

# FOR SALE OR LEASE

±1,224 SF FORMER RESTAURANT

825 Nevada Way  
Boulder City, NV 89005



graski retail team  
roicre.com

## Contact our team today!

### KIT GRASKI

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### JONATHAN SERRANO, MBA

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# PROPERTY HIGHLIGHTS



FOR SALE OR LEASE  
825 Nevada Way  
Boulder City, NV 89005

**±1,224 SF**

## Former Restaurant For Sale or Lease

The Graski Retail Team is pleased to present the opportunity to purchase or lease a former restaurant space in a high visibility location along Nevada Hwy in Boulder City, NV.

- ✓ Freestanding building with drive-thru available and patio seating
- ✓ Previously built-out as a restaurant space
- ✓ Exposure to 11,200 VPD along Nevada Way
- ✓ Pylon signage available to creating additional opportunities for street visibility
- ✓ Easy access to US 93 - gateway to Lake Mead Recreational Area and Hoover Dam
- ✓ Purchase or Lease Option Available



**\$ 1.75/SF/MO**  
ASKING RENT

**\$ 0.24/SF/MO**

NN: TENANT IS TO SELF-MAINTAIN PROPERTY



**CLICK OR SCAN**  
INTERACTIVE VIRTUAL TOUR



**186-08-610-023**  
APN



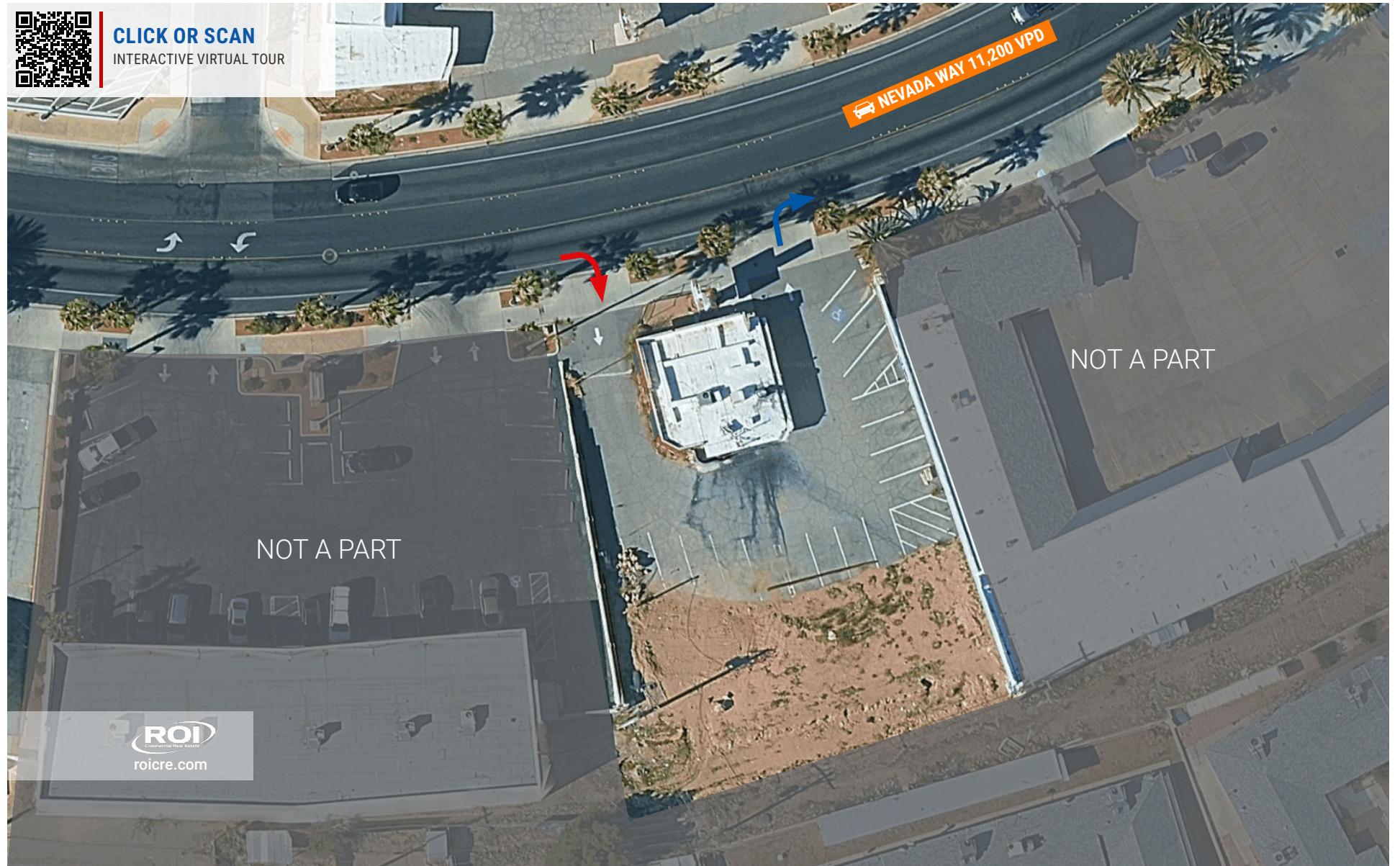
**CENTRAL BUSINESS DISTRICT AND TRADING AREA (C2)**  
ZONING

# PROPERTY SITE PLAN

FOR SALE OR LEASE  
825 Nevada Way  
Boulder City, NV 89005



CLICK OR SCAN  
INTERACTIVE VIRTUAL TOUR



# PROPERTY PHOTOS



CLICK OR SCAN  
INTERACTIVE VIRTUAL TOUR



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# TRADE AREA **AERIAL**

**FOR SALE OR LEASE**  
825 Nevada Way  
Boulder City, NV 89005



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All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.

roicre.com

**ROI**  
Commercial Real Estate

# AREA DEMOGRAPHICS

FOR SALE  
825 Nevada Way  
Boulder City, NV 89005



## POPULATION

|         |        |
|---------|--------|
| 1 MILE  | 8,984  |
| 3 MILES | 15,491 |
| 5 MILES | 17,612 |



## AVERAGE HOUSEHOLD INCOME

|         |          |
|---------|----------|
| 1 MILE  | \$71,848 |
| 3 MILES | \$74,115 |
| 5 MILES | \$72,901 |



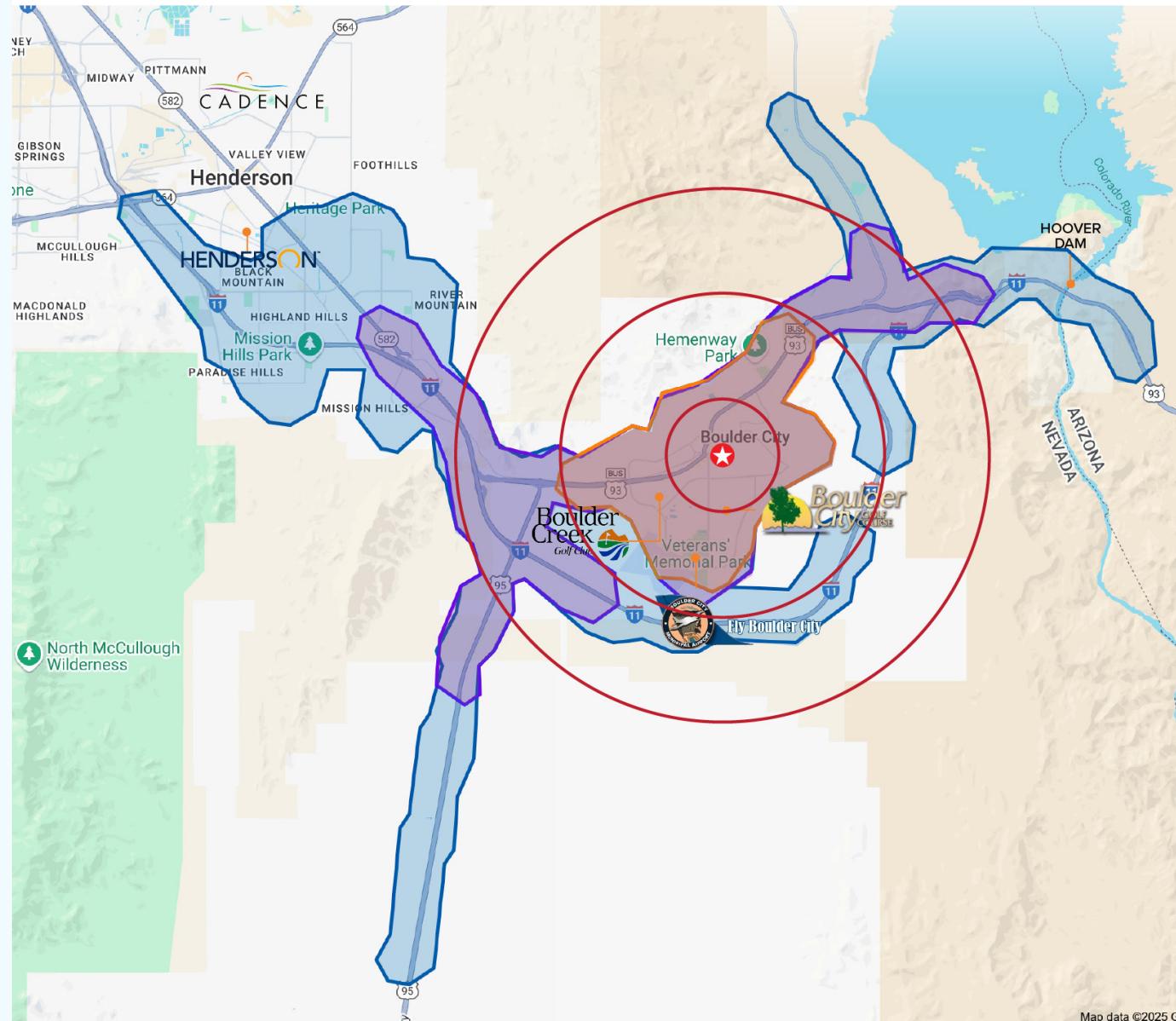
## TRAFFIC COUNTS

NEVADA WAY 11,200 VPD



## DRIVE TIMES

5 MIN 10 MIN 15 MIN



Source:  
SitesUSA 2025  
TRINA, NV DOT 2024



## 825 NEVADA WAY

Boulder City, NV 89005



graski retail team

[www.roicre.com](http://www.roicre.com)



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Las Vegas, NV 89148

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Let's keep in touch.



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