

# 1027

Boulder City Pkwy  
Boulder City, NV 89005

## ±0.46 AC AVAILABLE FOR SALE



CALL US FOR  
**MORE INFO**

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# ±0.46 AC FOR SALE

- Outlot parcel with excellent exposure along Boulder City Pkwy, a major arterial with 19,700 VPD
- Signalized corner with full access off both Boulder City Pkwy and Buchanan Blvd
- Easy access to US 93 - gateway to Lake Mead Recreational Area and Hoover Dam
- Cross parking cross access



**±0.46 AC**  
SIZE



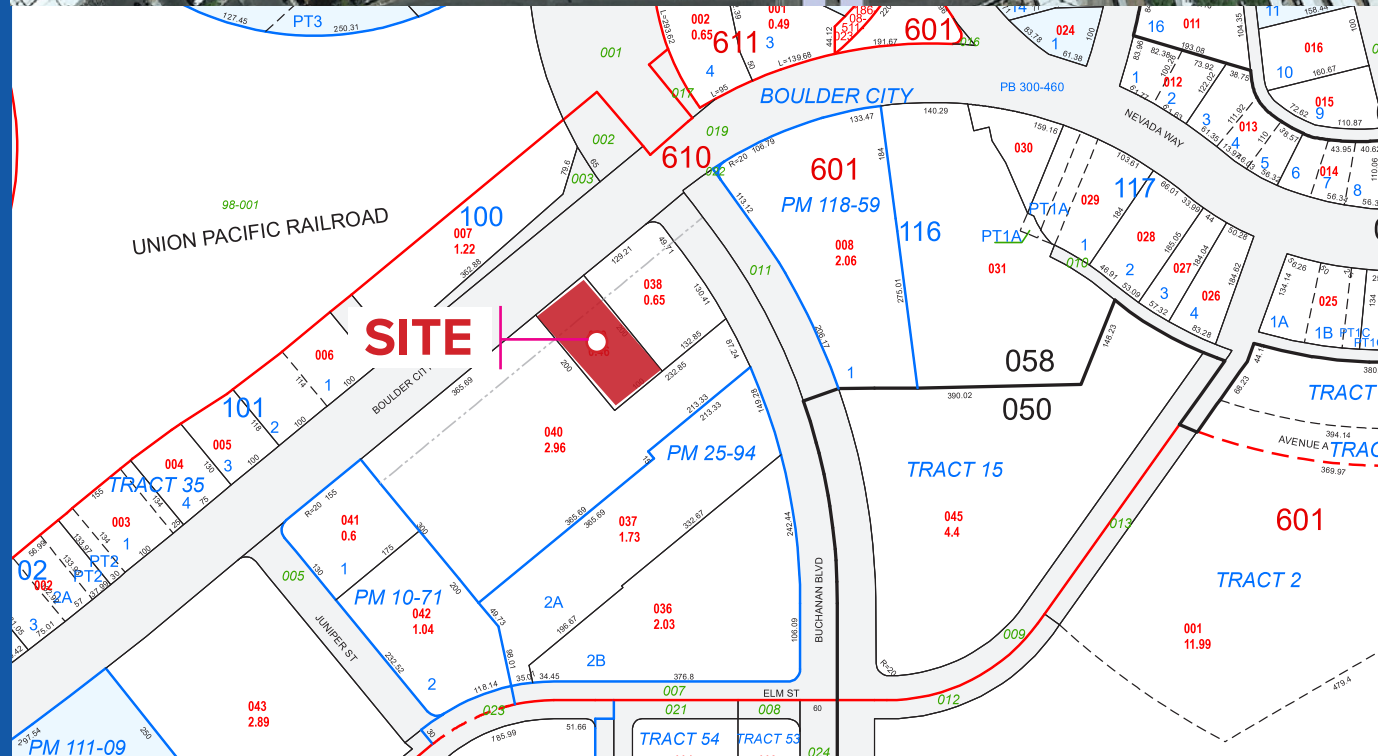
**19,300 VPD**  
Boulder City Pkwy

**6,900 VPD**  
Buchanan Blvd



**186-08-610-039**

APN  
**Central Business District (C-2)**  
ZONING



# SITE PLAN

1027 Boulder City Pkwy  
Boulder City, NV 89005



# AREA DEMOGRAPHICS

1027 Boulder City Pkwy  
Boulder City, NV 89005



## POPULATION

5 Min	10 Min	15 Min
14,764	29,148	76,326



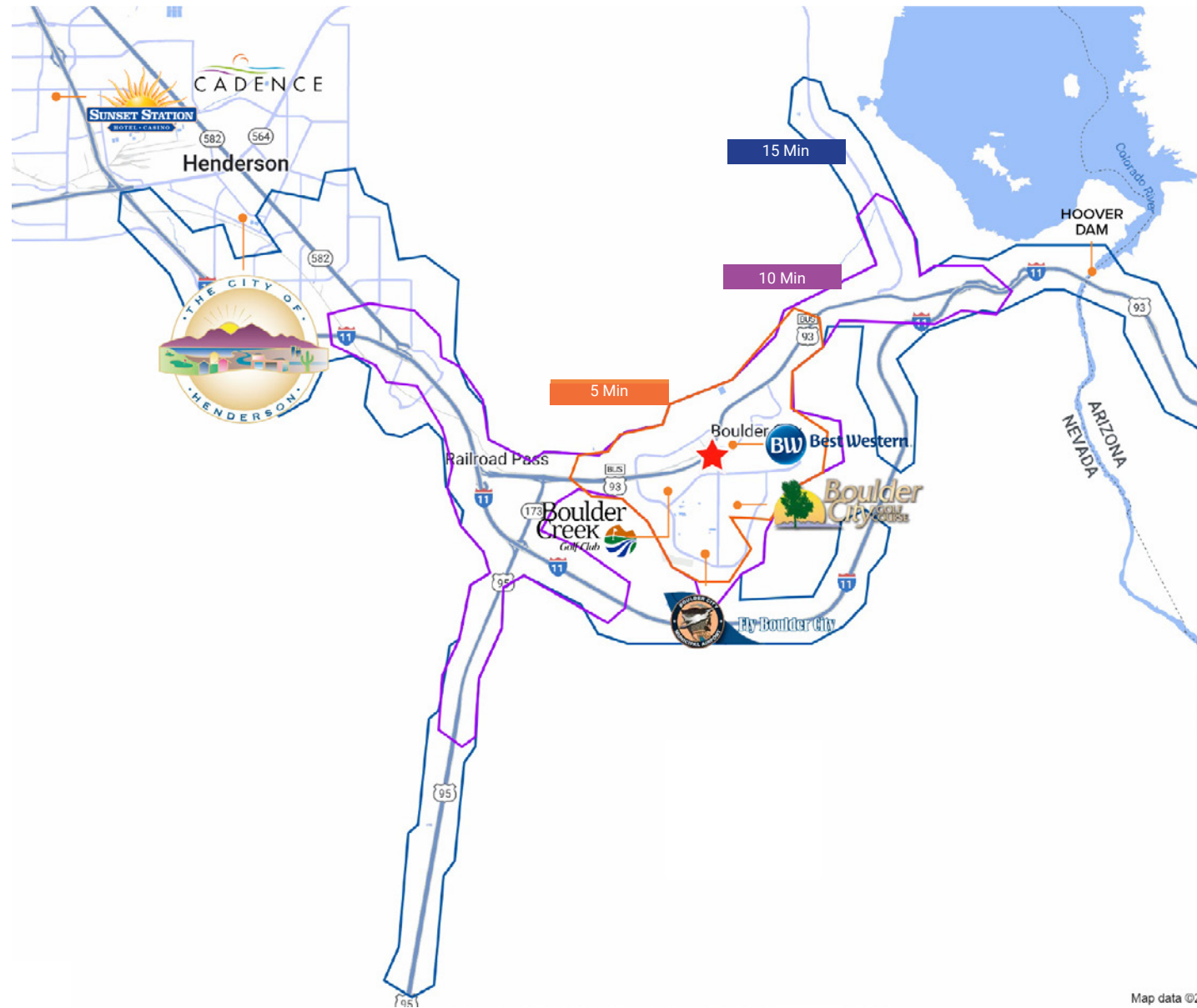
## AVG HOUSEHOLD INCOME

5 Min	10 Min	15 Min
\$113,361	\$119,280	\$122,044



## TRAFFIC COUNTS

Boulder City Pkwy	Buchanan Blvd
19,300 VPD	6,900 VPD



Sources:  
SitesUSA 2025  
TRINA, NV DOT 2024

Map data ©

# TRADE AREA AERIAL

1027 Boulder City Pkwy  
Boulder City, NV 89005





# BOULDER CITY NEVADA



ESTABLISHED  
**1931**



ELEVATION  
**2,510 FT**



SQ MILES  
**208**



POPULATION  
**15,029**

2024 US CENSUS ESTIMATES



HOUSING  
**6,638**

2024 CLARK COUNTY, NV  
HOUSING UNIT ESTIMATES



MEDIAN INCOME  
**\$77,624**


2025 SITESUSA ESTIMATES



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Boulder City, Nevada  
89005






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