

FOR SALE OR LEASE

825 Nevada Way
Boulder City, NV 89005

±1,224 SF FORMER RESTAURANT



graskiretailteam

roicre.com

Contact our team today!

KIT GRASKI

Director

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GEORGE OKINAKA

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JONATHAN SERRANO, MBA

Senior Associate

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PROPERTY HIGHLIGHTS

FOR SALE OR LEASE

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±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

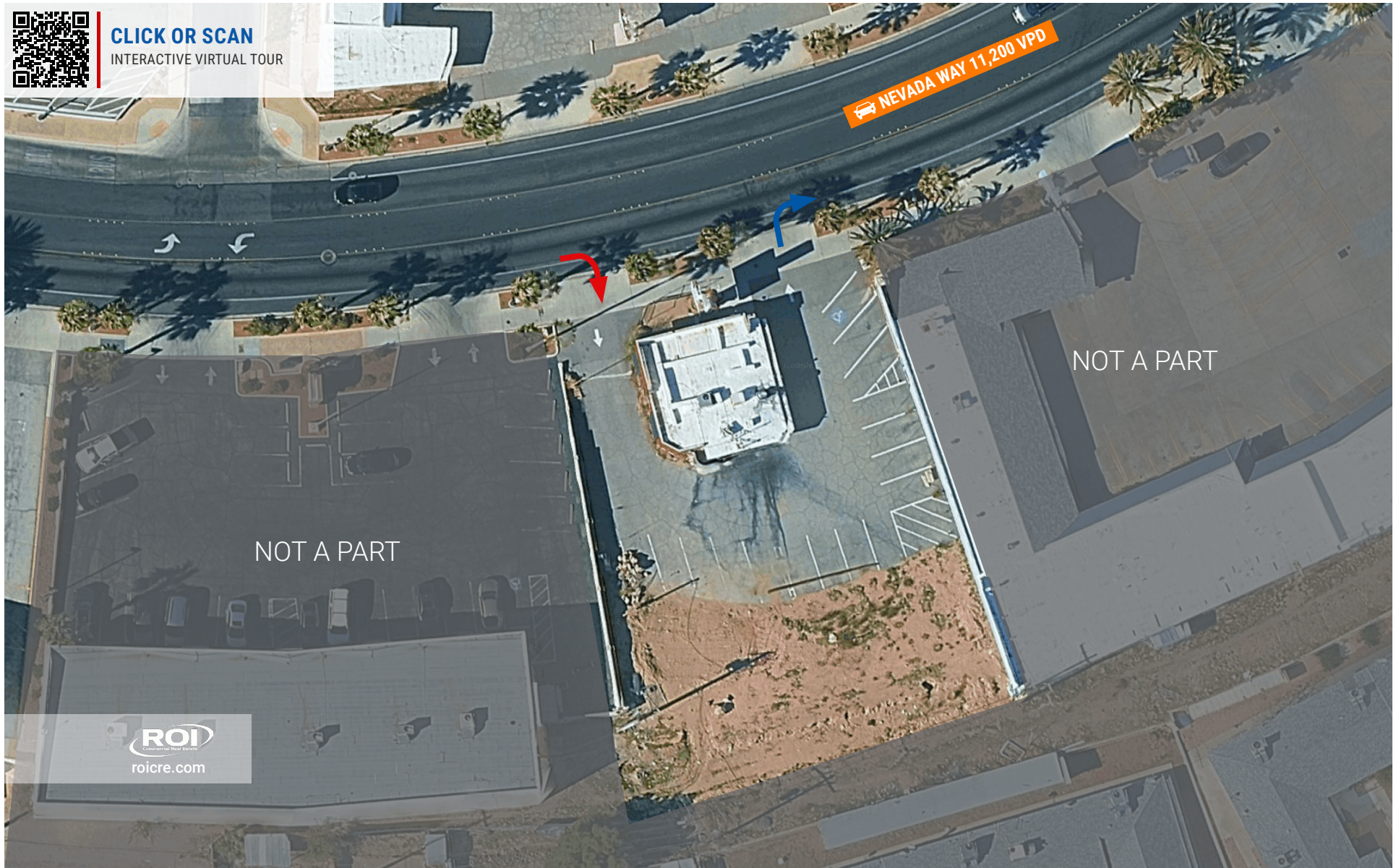
PROPERTY SITE PLAN

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CLICK OR SCAN
INTERACTIVE VIRTUAL TOUR



PROPERTY PHOTOS



CLICK OR SCAN
INTERACTIVE VIRTUAL TOUR

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TRADE AREA AERIAL

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Boulder City, NV 89005



AREA DEMOGRAPHICS



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
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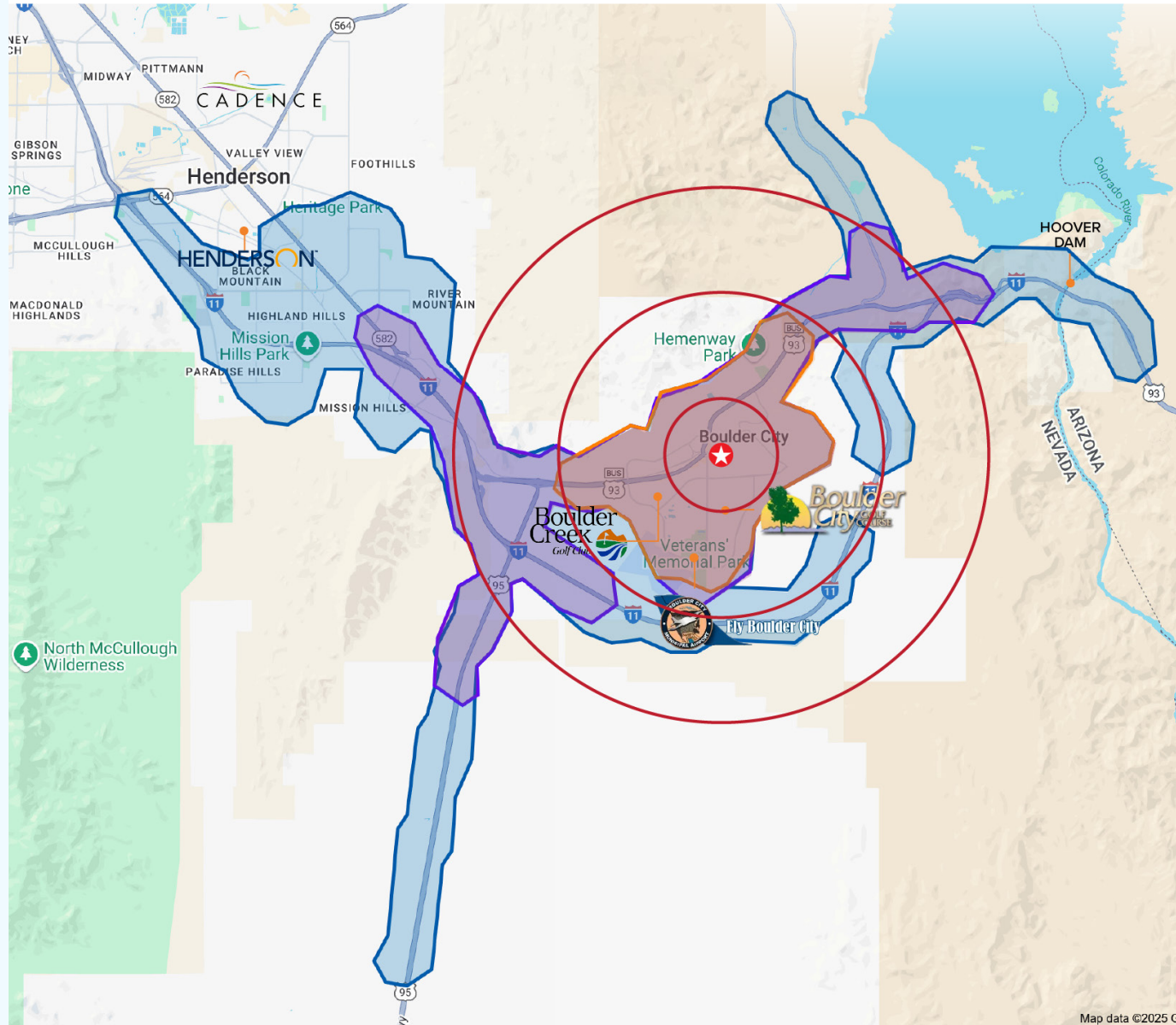


DRIVE TIMES

5 MIN	10 MIN	15 MIN
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Source:
SitesUSA 2025
TRINA, NV DOT 2024

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Boulder City, NV 89005



graski**retail**team

www.roicre.com



9121 W Russell Rd
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Las Vegas, NV 89148

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Let's keep in touch.



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