

LEASE RATE: \$1.95/SF + \$0.77 CAM • 6315-6542 Boulder Highway | Las Vegas, NV 89122



PROPERTY DESCRIPTION

Boulder Marketplace is a well-developed center with several single tenant and two tenant properties. Inline church, remote-controlled aircraft flying field, many surrounding homes, synergy with existing tenants. Located on the way to Henderson, the 60,184 sq. ft. retail center is located in the rapidly growing Southeast area with several major retailers, minutes from the Russell Road and 95 exits.

PROPERTY HIGHLIGHTS

- Several national retailers
- Former gym space Available!
- Ample parking
- Large pylon signage
- Great tenant synergy
- Suites off street visibility

FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2490 Paseo Verde Pkwy, Ste 115, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

Multi-Tenant Retail Center

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6315	Automotive	3,800 SF
6325-100	Children's Dentist	1,960 SF
6325-101	Katziekatz Enterprises	1,000 SF
6325-102	Boulder Nail & Spa	1,300 SF
6325-103	Barber Shop	1,100 SF
6325-104	Fred Loya Insurance	1,200 SF
6325-105	Joshan Filipino-Oriental	2,379 SF
6325-106	Little Pampanga	900 SF

6325-107	Flower Eve Gift & Home	1,000 SF
6325-108	AVAILABLE	1,040 SF
6325-109	Laundromat	3,560 SF
6355	Roberto's Taco Shop	2,200 SF
6395	Leap Into Learning	6,291 SF
6490-GAS	Circle K	4,400 SF
6500-100	Popeye's	2,200 SF
6500-101	Subway	1,200 SF

6510-101	Check City	2,500 SF
6510-102	Pizza Hut/Wingstreet	1,542 SF
6510-103	AVAILABLE	972 SF
6510-104	China Wan Wan	1,200 SF
6520	The Omelet House	5,800 SF
6530	AutoZone	6,840 SF
6542	Tireworks	5,800 SF
Water	The Water Bottle	--



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6510-103 - 972 SF - \$1.95/SF



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Floor plan is not to exact scale. It is intended for general information purposes only.

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6325-108 - 1,040 SF - \$1.95/SF



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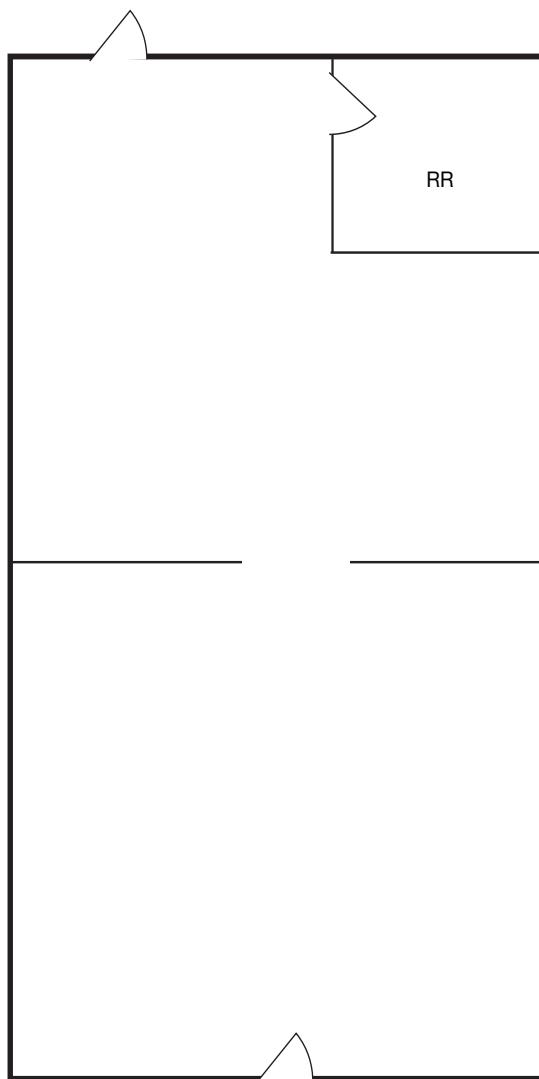
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