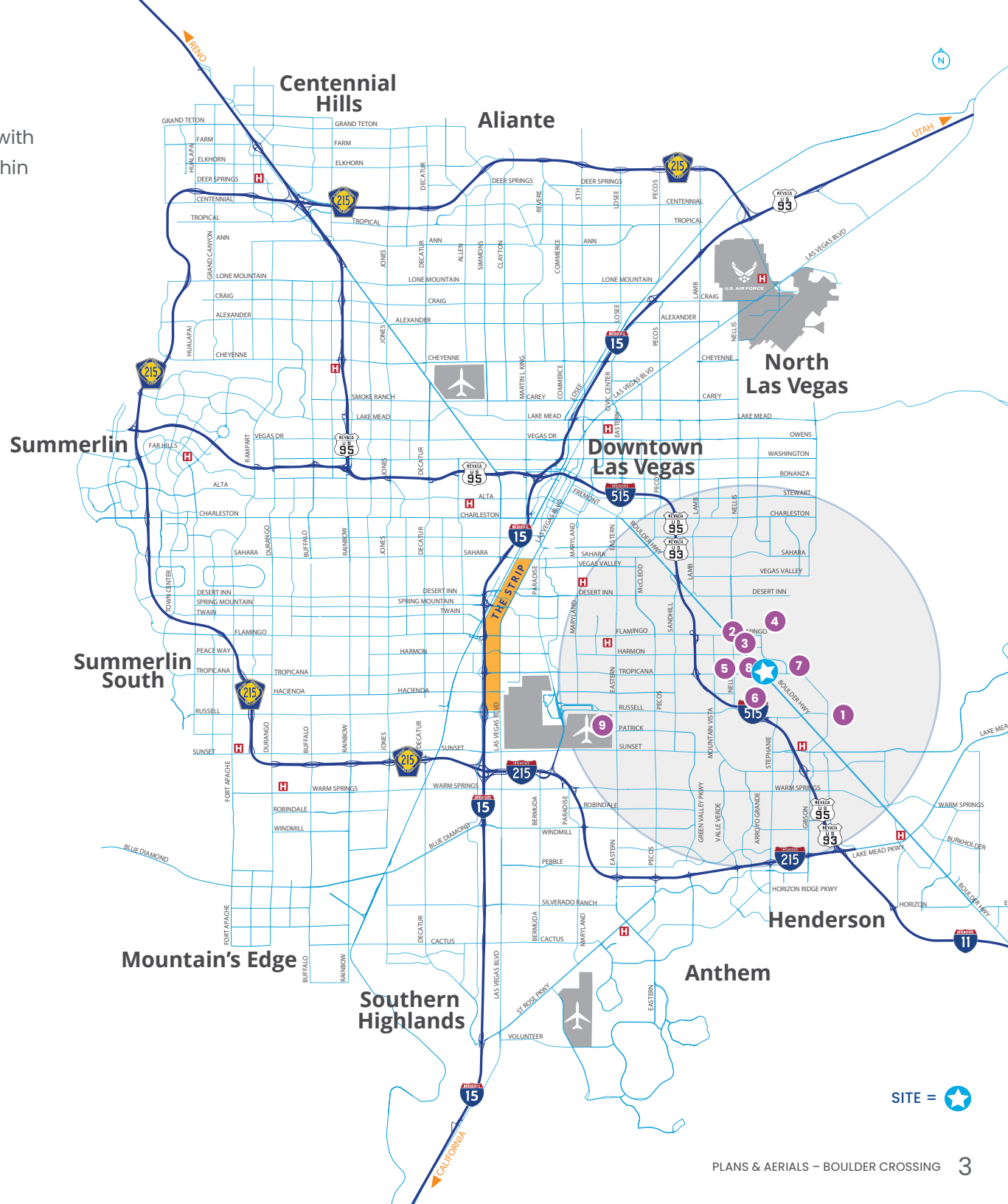
**Homeowners**  
71,162



**Married Households**  
43.4%

### Nearby Amenities ±5-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
- 9 Harry Reid International Airport - 5.3 miles



SITE =

# BOULDER CROSSING

# MAJOR LANDMARKS & RETAIL CENTERS



■ = Power Centers   ■ = Neighborhood Retail   ■ = Casinos

# SITE PLAN



E. Tropicana Ave. // 16,400 VPD

Suite	Tenant	Size
5406-A	Miz Lola's	3,000
5406-B	Wingstop	2,550
5486-101	Transformations Care	1,500
5486-102	Nevada Health Center Inc.	4,500
5436-A1	Planet Fitness	17,456
5466-D1	Kriti Eyebrow	989
<b>5466-C1</b>	<b>AVAILABLE*</b>	<b>1,465</b>
<b>5466-B1</b>	<b>AVAILABLE*</b>	<b>1,200</b>
5466-A1	H&R Block	1,200
5516-2A	Ace Dental	1,300
5516-2B	Cricket Wireless	1,430
5516-2C	Paris Nails	1,235
5516-2D	Bargain Smokes Plus	1,235
5516-2E	Metro PCS	2,275
5516-2F	UPS Store	1,300
<b>5516-2G</b>	<b>AVAILABLE</b>	<b>1,300</b>
5516-2H	Panda Express	1,950
5516-2I-J	Domino's	2,275
5400	Express Lube (NAP)	2,106
5500	Albertsons (NAP)	59,158
5412	Well Care Pharmacy (NAP)	8,500
5526	Del Taco (NAP)	3,000
5536	Burger King (NAP)	3,250
5556	Mobile Oil (NAP)	6,000
5566-1C	Sushi Twister (NAP)	950
5566-2C	Starbucks (NAP)	1,250

*\*Do Not Disturb Current Tenant*

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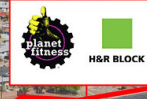
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Malan + Marcello Investment Team

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