



1433 N BOULDER HWY HENDERSON, NV 89011



PROPERTY SUMMARY

Offering Price	\$1,600,000
CAP Rate	6.50%
NOI	\$103,950
Building SqFt	4,950 SqFt
Year Built	1984
Lot Size (acres)	0.22
Parcel ID	178-01-410-015
Zoning Type	Commercial
County	Clark
Frontage	0.00 Ft
Coordinates	36.057718,-115.003160

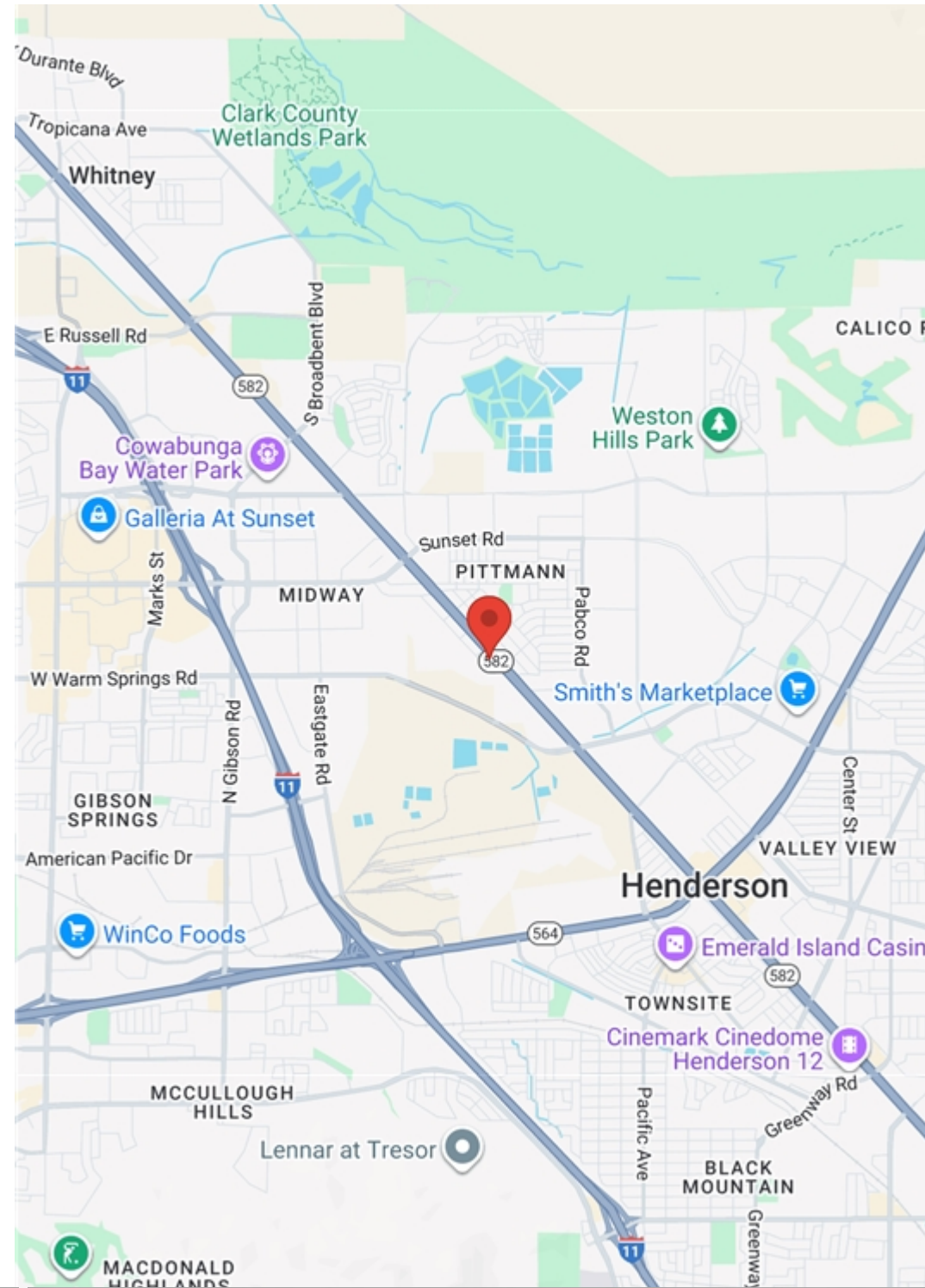
INVESTMENT SUMMARY

Polaris Realty Las Vegas, on behalf of the Owner, is pleased to offer for sale 1433 Boulder Highway, a Retail property conveniently located in Henderson, NV. The property is strategically located on Boulder Hwy within the Reimagine Boulder Highway corridor and on the doorstep of the 2200 acre master planned community of Cadence and its 13,250 residences . The property is currently occupied by the owner in a retail furniture configuration utilizing the entire space, but the floorplan can be demised into a 2 tenant profile. The subject property sits on 0.22 acres, was built in 1984, and consists of approximately 4,950 SF. The building construction is masonry, has two ground level roll up doors and 10 parking spaces.



INVESTMENT HIGHLIGHTS

- Property is strategically located in the Henderson submarket of Las Vegas with direct frontage on Boulder Hwy Henderson, Nv 89011 The opportunity is being offered for \$1,600,000.00.





LOCATION HIGHLIGHTS

- Excellent Visibility from Boulder Hwy Henderson, Nv 89011 and Surrounding Businesses.

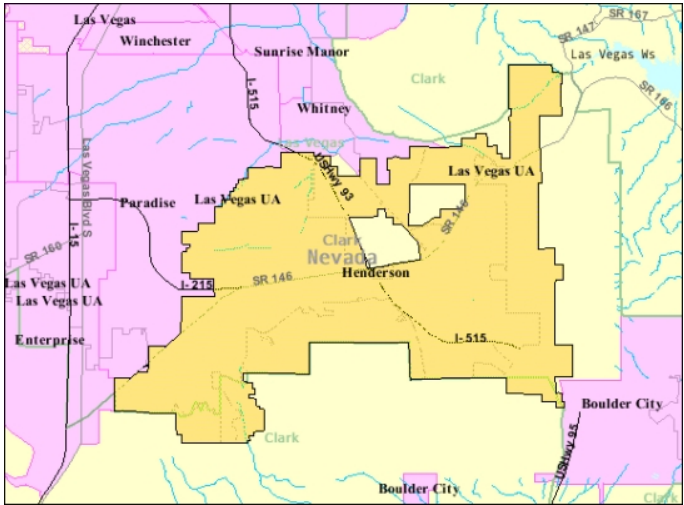






ABOUT HENDERSON

Henderson is a city in Clark County, Nevada, United States, about 16 miles (26 km) southeast of downtown Las Vegas. It is the 2nd most populous city in Nevada, after Las Vegas, with 317,610 residents. The city is part of the Las Vegas Valley.



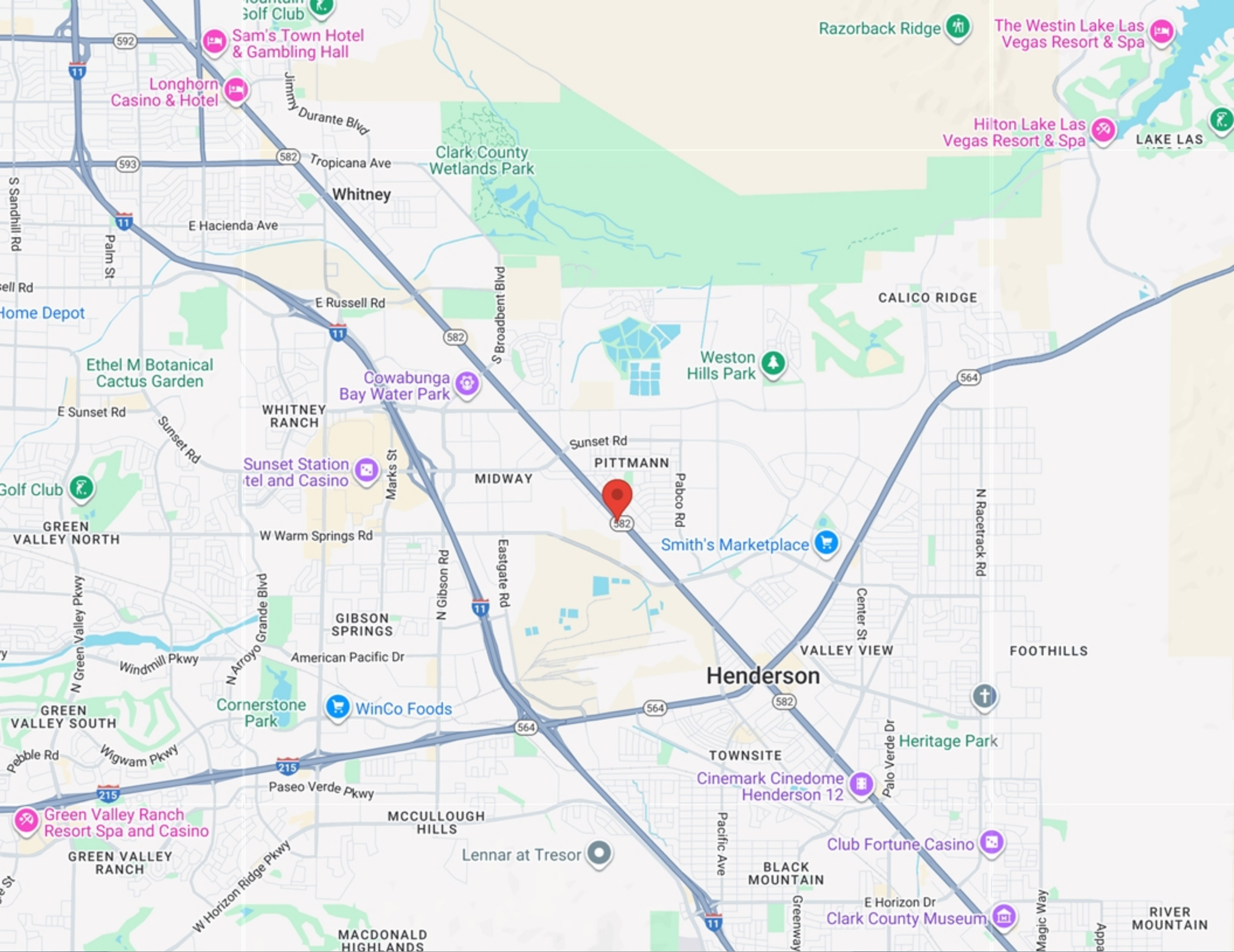
CITY OF HENDERSON

COUNTY	CLARK
INCORPORATED	4/15/1953

AREA

CITY	106.9 SQ MI
LAND	106.4 SQ MI
WATER	0.5 SQ MI
ELEVATION	1867 FT

POPULATION



Sam's Town Hotel & Gambling Hall

The Westin Lake Las Vegas Resort & Spa

Hilton Lake Las Vegas Resort & Spa

Longhorn Casino & Hotel

Clark County Wetlands Park

Whitney

CALICO RIDGE

Sunset Station Hotel and Casino

Cowabunga Bay Water Park

Weston Hills Park

PITTMANN

MIDWAY

Smith's Marketplace

GIBSON SPRINGS

VALLEY VIEW

FOOTHILLS

Henderson

Heritage Park

Cinemark Cinedome Henderson 12

Club Fortune Casino

Green Valley Ranch Resort Spa and Casino

MCCULLOUGH HILLS

Lennar at Tresor

BLACK MOUNTAIN

Clark County Museum

RIVER MOUNTAIN

MACDONALD HIGHLANDS



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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE POLARIS REALTY LAS VEGAS ADVISOR FOR MORE
DETAILS.**

EXCLUSIVELY PRESENTED BY:



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