

# 3984 Boulder Highway & 3971 Boulder Hwy

LAS VEGAS, NV 89121

► SITE FOR LEASE

## ► Property Description

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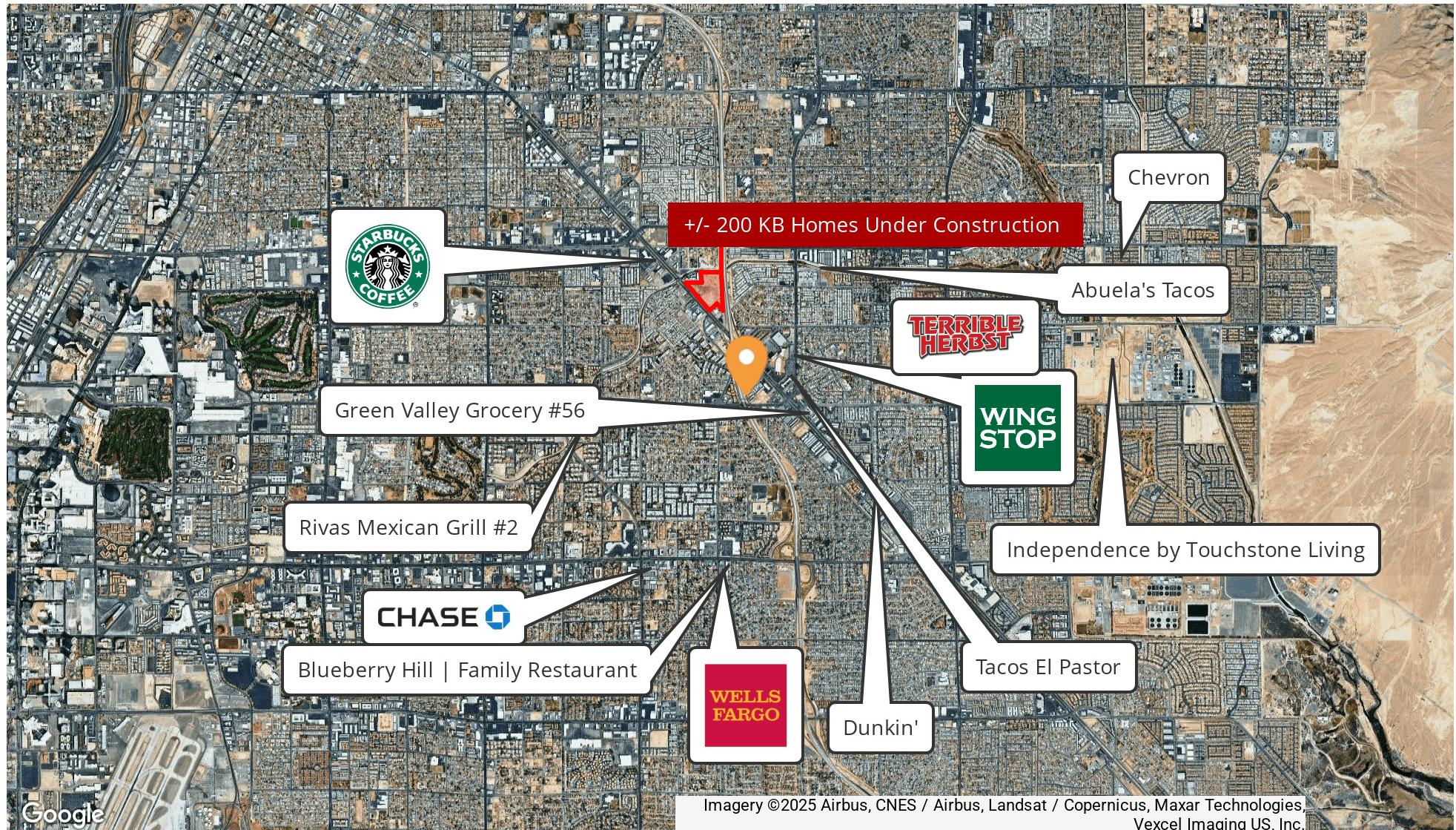
Located along the heavily traveled Boulder Highway corridor, this site benefits from one of the highest-visibility commercial arterials in the East Las Vegas submarket. The area serves as a major connector between Downtown Las Vegas, Henderson, and key residential communities, generating consistent traffic throughout the day from commuters, tourists, logistics vehicles, and fleet operators.

The immediate trade area features strong daytime employment driven by retail, industrial, auto-oriented businesses, and service providers. Boulder Hwy has historically attracted automotive-related operators due to its wide frontage, deep commercial parcels, and constant vehicle flow—making it an ideal location for car dealerships, used-car retailers, car rental companies, fleet service operators, and truck/semi parking users.

With exceptional access, wide turning radius's, and proximity to major highways, this corridor gives automotive businesses the ability to showcase inventory, capture impulse traffic, and accommodate large vehicle movements. For fleet operators or truck-related uses, the area provides excellent logistical advantages with fast connections to I-515/US-95, I-15, and the broader Las Vegas industrial network.

Surrounded by dense residential neighborhoods and supported by strong commercial demand drivers, this location is uniquely positioned to serve a mix of daily-needs retail, automotive users, logistics, food & beverage, and drive-thru tenants seeking high-impact exposure.

► Retailer Map



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## ► Additional Photos



## ► Highlights

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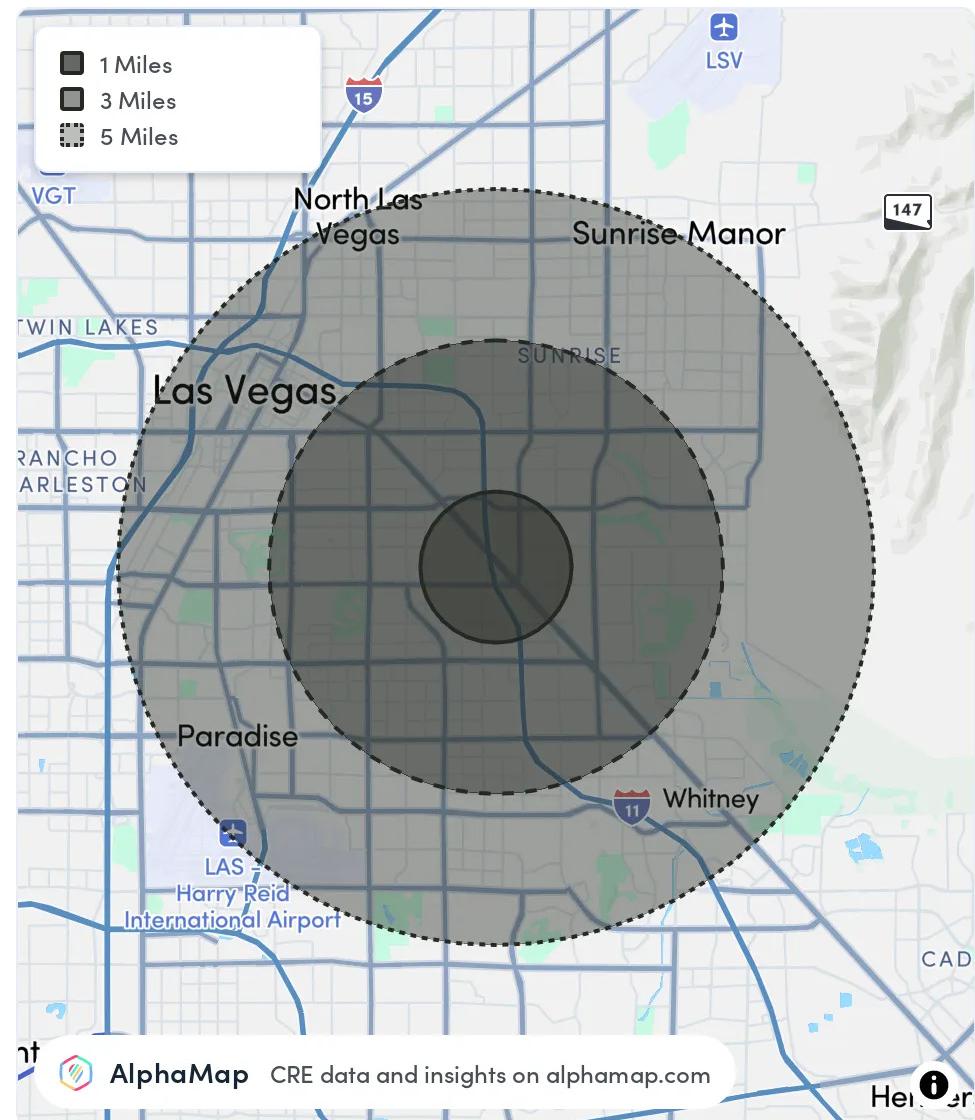
- Extremely High Visibility From I-11.
- 143k Average Cars Per Day Travel From Flamingo to Boulder Hwy on I-11.
- 59k Average Cars Per Day on Boulder Hwy.
- Total Site 4.61 Ac
- +/- 200 Homes Under Construction By KB Homes Just West of I-11
- Boulder Hwy Serves As a Major Commuter Artery
- Rapid Redevelopment Activity In East Las Vegas
- Exceptional Auto Visibility: Direct frontage on Boulder Hwy, one of Las Vegas' busiest automotive corridors, providing nonstop exposure to car buyers, rental customers, and commercial drivers.
- Large Format Site Options: Wide circulation allow for vehicle display, fleet staging, car rental operations, or truck/semi parking, offering flexibility rarely found in infill locations.
- High Daily Traffic Counts: Strategic positioning near major arterials ensures thousands of vehicles pass the site daily—perfect for dealerships or rental brands seeking maximum brand presence.
- Rapid Access to Las Vegas Transportation Network: Immediate connection to major roadways allows easy customer access and efficient fleet movement for dealerships, rental agencies, and logistics users.

## ► Area Analytics

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	25,269	224,746	502,329
Average Age	40	39	38
Average Age (Male)	39	39	38
Average Age (Female)	40	40	39

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,329	84,214	189,087
Persons per HH	2.7	2.7	2.7
Average HH Income	\$64,621	\$64,190	\$66,161
Average House Value	\$282,954	\$313,106	\$336,753
Per Capita Income	\$23,933	\$23,774	\$24,504

Map and demographics data derived from AlphaMap



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