

Multi-Tenant Retail Center

BOULDER MARKETPLACE

LEASE RATE: \$1.00-\$2.25/SF + \$0.74 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

2470 Paseo Verde Pkwy, Ste 140, 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.

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6315	Automotive	3,800 SF	6325-107	Flower Eve Gift & Home	1,000 SF	6510-101	Check City	2,500 SF
6325-100	Children's Dentist	1,960 SF	6325-108	Cuddlers	1,040 SF	6510-102	Pizza Hut/Wingstreet	1,542 SF
6325-101	Katziekatz Enterprises	1,000 SF	6325-109 AVAILABLE		3,560 SF	6510-103 AVAILABLE (1/1/25)		972 SF
6325-102	Boulder Nail & Spa	1,300 SF	6355	Roberto's Taco Shop	2,200 SF	6510-104	China Wan Wan	1,200 SF
6325-103	Barber Shop	1,100 SF	6395	Leap Into Learning	6,291 SF	6520	The Omelet House	5,800 SF
6325-104	Fred Loya Insurance	1,200 SF	6490-GAS	Circle K	4,400 SF	6530	AutoZone	6,840 SF
6325-105	Joshan Filipino-Oriental	2,379 SF	6500-100	Popeye's	2,200 SF	6542	Tireworks	5,800 SF
6325-106	Little Pampanga	900 SF	6500-101	Subway	1,200 SF	Water	The Water Bottle	--



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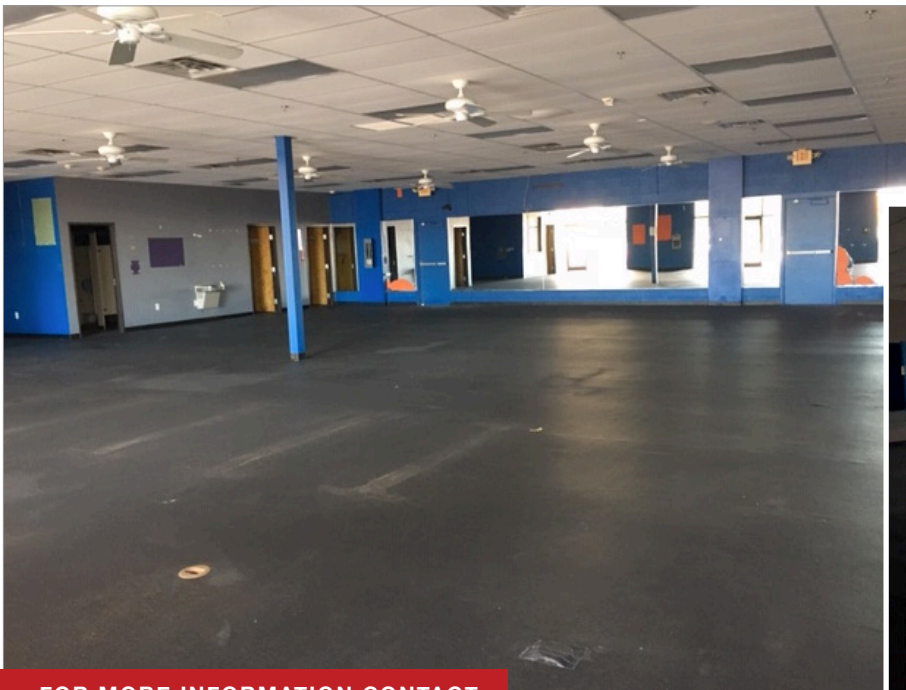
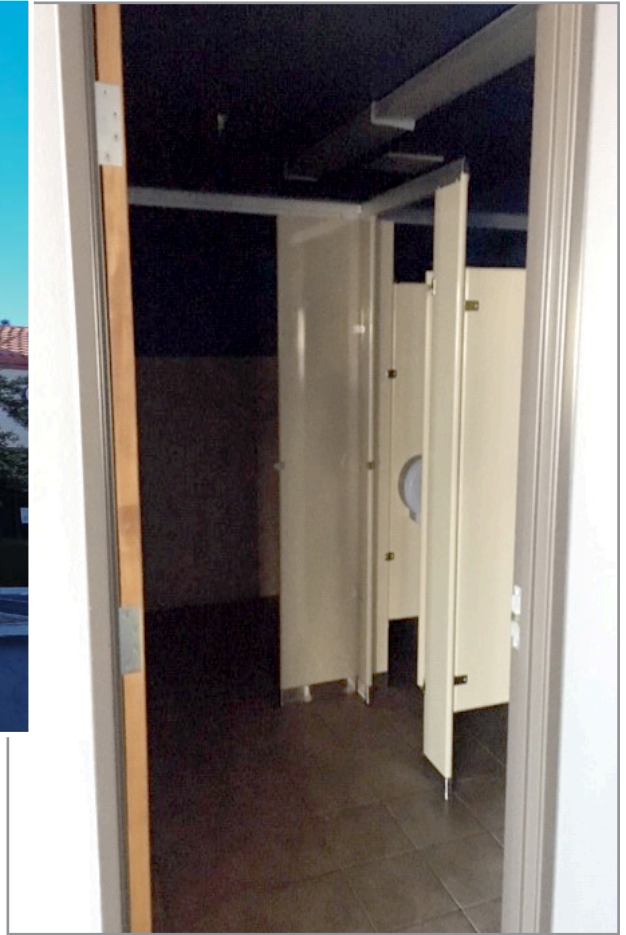
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6325-109 - 3,560 SF - \$1.00/SF



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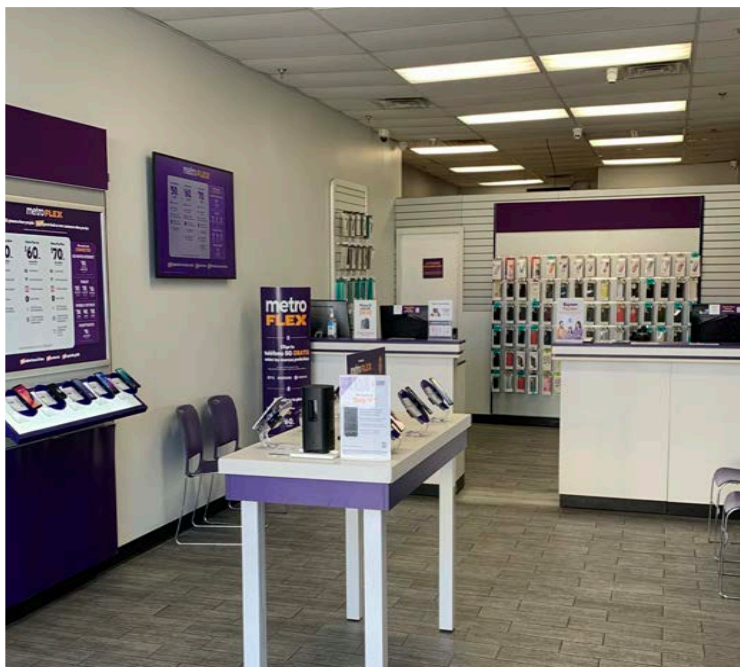
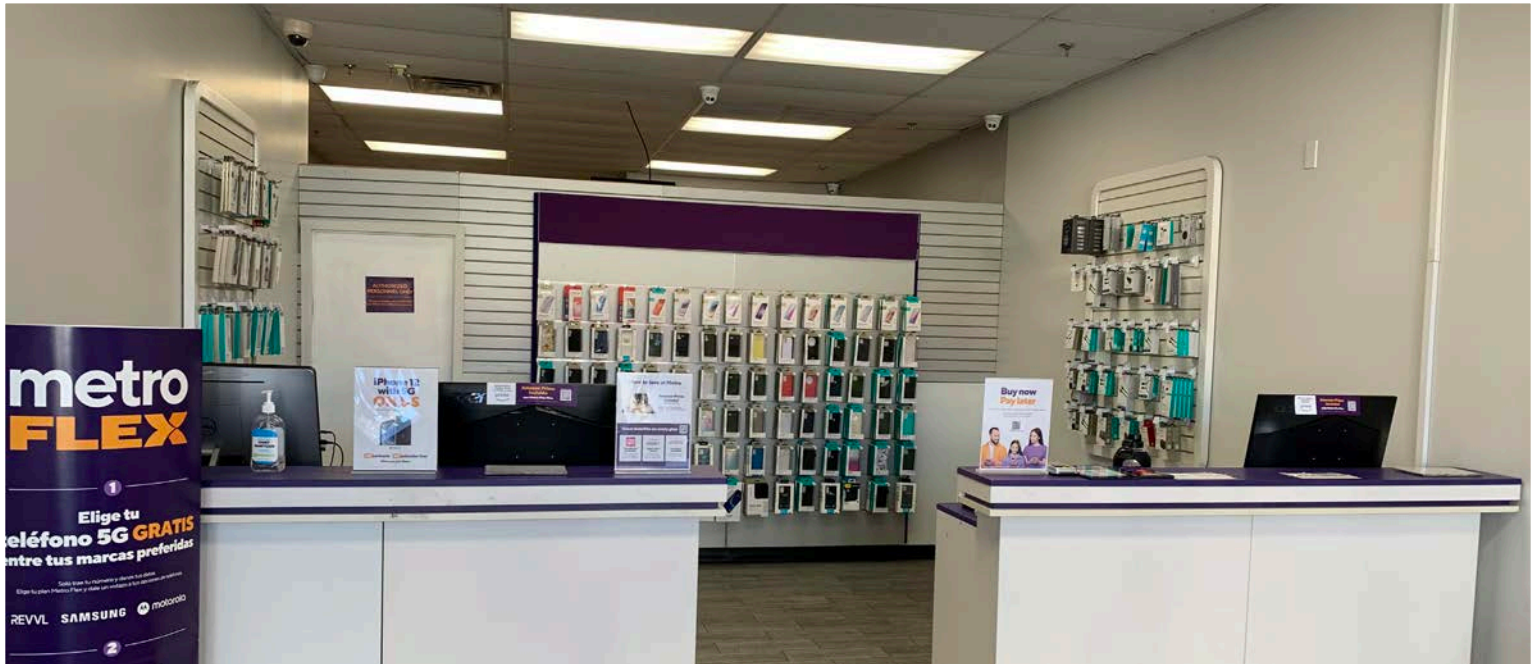
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6510-103 - 972 SF - \$2.25/SF



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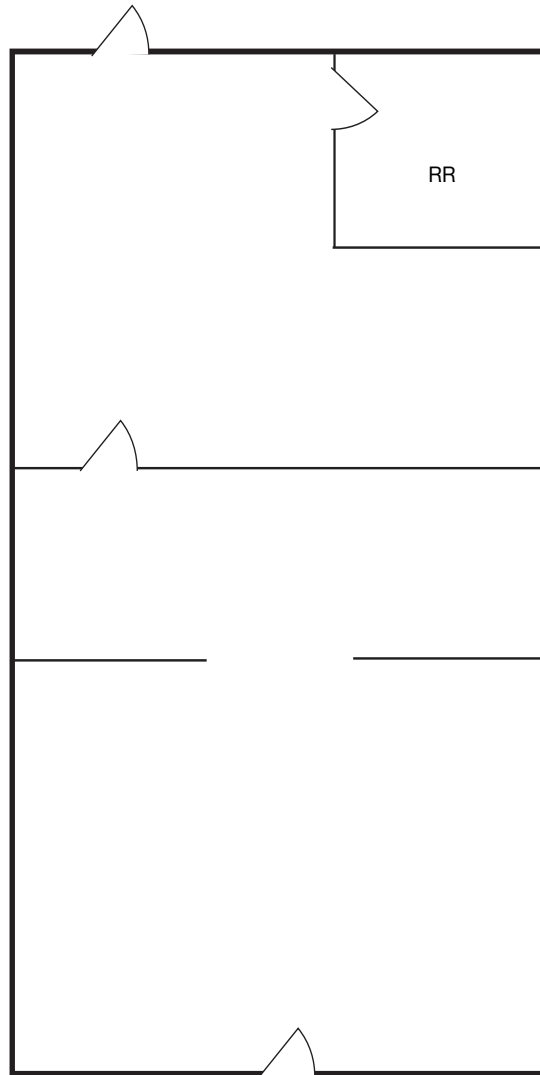
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