

3644 BOULDER HIGHWAY

Las Vegas, NV 89121

AVAILABLE
For Lease



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Property Highlights

- ±2,626 SF former laundromat
buildout on Boulder Hwy
- Excellent visibility with 170' frontage
and pylon signage
- Dense trade area with ±234,000
residents within a 3-mile radius
- Opportunity Zone location with strong
traffic counts (±45,000 VPD)
- Located minutes from the I-11,
Sahara Avenue, and Harry Reid
International Airport

Property Details



\$1.75 PSF NNN

Lease Rate



±2,626 SF

Available Space



East Central

Submarket

Demographics

Population	1 mile	3 miles	5 miles
2025 Population	±22,264	±234,302	±507,463
Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$75,073	\$70,838	\$74,157



3644 Boulder Highway
Las Vegas, Nevada 89121

+ Parcel ID	161-07-201-007
+ Zoning	Corridor Mixed-Use (CM)
+ Year Built	1963
+ Property Size	±2,626 SF
+ Parking	20 surface spaces
+ Cross Streets	Boulder Highway & Sahara Avenue
+ Submarket	East Central
+ Traffic Counts	Boulder Hwy. ±68,475 VPD Sahara Ave. ±45,000 VPD

Property Overview

±2,626 SF former laundromat buildout space available with a complementary neighborhood bar tenant, Four Mile Bar. With masonry construction, a pylon sign, and 170 feet of prime frontage along Boulder Hwy, the property offers outstanding visibility and accessibility for daily-use retail.

This multi-tenant strip serves the immediate residential community with essential services. The space provides reliable neighborhood convenience in a densely populated trade area, ensuring consistent customer traffic and long-term stability for the center.

Area Overview

The property is located in East Central Las Vegas, a high-density residential corridor with over ±234,000 residents within three miles. The surrounding population is projected to grow over 7% by 2029, reinforcing strong demand for neighborhood service retail.

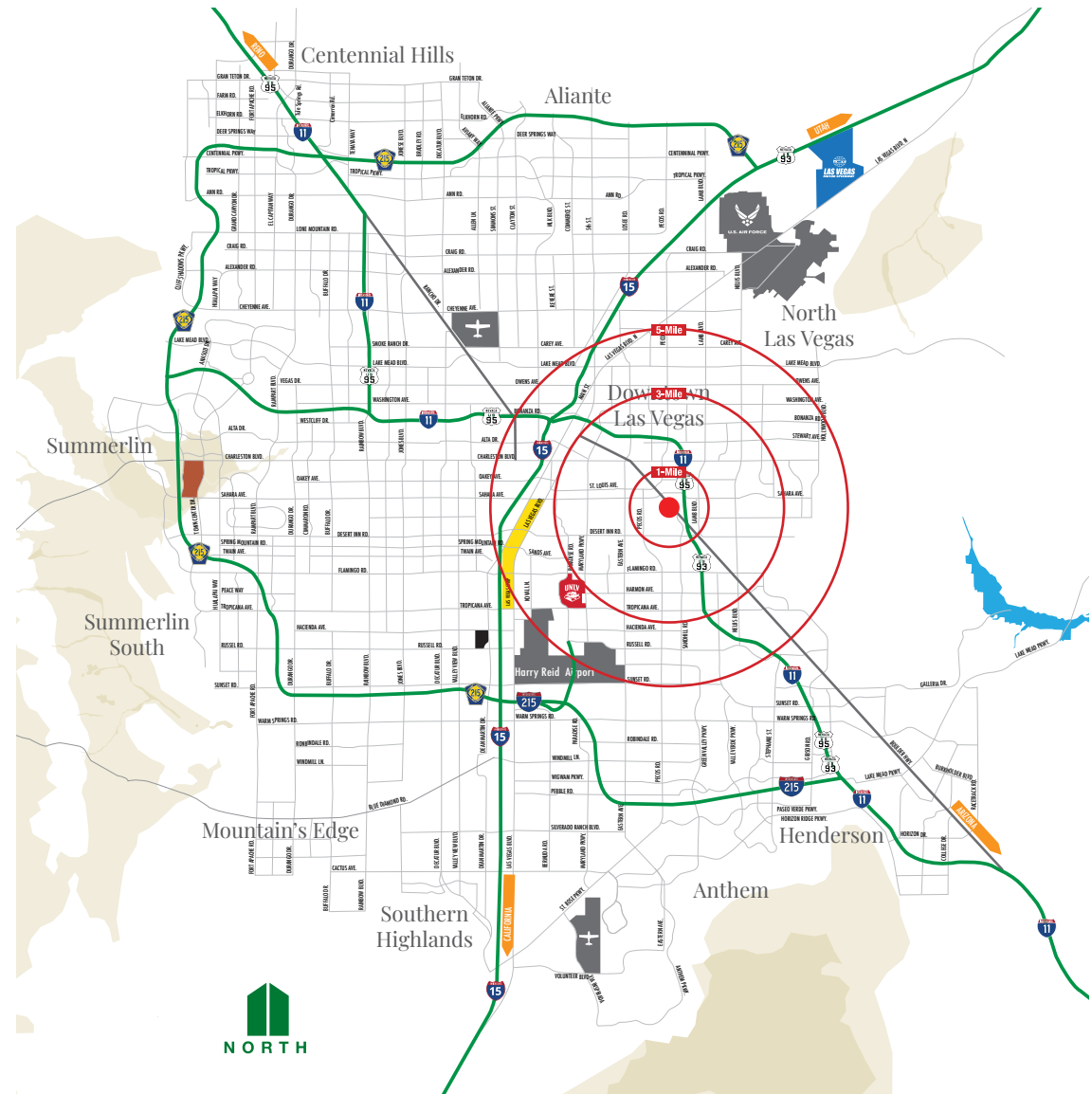
Traffic counts exceed ±68,000 vehicles per day along Boulder Hwy, with proximity to East Sahara Avenue and Interstate 11. The site is 13 minutes from Harry Reid International Airport and benefits from multiple access points. The surrounding area includes a mix of retail, service providers, and dining, making this laundromat-centered strip a convenient community hub.

Population	1 mile	3 miles	5 miles
2010 Population	19,842	225,153	481,756
2020 Population	22,096	234,662	504,695
2025 Population	22,264	234,302	507,463
2030 Population	22,615	239,430	521,620
2010-2020 Annual Rate	1.08%	0.41%	0.47%
2020-2025 Annual Rate	0.14%	-0.03%	0.10%
2025-2030 Annual Rate	0.31%	0.43%	0.55%
2025 Median Age	41.3	37.5	36.4

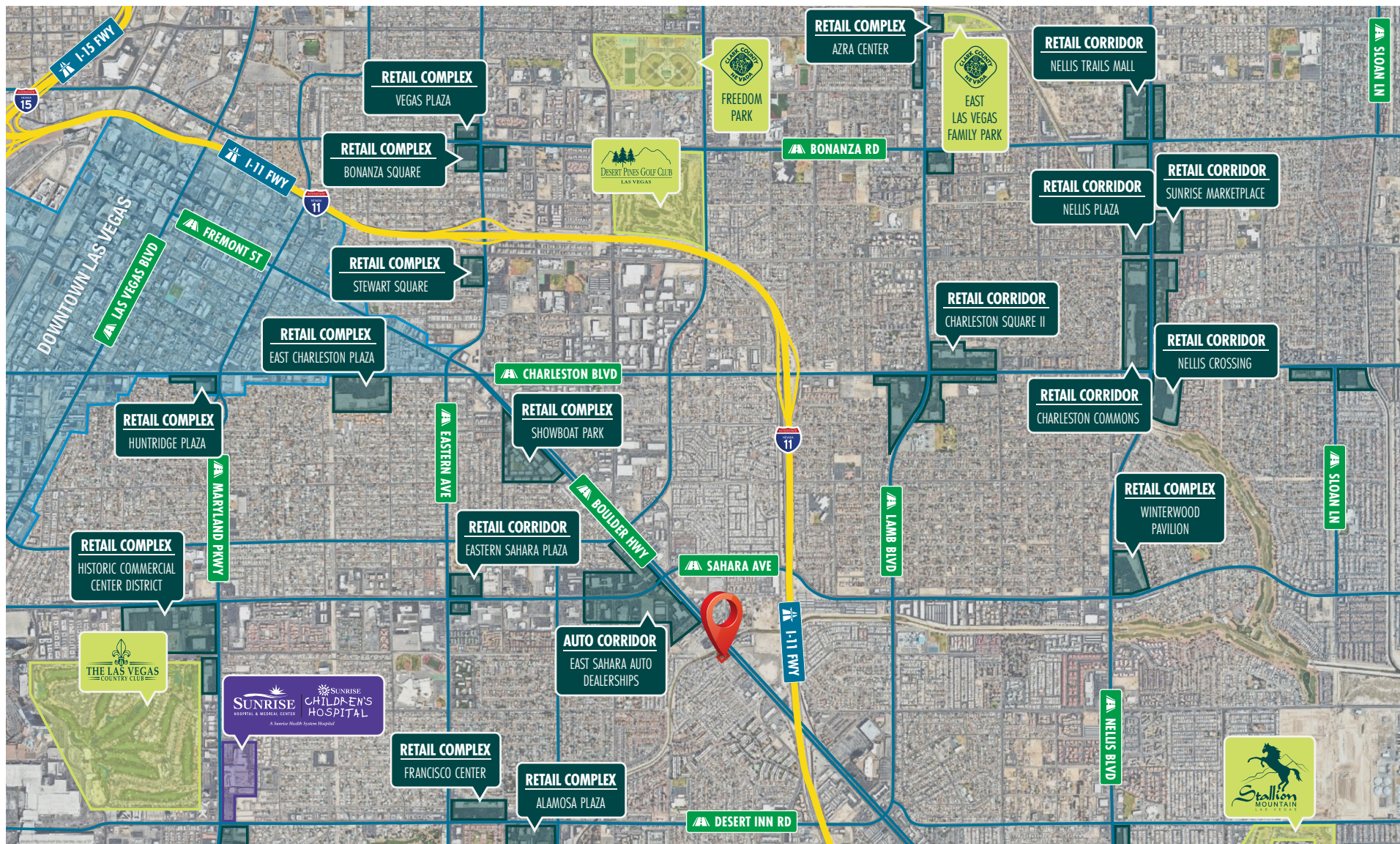
Households	1 mile	3 miles	5 miles
2025 Wealth Index	53	47	49
2010 Households	7,997	83,440	168,306
2020 Households	8,394	89,817	185,058
2025 Total Households	8,500	91,744	191,117
2030 Total Households	8,670	94,620	198,698
2010-2020 Annual Rate	0.49%	0.74%	0.95%
2020-2025 Annual Rate	0.24%	0.41%	0.62%
2025-2030 Annual Rate	0.40%	0.62%	0.78%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$75,073	\$70,838	\$74,157
2030 Average Household Income	\$84,007	\$79,303	\$82,740
2025-2030 Annual Rate	2.27%	2.28%	2.21%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	9,129	98,104	207,703
2020 Total Housing Units	9,048	98,312	207,629
2025 Total Housing Units	9,014	98,987	211,121
2025 Owner Occupied Housing Units	4,844	37,307	79,799
2025 Renter Occupied Housing Units	3,656	54,437	111,318
2025 Vacant Housing Units	514	7,243	20,004
2030 Total Housing Units	9,266	102,877	220,719
2030 Owner Occupied Housing Units	5,040	39,594	84,501
2030 Renter Occupied Housing Units	3,630	55,026	114,197
2030 Vacant Housing Units	596	8,257	22,021



● Power Retail ● Hospital ● Parks & Recreation



Site Plan



Lease Details



\$1.75 PSF NNN

Lease Rate



±2,626 SF

Available Space



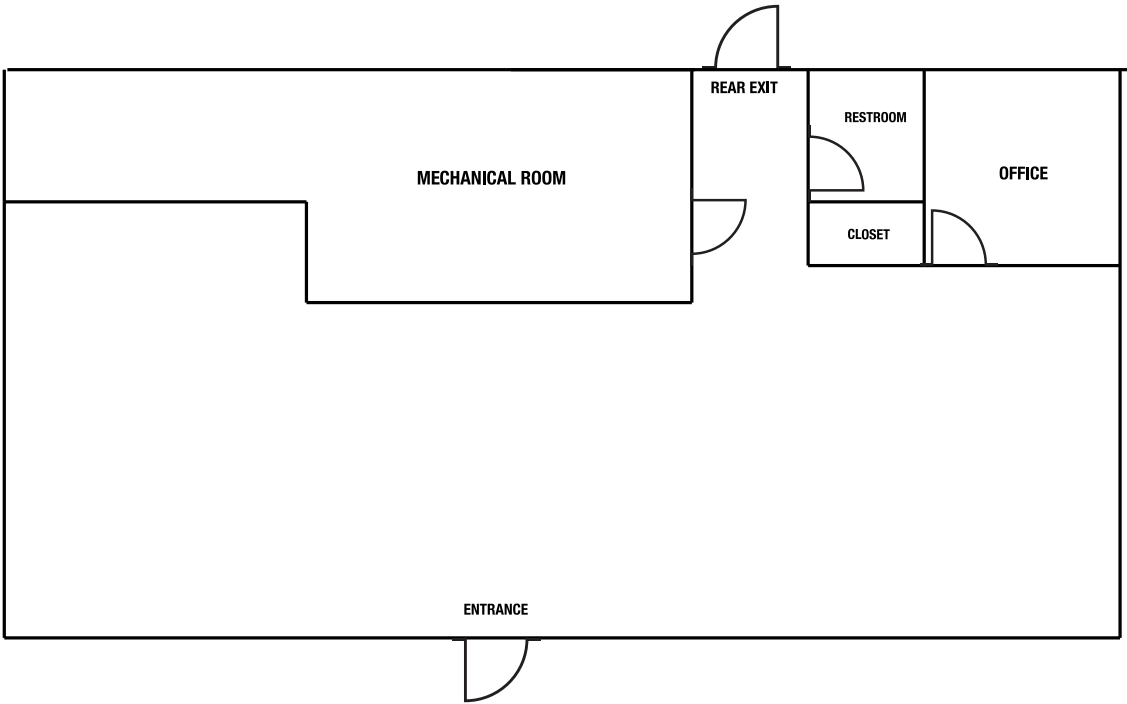
East Cenral

Submarket

Suite Details

- + **Total SF:** ±2,626
- + **Clear Height:** 10'
- + **Parking:** 20 surface spaces
- + **Availability:** Immediately

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.



Property Photos



Clark County Nevada


Synopsis


As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.


With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**
Land Area
(Square Miles)

 **2,265,461**
Population

 **298**
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

City of Las Vegas




Synopsis


The City has cultivated and championed a variety of important projects for the benefit of the community. Some highlights include downtown's newest property Circa, scheduled to open this year. Circa is downtown's first newly built hotel-casino since the 1980s and includes a 459-foot-tall tower, 777 new rooms, a massive sports book, multiple swimming pools, bars and restaurants.

There has been a \$32 million upgrade to the Fremont Street Experience canopy, and the new Downtown Grand tower is just north of the canopy making the area even more spectacular. The City is looking forward to the grand opening of the new 350,000 SF International Market Expo Center. Another downtown highlight is the new residential development which includes two complexes on Symphony Park and ShareDOWNTOWN in the 18B Las Vegas Arts District.

Quick Facts

 **±141.8**
Size (Sq. Mi.)

 **641,903**
Population

 **4,526**
Pop. Density (Per Sq. Mi.)

The City is also bringing new technologies and industry to Las Vegas.

The heart of the Innovation District is the new International Innovation Center @ Vegas. The City of Las Vegas continues to be a hub for innovation and technology with the opening of this 11,000 SF center for established and emerging tech companies developing smart technologies.

Sources: wikipedia.com, data.census.gov

Professional Sports

Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



Nevada Tax Advantages

NEVADA

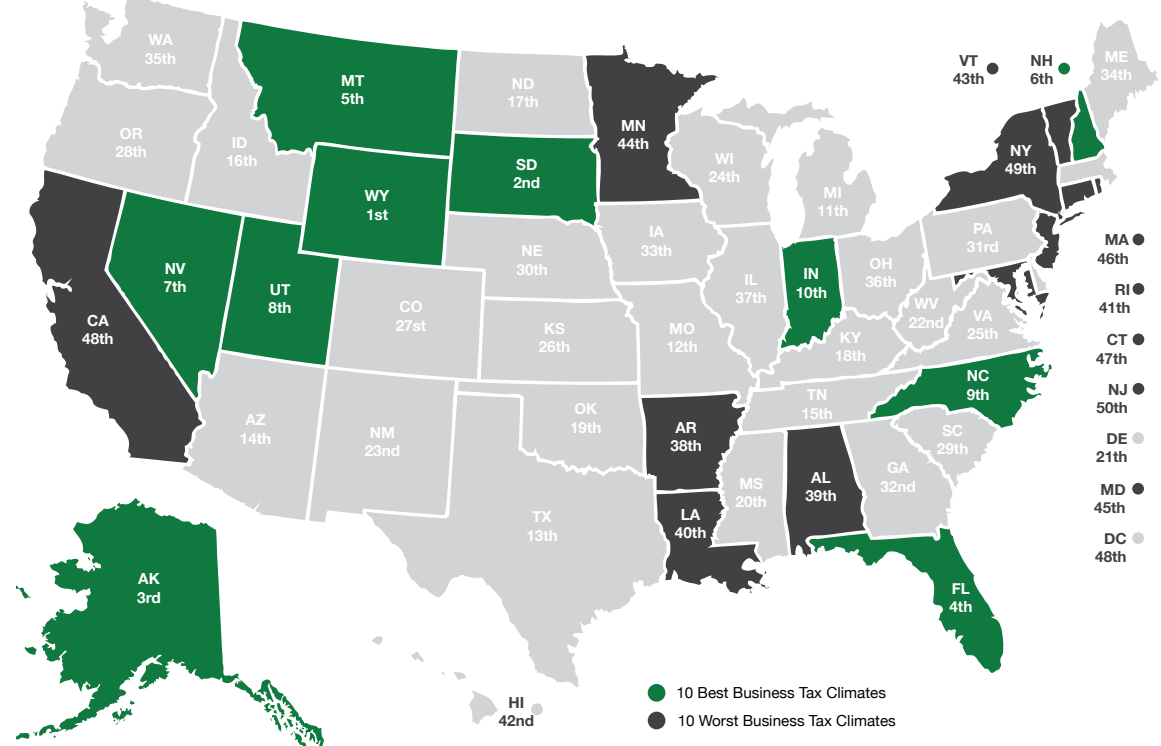
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2024 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation's 2020 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development; www.TaxFoundation.org



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



Service you deserve. People you trust.



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Southern Nevada Growth

200,000+

Number of jobs
added between
2011 and 2019.

7,500+

Number of new
businesses added
between 2011 and 2019.

85%

Milestone graduation
rate for Clark County
school district in 2019.



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)