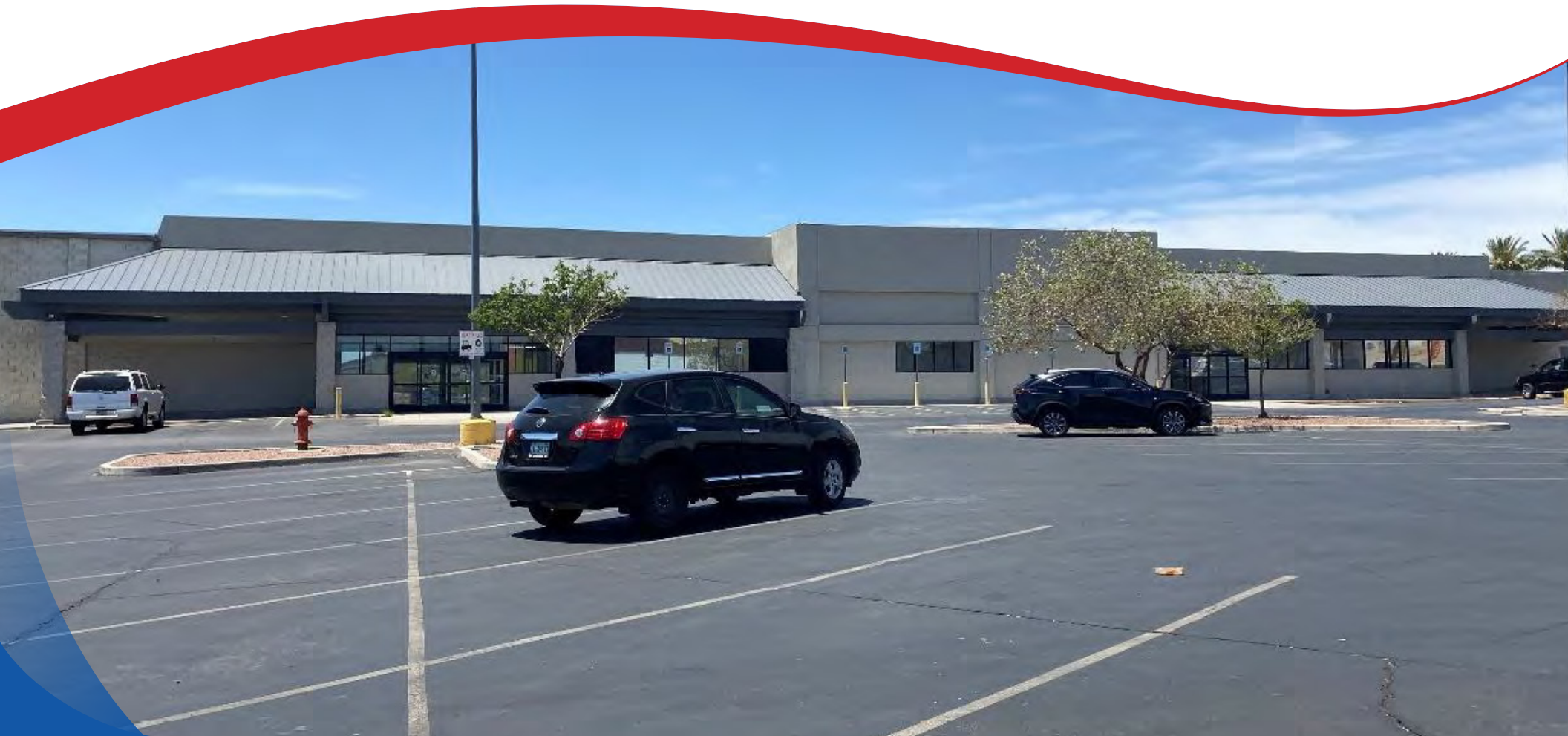


1031

Boulder City Pkwy
Boulder City, NV 89005

±46,750 SF AVAILABLE

FOR SALE



CONTACT US

DAN ADAMSON

702.550.4934 | dan@roicre.com
Lic # B.0026992.CORP

EDWARD LEHARDT, CCIM

702.830.1119 | edward@roicre.com
Lic # S.0180688

CHRIS WALDBURGER, CCIM

702.483.3683 | chris@roicre.com
Lic # S.0190814



roicre.com

±46,750 SF FOR SALE

- Anchor available for Sale
- Established shopping center in the heart of Boulder City with excellent exposure and access
- Signalized corner of NV Hwy & Buchanan Blvd
- Easy access to US 93 - gateway to Lake Mead Recreational Area and Hoover Dam
- Co-tenants include 99 Cents Only, H&R Block and UPS Store



±2.96 AC
SIZE



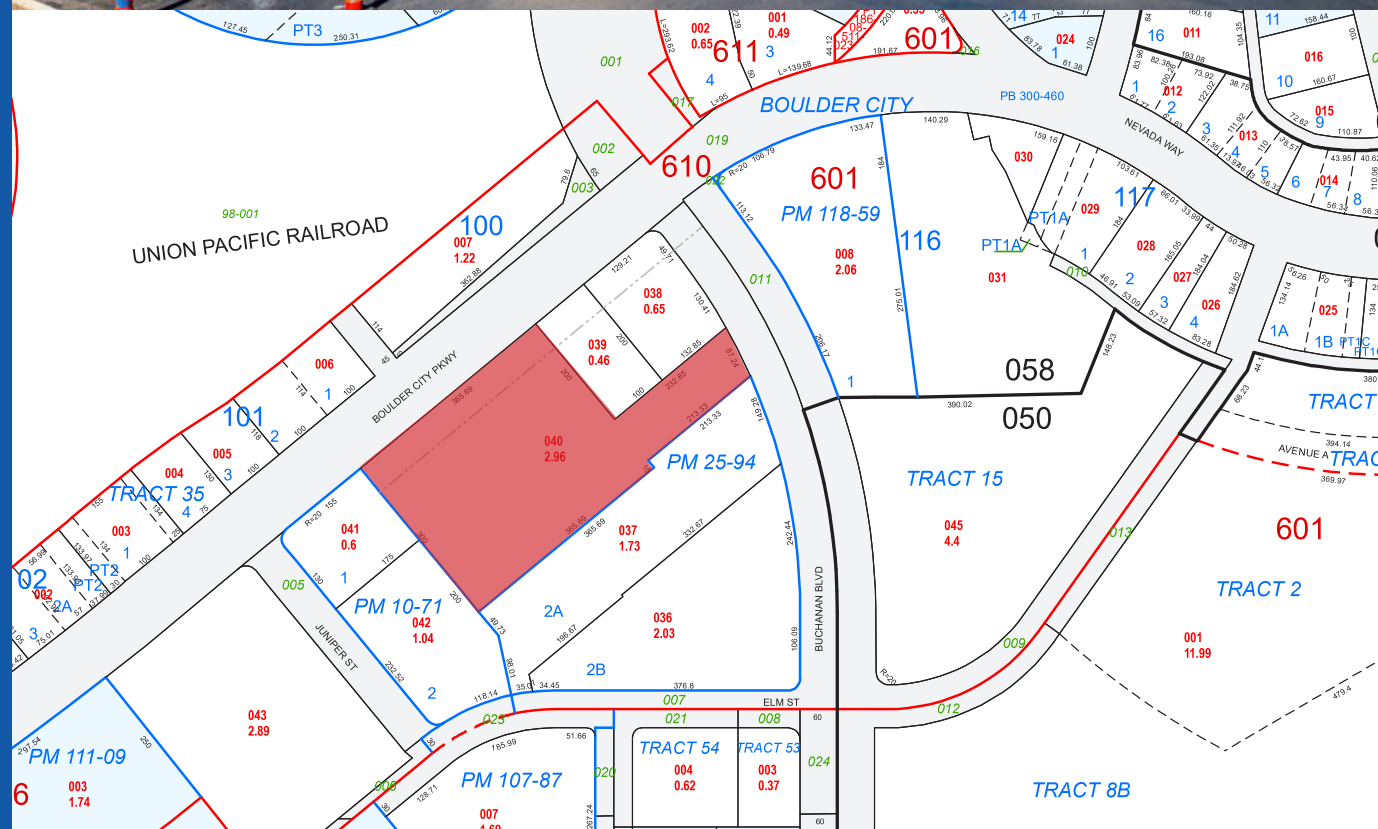
19,800 VPD
Boulder City Pkwy

6,800 VPD
Buchanan Blvd



186-08-610-040

APN
Central Business District (C-2)
ZONING



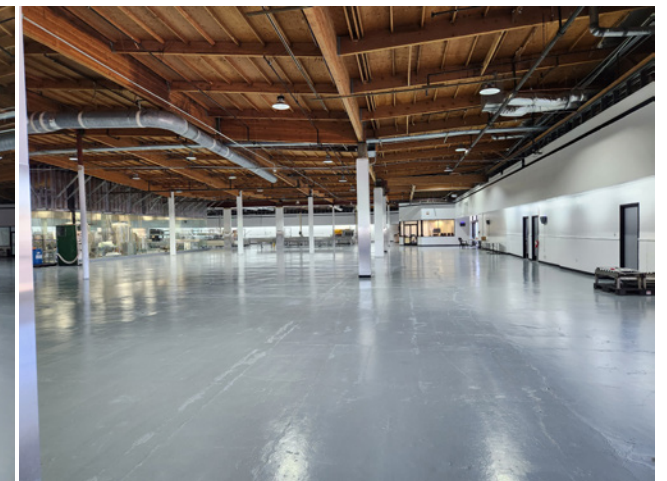
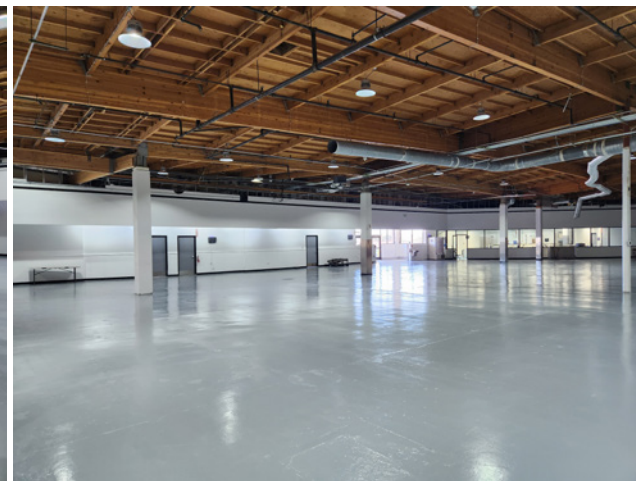
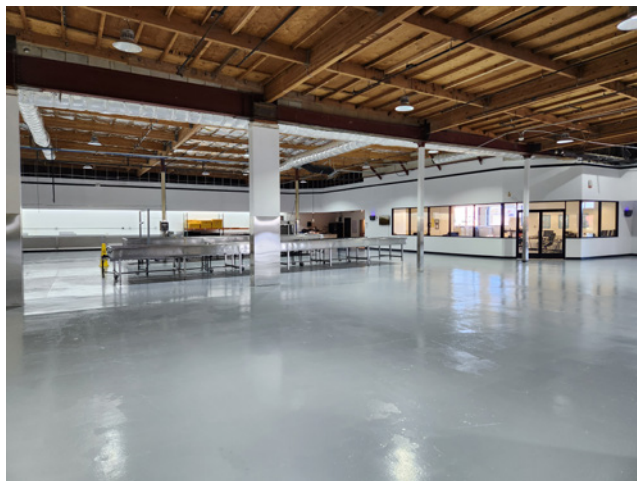
SITE PLAN

1031 Boulder City Pkwy
Boulder City, NV 89005



PROPERTY PHOTOS

1031 Boulder City Pkwy
Boulder City, NV 89005



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All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate



AREA DEMOGRAPHICS

1031 Boulder City Pkwy
Boulder City, NV 89005



POPULATION

5 Min	10 Min	15 Min
13,683	24,314	67,552



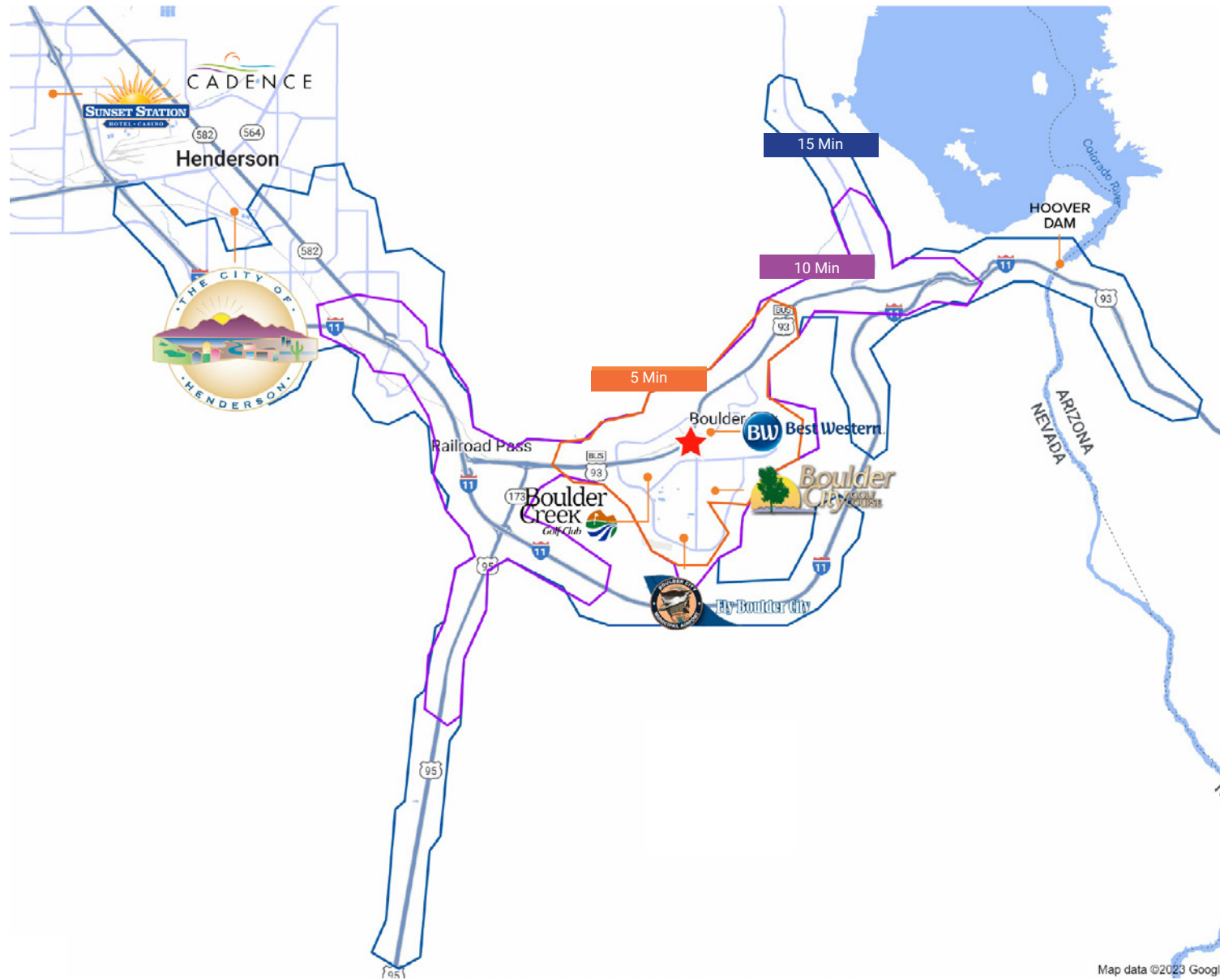
AVERAGE HH INCOME

5 Min	10 Min	15 Min
\$104,481	\$103,185	\$110,478



TRAFFIC COUNTS

Boulder City Pkwy - 19,800 VPD
Buchanan Blvd - 6,800 VPD



Sources:
SitesUSA 2023
TRINA, NV DOT 2022

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Map data ©2023 Google

TRADE AREA AERIAL

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Boulder City, NV 89005



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BOULDER CITY NEVADA



ESTABLISHED
1931



ELEVATION
2,510 FT



SQ MILES
208



POPULATION
16,508



HOUSING
7,163

2021 HOUSING UNITS EST.




MEDIAN INCOME
\$50,523

1031 Boulder City Pkwy
Boulder City, Nevada
89005






www.roicre.com




 9121 W Russell Rd
Suite 111
Las Vegas, NV 89148

CALL US FOR MORE INFO




DAN ADAMSON

-  702.550.4934
-  dan@roicre.com
-  Lic # B.0026992.CORP

EDWARD LEHARDT, CCIM

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