

Capitalize on the Reimagine Boulder Highway Movement

Pre-Gutted Retail Shell | ±1.15 AC on Major Arterial | Ready for Value-Add or Owner-User Buildout

LISTING PRESENTATION | 4260 BOULDER HIGHWAY | LAS VEGAS, NV

Exclusively Listed by

Alain Rahme - Associate | (702) 630-6343 | arahme@kwcommercial.com | S.0194501.LLC, NV

Karen Thomas, CCIM - SVP, Commercial Brokerage Services | (702) 955-4335

KW Commercial | KW VIP

6623 Las Vegas Blvd. S., Ste. 250

Las Vegas, NV 89119

Each Office is Independently Owned and Operated

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

www.kwcommercial.com

Disclaimer



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.


EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed by


Alain Rahme - Associate

 (702) 630-6343


 arahme@kwcommercial.com

 S.0194501.LLC, NV

Karen Thomas, CCIM - SVP, Commercial Brokerage Services

 (702) 955-4335

 karent@kwcommercial.com

 BS.1001441, Nevada

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Executive Summary



Property Highlights

- Two-parcel totalling ±1.15 acres Boulder Highway (SR-582) assemblage with an existing one-story retail shell.
- The site fronts a regional state route connecting Downtown Las Vegas and Henderson and sits in the path of a multi-agency corridor overhaul that's changing Boulder Highway from a high-speed arterial into a Complete Street with center-running transit lanes (BRT-ready), upgraded lighting/signals, elevated/buffered bike lanes, wider sidewalks, storm-drain upgrades, and landscaping.
- Henderson's "Reimagine Boulder Highway" is currently under construction along 7-7.5 miles with publicly reported scope and progress, and it establishes the template for the broader SR-582 spine.
- County policy alignment: Clark County's long-range plan (Transform Clark County) calls for better connections to the Boulder Highway corridor and reducing impediments to pedestrian access, supporting reinvestment and walkability in historically auto-oriented segments—exactly the thesis for repositioning this property.
- Positioning: Finish the existing shell to spec (owner-user or multi-tenant), execute a value-add lease-up, or phase a larger redevelopment while corridor upgrades improve storefront conditions, access, and placemaking. The public capital program provides durable tailwinds for tenant quality and long-term rent growth along SR-582.

Price:	\$1,850,000
Building SF:	9,372
Price / SF:	197.40
Available SF:	9372
Lot Size:	1.15 Acres
Signage:	Pylon
Frontage:	Boulder Highway
Year Built:	1973
Parking:	20
Parking Ratio:	2.13

Property Overview

Scale & Flexibility — Two APNs totaling 1.15 AC on SR-582 with an existing gutted interior shell ready for custom build-out

Traffic Counts (Verifiable Exposure) — The trade area maintains high vehicular exposure with Average Annual Daily Traffic (AADT) 35,000+

In the Path of Funded Improvements — Henderson's Reimagine Boulder Highway (under construction)

Regional Spine — Boulder Highway is a 15-mile+ arterial linking DT Las Vegas/Fremont to Henderson

Policy Support (County) — Transform Clark County explicitly targets enhanced connectivity and pedestrian access along Boulder Highway

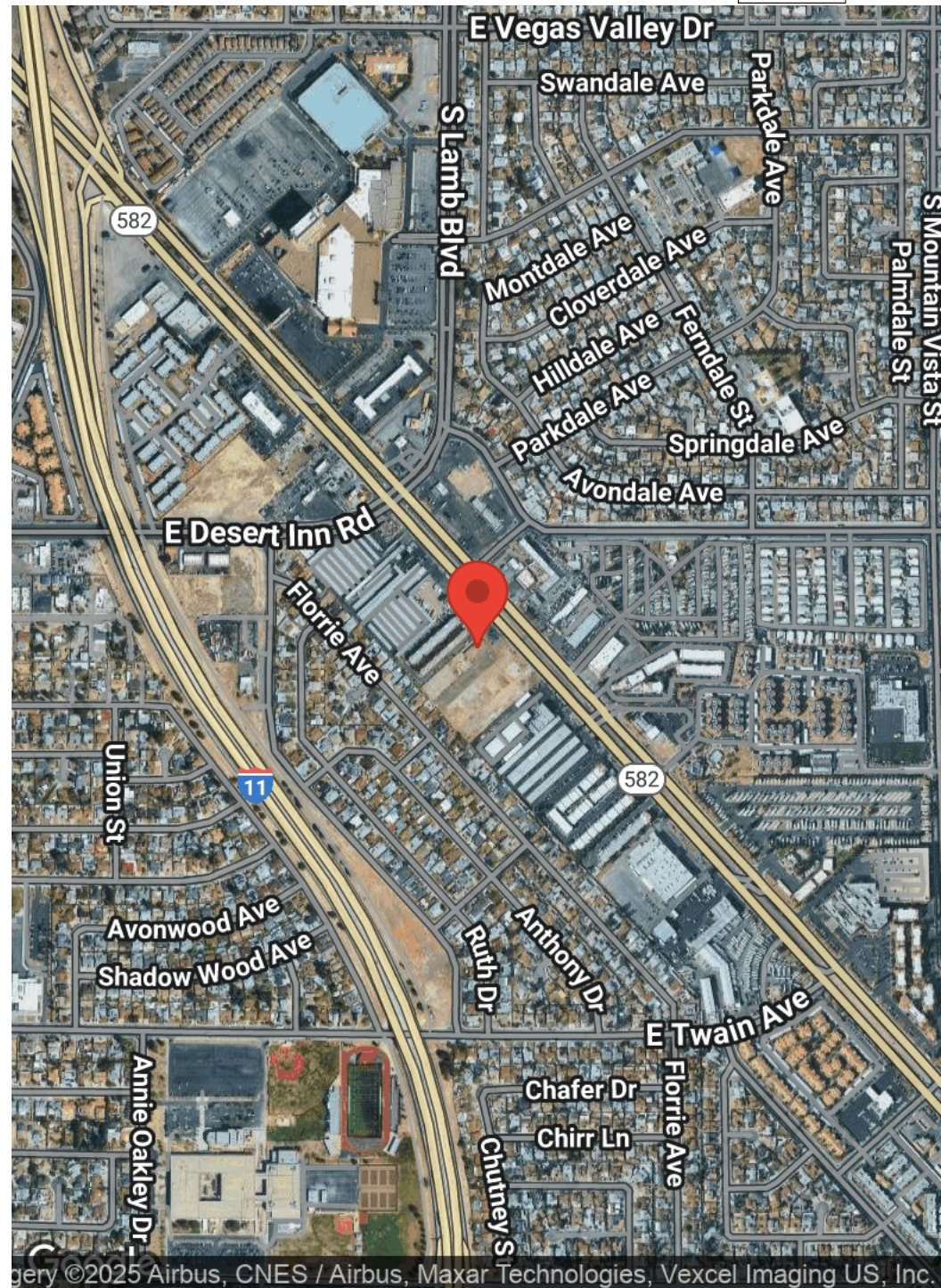
Visibility Now, Upside Later — Complete Streets work is already showing progress (signals, lighting, drainage, paving, bus platforms)



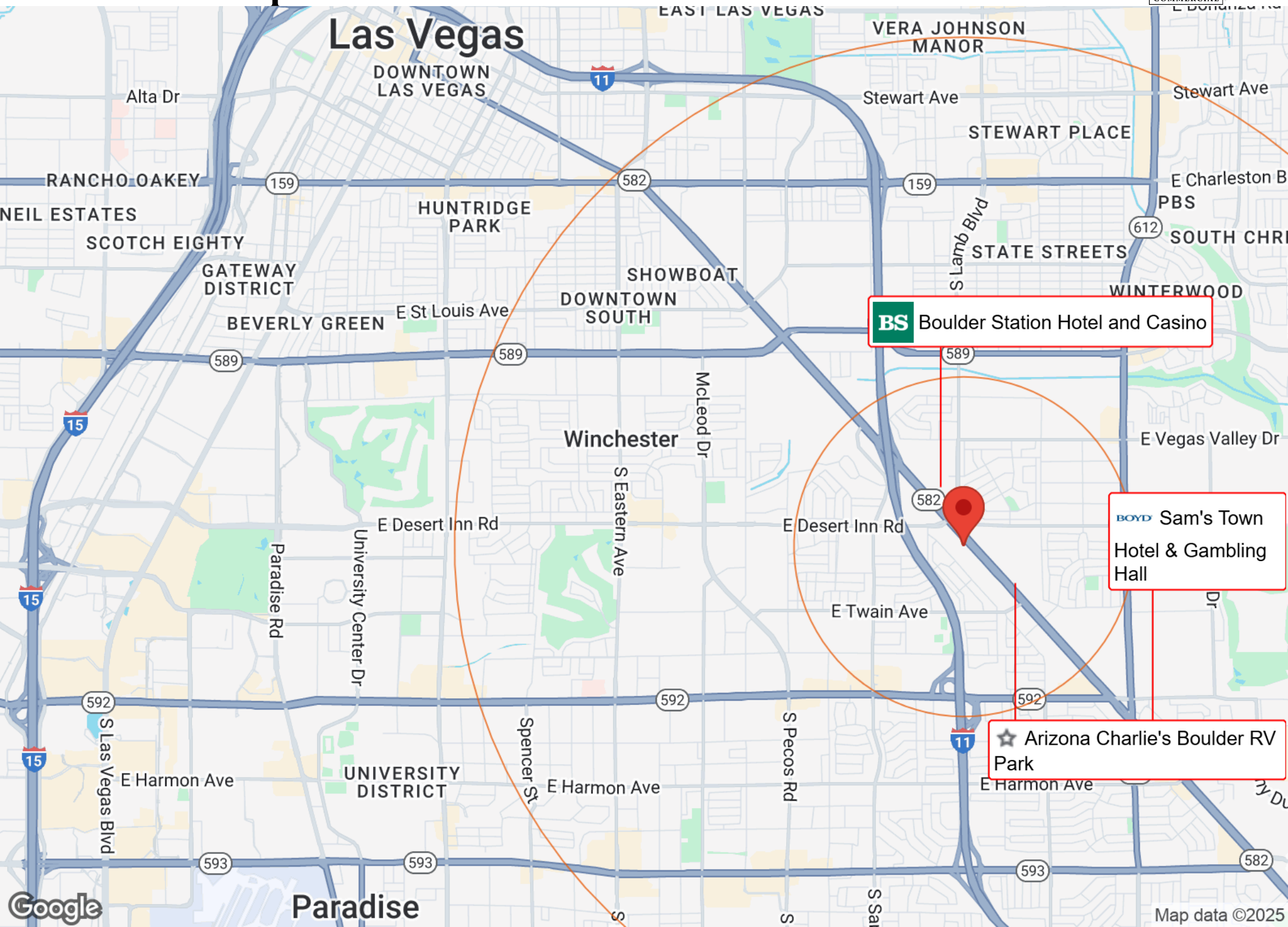
Property Photos



Location Maps



Business Map



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	12,038	111,201	250,824
	Female	11,954	110,703	240,879
	Total Population	23,992	221,904	491,703
Age	Ages 0-14	4,507	39,632	88,097
	Ages 15-24	3,134	30,116	68,603
	Ages 25-54	9,618	92,532	211,210
	Ages 55-64	3,004	26,630	56,845
	Ages 65+	3,727	32,994	66,949
Race	White	7,133	61,179	134,186
	Black	3,548	28,936	69,035
	Am In/AK Nat	89	710	1,524
	Hawaiian	218	1,331	2,803
	Hispanic	10,564	104,117	225,249
	Asian	1,511	17,530	40,516
	Multi-Racial	861	7,567	16,915
	Other	70	555	1,475
Income	Median	\$59,840	\$59,020	\$57,774
	< \$15,000	938	9,186	22,983
	\$15,000-\$24,999	639	6,972	17,192
	\$25,000-\$34,999	1,072	8,155	19,501
	\$35,000-\$49,999	1,162	10,956	24,433
	\$50,000-\$74,999	1,603	15,541	33,428
	\$75,000-\$99,999	1,138	12,080	25,826
	\$100,000-\$149,999	1,129	11,429	26,459
	\$150,000-\$199,999	667	4,684	10,498
	> \$200,000	589	4,083	10,193
Housing	Total Units	9,575	88,919	204,793
	Occupied	8,937	83,086	190,515
	Owner Occupied	4,001	38,301	73,622
	Renter Occupied	4,936	44,785	116,893
	Vacant	637	5,833	14,278

Where Visibility Meets Redevelopment

Prime ±1.15 AC Redevelopment Site with Existing Retail Shell

Exclusively Listed by

Alain Rahme - Associate

☎ (702) 630-6343

✉ arahme@kwcommercial.com

🏠 S.0194501.LLC, NV

Karen Thomas, CCIM - SVP, Commercial Brokerage

Services
☎ (702) 955-4335

✉ karent@kwcommercial.com

🏠 BS.1001441, Nevada

KW Commercial | KW VIP

6623 Las Vegas Blvd. S., Ste. 250

Las Vegas, NV 89119

Each Office is Independently Owned and Operated



www.kwcommercial.com