

For Lease

Boulder Crossroads



AVAILABLE
± 1,800 SF

AVAILABLE
± 1,600 SF

AVAILABLE
± 2,400 SF

AVAILABLE
± 1,210 SF

For Lease call
714-821-2172

5040-5230 Boulder Hwy.
Las Vegas, NV 89122

Joanna Zirbes, CCIM
Vice President
702.954.4163
jzirbes@logicCRE.com
S.0184741

Brendan Leake
Senior Associate
702.954.4132
bleake@logicCRE.com
S.0178140

Listing Snapshot



\$2.25 - \$3.00 PSF NNN
Lease Rate



± 1,210 - 2,400 SF
Available Square Footage



CR (Commercial Resort)
Zoning

Property Highlights

- Walmart Supercenter-Anchored Shopping Center
- Excellent visibility and access
- Heavily populated trade area, in-fill location
- 45' pylon signage available
- Signalized major intersection
- 2nd-generation restaurant space available

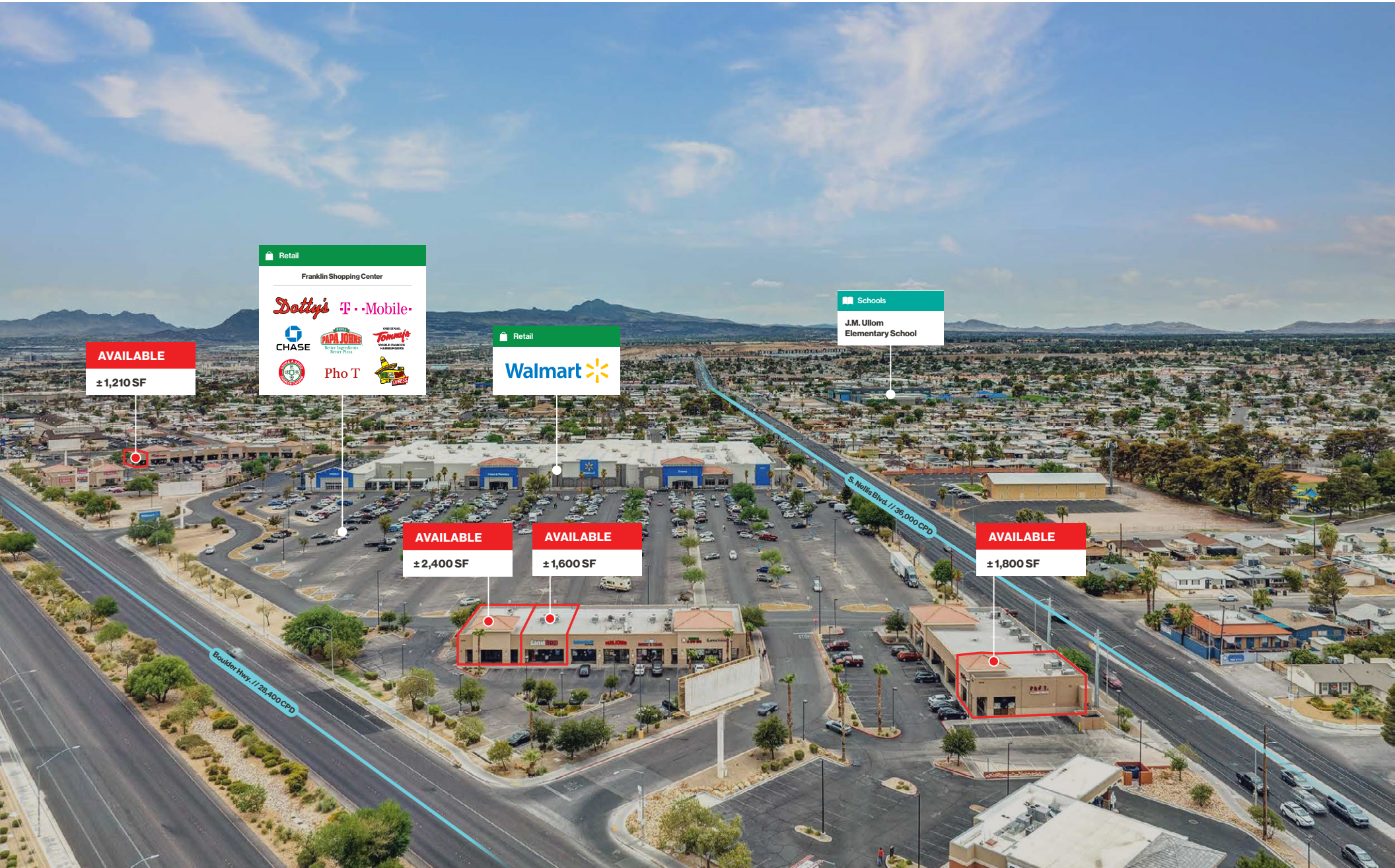
Demographics

	1-mile	3-mile	5-mile
2024 Population	27,745	188,340	426,825
2024 Average Household Income	\$67,625	\$76,750	\$76,579
2024 Total Households	10,522	71,365	161,703





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± 1,210 - 2,400 SF



AVAILABLE
±1,210 SF

Retail
Franklin Shopping Center

Dotty's T-Mobile
CHASE PAPA JOHN'S TOMMY'S
Pho T

Retail
Walmart

Schools
J.M. Ullom Elementary School

AVAILABLE
±2,400 SF

AVAILABLE
±1,600 SF

AVAILABLE
±1,800 SF

Boulder Hwy. // 23,400 CPD

S. Nellis Blvd. // 35,000 CPD

Site Plan



Building 5040

Suite	Tenant	SF
100	Dotty's Casino	-
110	La Papaya	-
120	AVAILABLE (Please Do Not Disturb Tenant)	± 1,800 SF
5048	Chase Bank	-

Building 5060

Suite	Tenant	SF
100	AVAILABLE	± 2,400 SF
105	AVAILABLE (Please Do Not Disturb Tenant)	± 1,600 SF
110	Jackson Hewitt Tax	-
115	Papa John's Pizza	-
120	Smoke Shop	-
125	China-A-Go-Go	-
130	Fred Loya	-
5208	Original Tommy's World Famous Hamburgers	-

Building 5216

Suite	Tenant	SF
100	T-Mobile	-
105	Care First Urgent Care	-

Building 5222

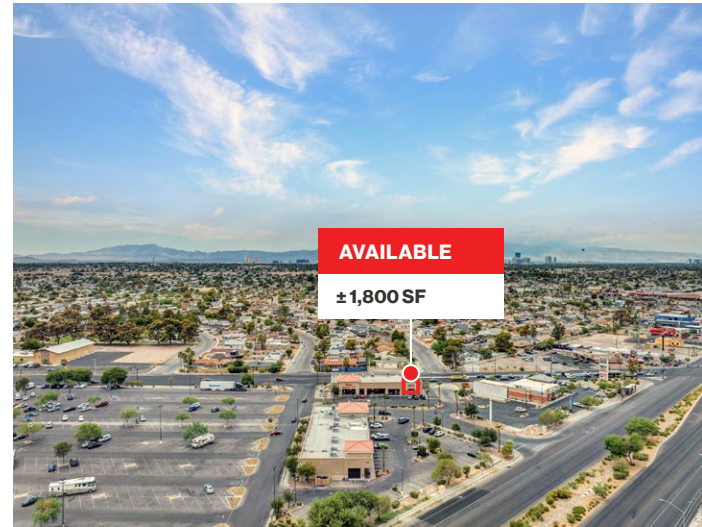
Suite	Tenant	SF
100	Viva El Taco Express	-

Building 5230

Suite	Tenant	SF
100	AVAILABLE	± 1,210 SF
105	G Lee Nails	-
120	Humana Healthcare	-
130	Tender Dental	-
140	Lease Pending	± 2,318 SF
150	Boulder Express Laundry	-



Property Photos



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For inquiries please reach out to our team.

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