

408 S. BOULDER HIGHWAY

+/- 9,389 SQUARE FEET
STOREFRONT RETAIL
FOR LEASE




GATSKI
COMMERCIAL
REAL ESTATE SERVICES


SPERRY

VESTIAN

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**9,389 SF Storefront
Retail Space**

**• 8,612 SF Auto
Service Space**

**• Total Building SF
18,001 SF**

• Built in 1998

**• Building Signage
Available**

**• Ceiling Height (to
deck) 22'**

• Sprinklered

• HVAC throughout

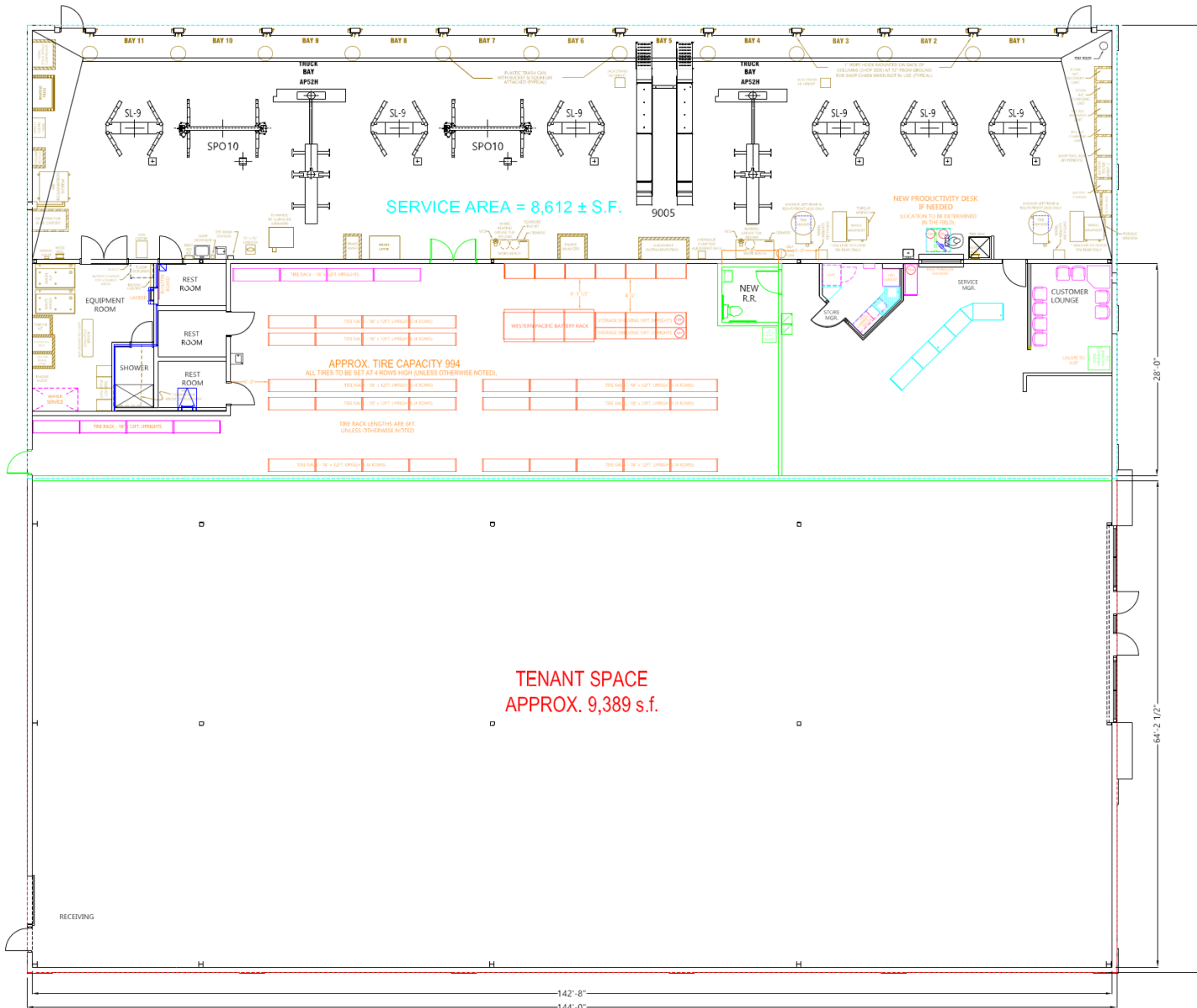
• Gas Service

• Municipal

• Water/Sewer



408 SOUTH BOULDER HIGHWAY | HENDERSON, NV | 89015



Collection & Cross Streets	Volume (2022)
S Boulder Hwy/ E Texas Ave SE	22,636
S Boulder Hwy/ N Major Ave SE	26,919
Water Street/ Atomic St NW	5,953

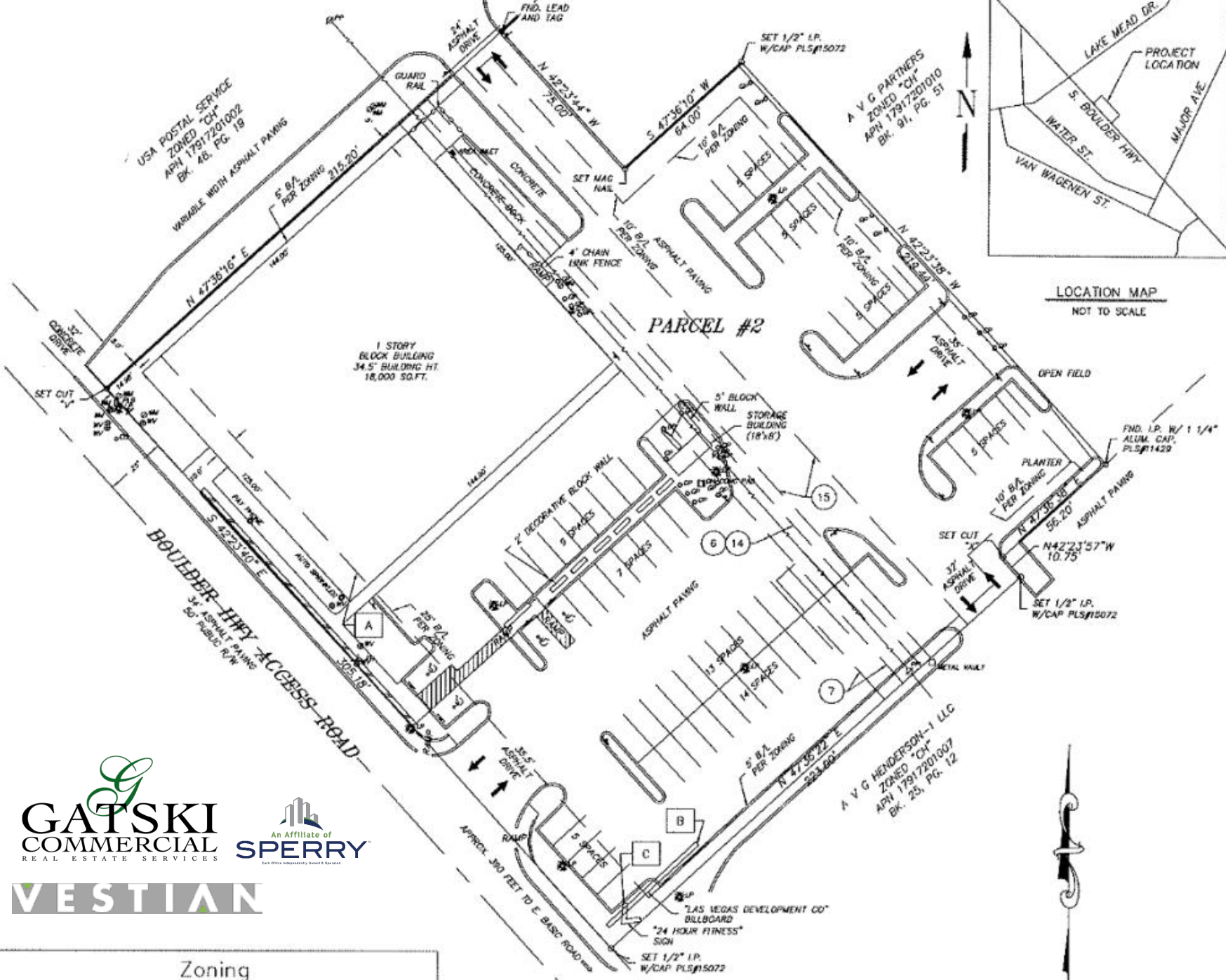
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Zoning

According to Mary Kay Peck, City of Henderson, (702) 267-1535 on

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BIG LOTS!
ROSS
DRESS FOR LESS

Marshalls
SPROUTS
FARMERS MARKET

TARGET

PET SMART

Arbys
EZ PAWN

Planet Fitness
Jack
in the box

SONIC
Wendy's

Albertsons
Planet Fitness
Robie's
ups THE UPS STORE
Walmart

Peppercorn
Auto Service & Tires

SIGNATURE
PREPARATORY

GOLDEN ST. CLUB

Pizza Hut

LAS VEGAS COIN LAUNDRY
CLEAN. BRIGHT. SAFE.

WEST LAKE MEAD PARKWAY

SOUTH BOULDER HIGHWAY

PACIFIC AVENUE

EAST VAN WAGENEN STREET

SOUTH MAJOR AVENUE