



1433 N BOULDER HWY HENDERSON, NV 89011



**LV Sofa FACTORY**  
THE LARGEST CUSTOM UPHOLSTERY FURNITURE STORE IN NEVADA

VICE



# PROPERTY SUMMARY

Offering Price	\$1,499,000.00
CAP Rate	7.00%
NOI	\$103,950
Building SqFt	4,950 SqFt
Year Built	1984
Lot Size (acres)	0.22
Parcel ID	178-01-410-015
Zoning Type	Commercial
County	Clark
Frontage	0.00 Ft
Coordinates	36.057718,-115.003160

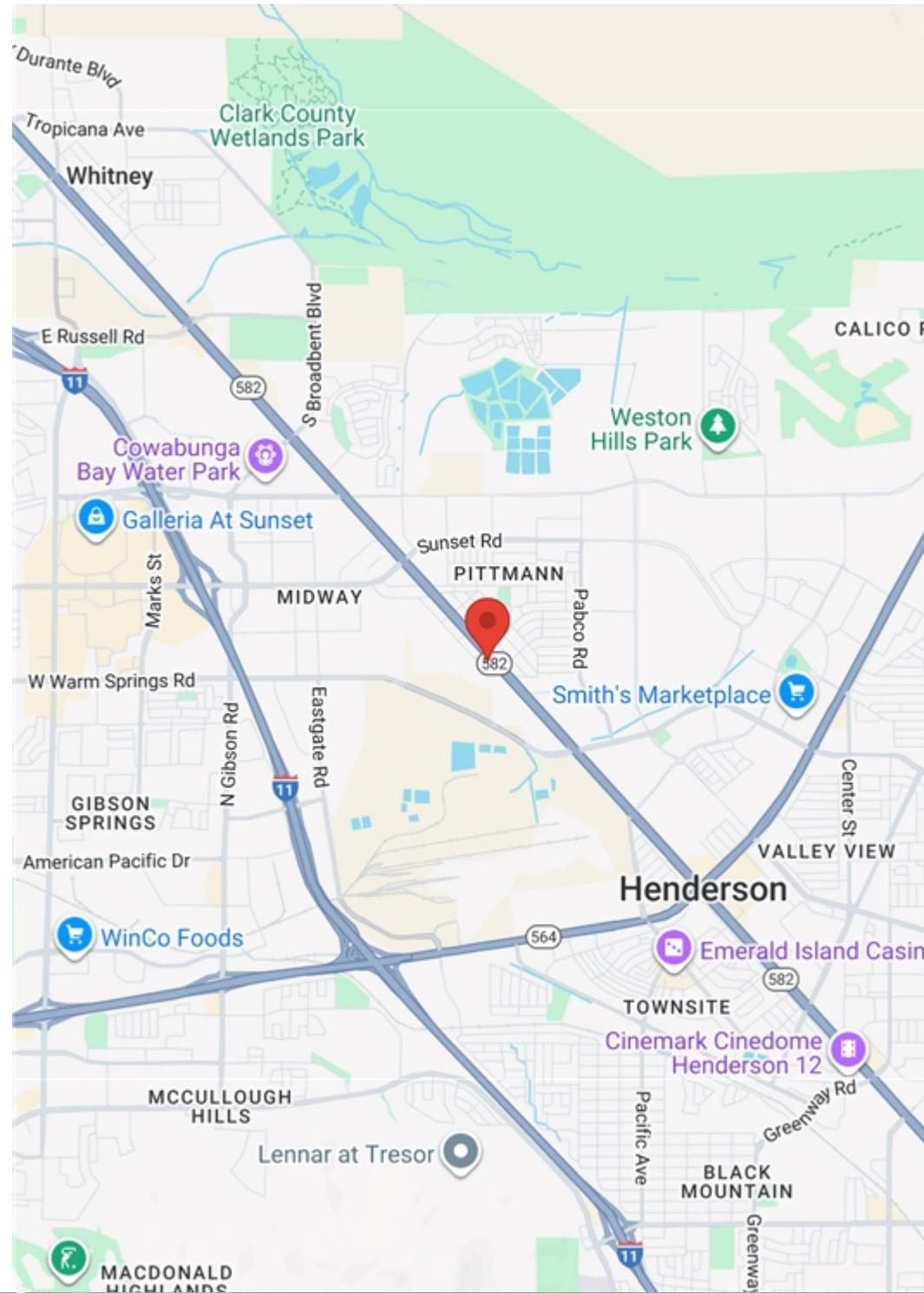
# INVESTMENT SUMMARY

Polaris Realty Las Vegas, on behalf of the Owner, is pleased to offer for sale 1433 Boulder Highway, a Retail property conveniently located in Henderson, NV. The property is strategically located on Boulder Hwy within the Reimagine Boulder Highway corridor and on the doorstep of the 2200 acre master planned community of Cadence and its 13,250 residences. The property is currently occupied by the owner in a retail furniture configuration utilizing the entire space, but the floorplan can be demised into a 2 tenant profile. The subject property sits on 0.22 acres, was built in 1984, and consists of approximately 4,950 SF. The building construction is masonry, has two ground level roll up doors and 10 parking spaces.



# INVESTMENT HIGHLIGHTS

- Property is strategically located in the Henderson submarket of Las Vegas with direct frontage on Boulder Hwy Henderson, Nv 89011 The opportunity is being offered for \$1,499,000.00).





# LOCATION HIGHLIGHTS

- Excellent Visibility from Boulder Hwy Henderson, Nv 89011 and Surrounding Businesses.

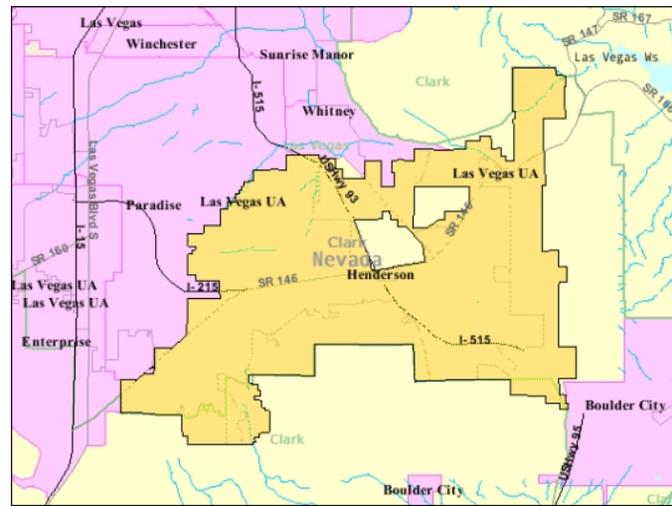






# ABOUT HENDERSON

Henderson is a city in Clark County, Nevada, United States, about 16 miles (26 km) southeast of downtown Las Vegas. It is the 2nd most populous city in Nevada, after Las Vegas, with 317,610 residents. The city is part of the Las Vegas Valley.



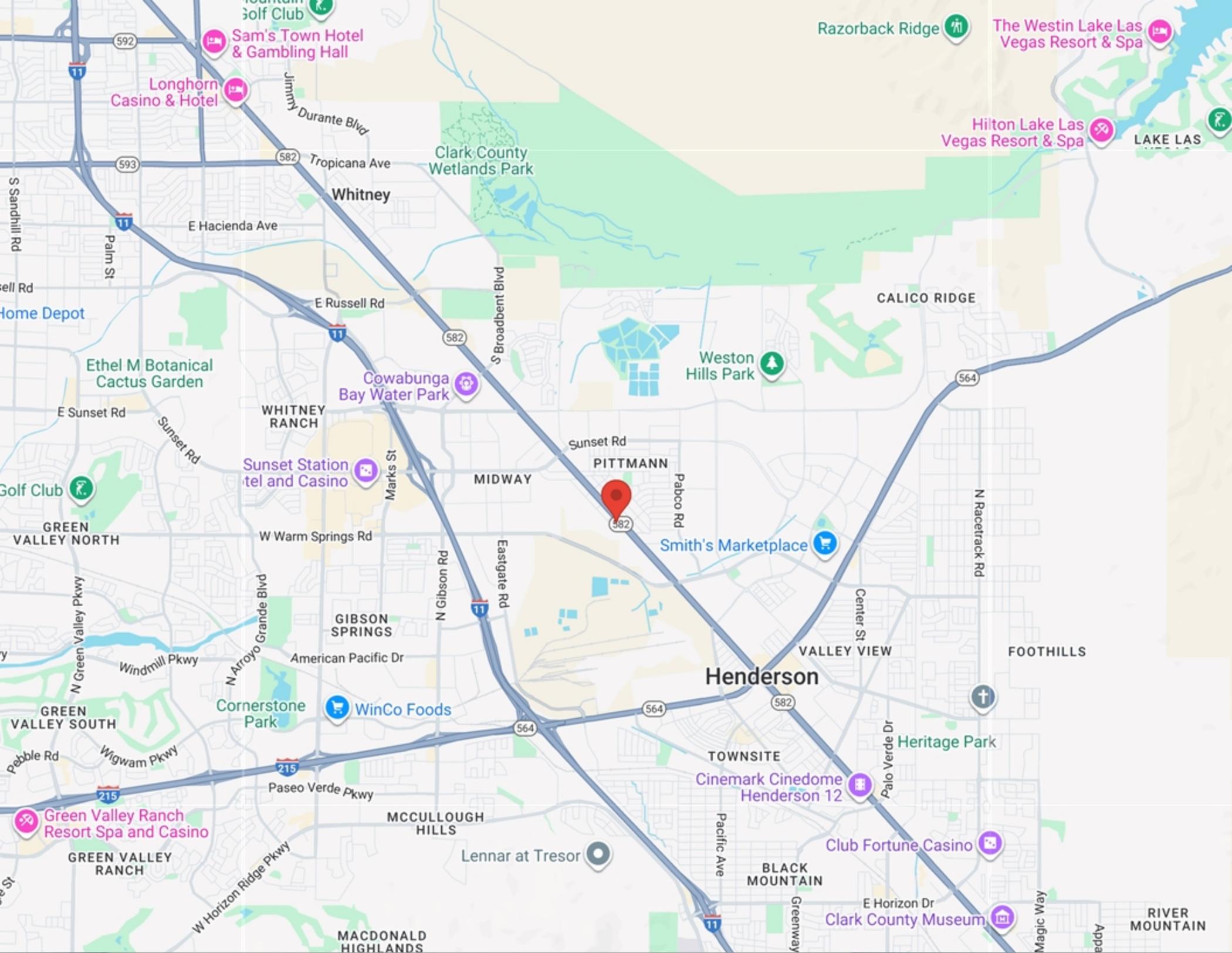
## CITY OF HENDERSON

COUNTY	CLARK
INCORPORATED	4/15/1953

## AREA

CITY	106.9 SQ MI
LAND	106.4 SQ MI
WATER	0.5 SQ MI
ELEVATION	1867 FT

## POPULATION



Sam's Town Hotel & Gambling Hall

Longhorn Casino & Hotel

Razorback Ridge

The Westin Lake Las Vegas Resort & Spa

Hilton Lake Las Vegas Resort & Spa

LAKE LAS

Clark County Wetlands Park

Whitney

CALICO RIDGE

Ethel M Botanical Cactus Garden

Cowabunga Bay Water Park

Weston Hills Park

WHITNEY RANCH

PITTMANN

Sunset Station Hotel and Casino

MIDWAY

Smith's Marketplace

GREEN VALLEY NORTH

W Warm Springs Rd

VALLEY VIEW

FOOTHILLS

Henderson

GREEN VALLEY SOUTH

Cornerstone Park

GIBSON SPRINGS

Heritage Park

TOWNSITE

Cinemark Cinedome Henderson 12

Green Valley Ranch Resort Spa and Casino

MCCULLOUGH HILLS

Club Fortune Casino

GREEN VALLEY RANCH

Lennar at Tresor

BLACK MOUNTAIN

Clark County Museum

MACDONALD HIGHLANDS

RIVER MOUNTAIN



299

DINING TABLE SALE  
\$599

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE POLARIS REALTY LAS VEGAS ADVISOR FOR MORE  
DETAILS.**

## EXCLUSIVELY PRESENTED BY:



### **ROB TURNEY**

Broker/Owner

Mobile: 702-336-8595

[RTurney@PolarisRealtyLasVegas.com](mailto:RTurney@PolarisRealtyLasVegas.com)

License #: B.144245



### **POLARIS REALTY LAS VEGAS**

10120 S Eastern, suite 200  
Henderson, NV 89052

Office: 702-336-8595

<https://PolarisRealtyLasVegas.com>