

6121

BOULDER HIGHWAY
LAS VEGAS, NV 89122

- ◇ FLEX SPACE W/ SECURED YARD
- ◇ BOULDER HIGHWAY FRONTAGE
- ◇ AUTOMOTIVE APPROVED



FOR SALE OR LEASE

OFIR BEN-MOSHE

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MYD REAL ESTATE

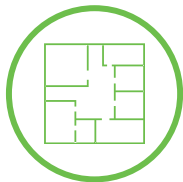


OFFERING SUMMARY

Flex/Automotive Space **For Sale or Lease**

Available Space

±7,600 SF Total



Pricing

Contact Broker



Number of Buildings

Three (3)



Lot Size

±0.76 Acre





PROEPRTY HIGHLIGHTS

- **Rare flex property** consisting of **3 building structures totaling ±7,600 SF** on a **±0.76-acre lot**. Each building boasts **±15' ceiling heights, separately metered utilities**, and secured within a **gated lot**.
- **Fronting Boulder Highway** offering excellent visibility with a **pole sign** for additional exposure and conveniently located **minutes from the US-11 Freeway**.

KEY DEMOGRAPHICS

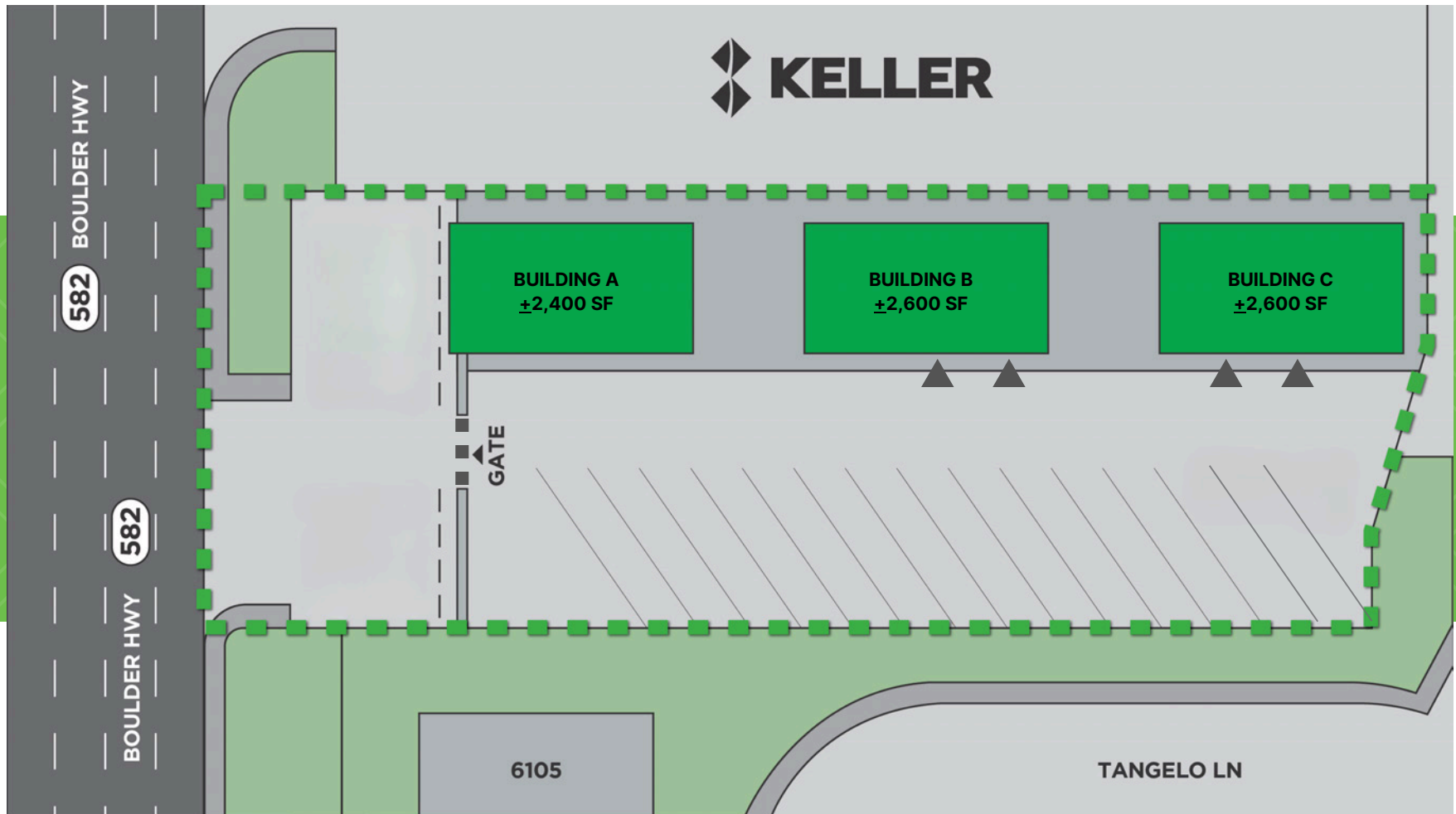
	1-mile	3-miles	5-miles
2024 Population	25,589	122,953	343,294
2024 AHHI	\$62,894	\$71,559	\$78,978
2024 Households	9,661	46,521	130,142

PROPERTY DETAILS

Property Address	6121 Boulder Highway Las Vegas, NV 89122
APN:	161-27-312-015
Total Buildings	Three (3)
Total SF	±7,600 SF
Site Area	±0.76 AC
Construction Type	Metal Structure
Grade Level Doors	Four (4) 12' x 12'
Restrooms	Three (3) One Per Building
Climate Control	HVAC & Swamp Coolers
Power	Buyer/Tenant to Verify
Zoning	CG (Commercial General)
Pricing	Contact Broker



SITE PLAN



▲ Grade Level Roll-Up Door

--- Property Line

The information contained herein was obtained from sources deemed reliable; however, MYD Real Estate does not make any representation to the accuracy or correctness thereof. Prospective buyers or tenants are required to conduct their own due diligence and verification.

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AREA MAP



■ Subject ■ Retail ■ Industrial ■ New Residential

PROPERTY PHOTOS



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