



# For Lease Anchor Location Opportunity

716 S. BOULDER HWY.  
HENDERSON, NV 89015

## 18,320 SF Gray Shell Retail

**Building Type:** Anchor Space

**Space Available:** ±18,320 SF

**Lease Rate:** Contact Broker for rate

**NNN:** \$0.30/SF/Mo

**Zoning:** MC Corridor/Mixed Use (Henderson)

**Cross Streets:** Boulder Hwy. & Major Ave.

### Property Highlights

Great opportunity to lease an 18,320 SF box space in the Henderson submarket. The building is part of the larger Boulder Marketplace shopping center located on Boulder Hwy. & Major Ave. Great visibility with a storefront fascia and pylon signage on Boulder Highway.

- Just signed- Dinkers indoor pickleball facility
- Large facade and pylon sign for great signage visibility
- Ample customer parking & dual dock-high rear loading
- 27,800 cars/day on Boulder Hwy.
- High growth area and close proximity to the new Cadence Master-Planned Community boasting an additional 12,250 residential units on 2,200 acres

POPULATION	
1 MILE RADIUS	14,373
3 MILE RADIUS	91,784
5 MILE RADIUS	167,030
ANNUAL HOUSEHOLD INCOME	
1 MILE RADIUS	\$80,068
3 MILE RADIUS	\$119,911
5 MILE RADIUS	\$121,981

2025 Estimated Demographics

### Key tenants:



For information, please contact:

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