



WALMART ANCHORED CENTER

±1,210 SF to 4,000 SF
AVAILABLE

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CBRE

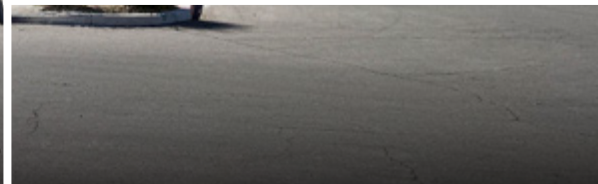


**RED MOUNTAIN
GROUP**

BOULDER CROSSROADS

5230 BOULDER HIGHWAY

L A S V E G A S , N V 8 9 1 2 2





PROPERTY HIGHLIGHTS

AVAILABILITIES

5060	Suite 100	2,400 SF
5060	Suite 105	1,600 SF
5230	Suite 100	1,210 SF
5230	Suite 120	2,356 SF

JOIN THESE TENANTS



WALMART SUPERCENTER ANCHORED RETAIL CENTER

Prime Las Vegas Location
Located in a high-traffic, densely populated
infill area with strong consumer demand.

Excellent Visibility & Access
Strategically positioned for optimal
exposure and convenient entry points.

Signalized Major Intersection
Ensures smooth access and maximum visibility
for both pedestrian and vehicular traffic.

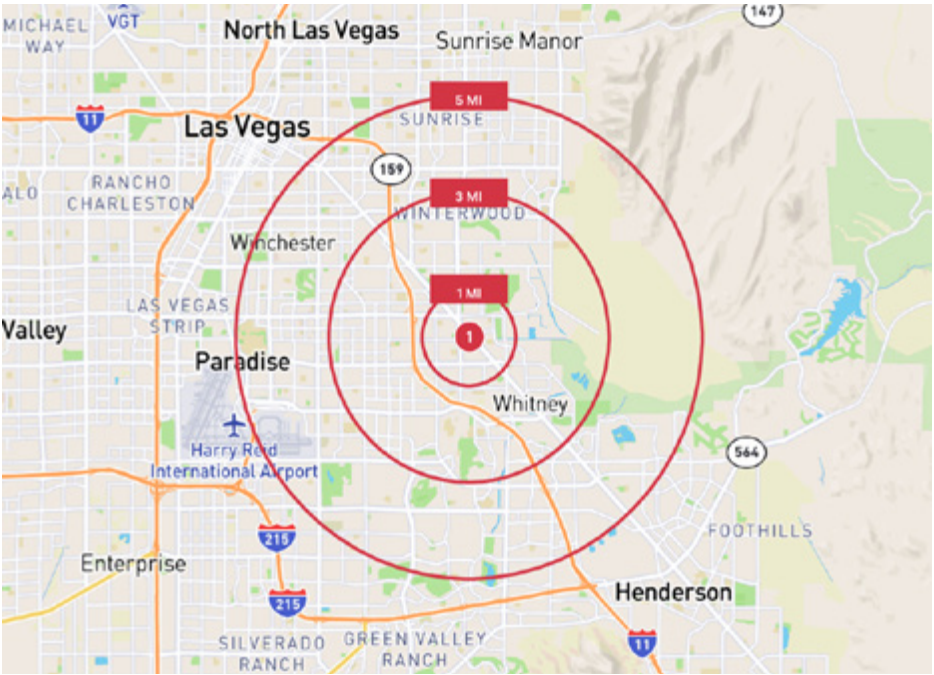
Thriving Trade Area
Surrounded by established residential
neighborhoods and complementary retail.

45' Pylon Signage Available
Prominent signage opportunity
for enhanced brand exposure.



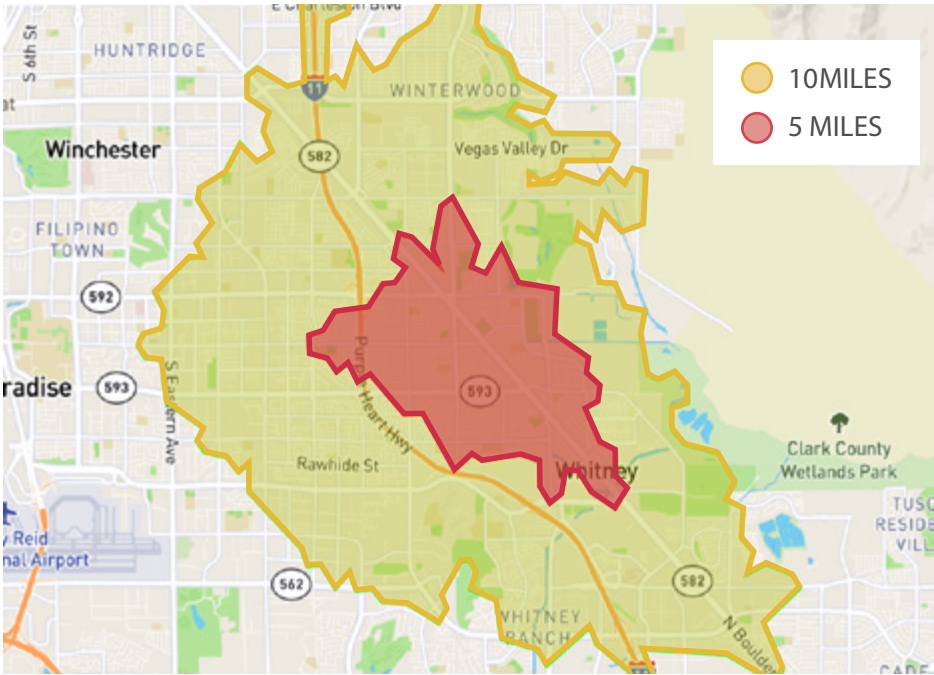
DEMOGRAPHIC BRIEF

	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population - Current Year Estimate	28,763	178,910	420,550
2029 Population - Five Year Projection	28,897	183,209	429,680
HOUSEHOLDS			
2024 Households - Current Year Estimate	11,014	68,543	160,609
2029 Households - Five Year Projection	11,130	70,769	165,651
HOUSEHOLD INCOME			
2024 Average Household Income	\$73,938	\$82,797	\$83,533
2029 Average Household Income	\$82,763	\$93,307	\$93,465



DRIVE TIME DEMOGRAPHICS

	5 MINUTES	10 MINUTES
POPULATION		
2024 Population - Current Year Estimate	39,415	183,447
2029 Population - Five Year Projection	39,841	187,874
HOUSEHOLDS		
2024 Households - Current Year Estimate	14,707	71,292
2029 Households - Five Year Projection	14,957	73,627
HOUSEHOLD INCOME		
2024 Average Household Income	\$74,232	\$82,106
2029 Average Household Income	\$83,656	\$92,548



TRAFFIC COUNTS

Boulder Hwy 40,000CPD	Harmon Ave 6,800CPD	Nellis Blvd 19,200CPD
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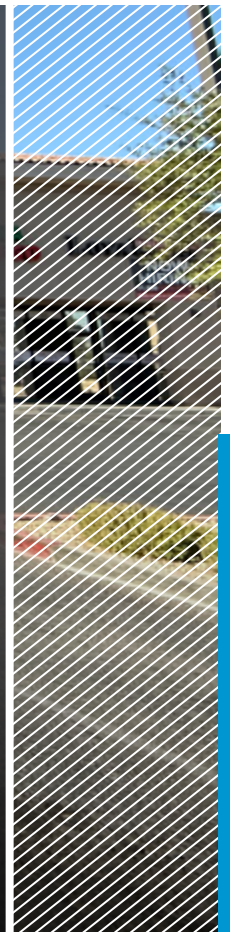
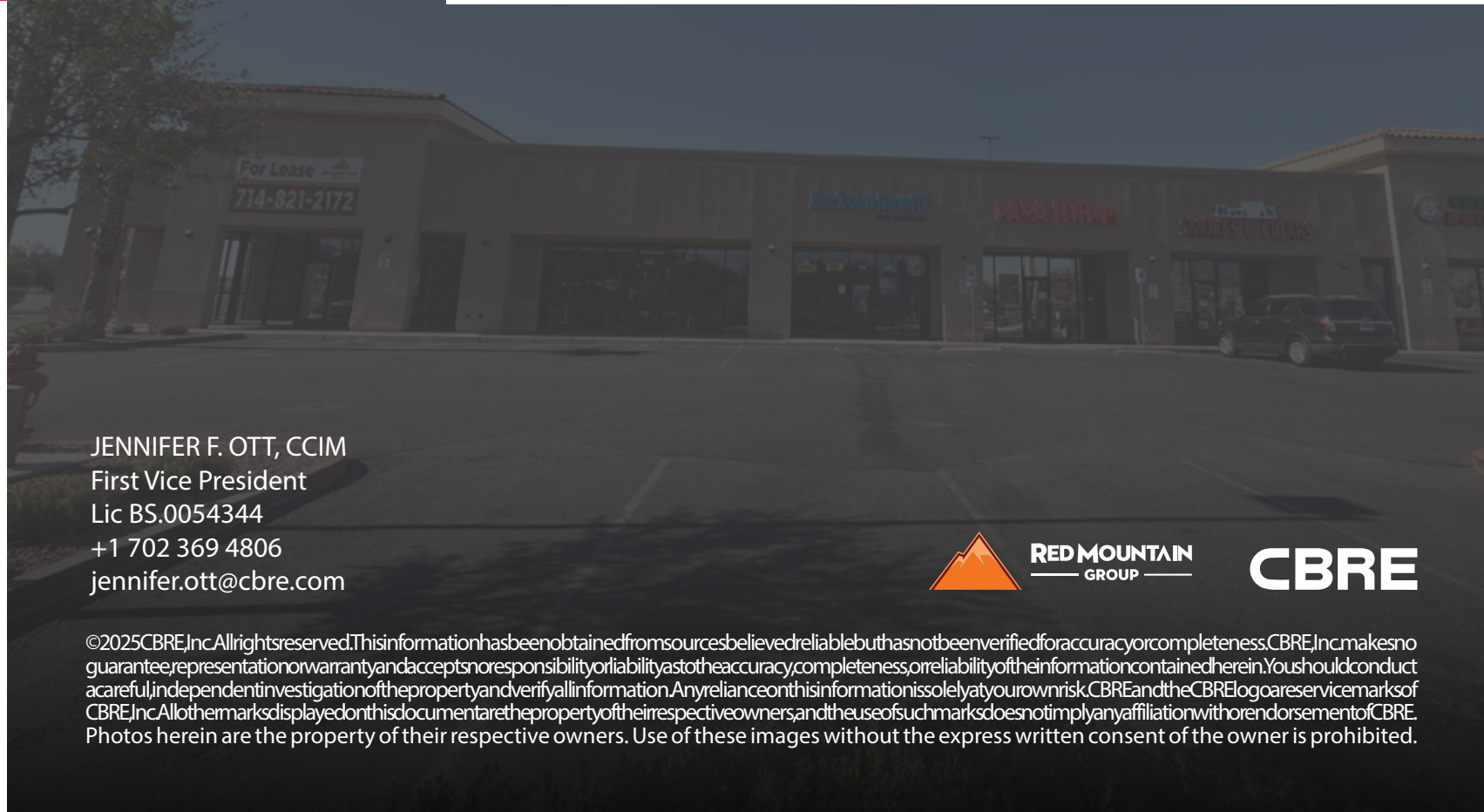
Source: NDOT, 2024

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