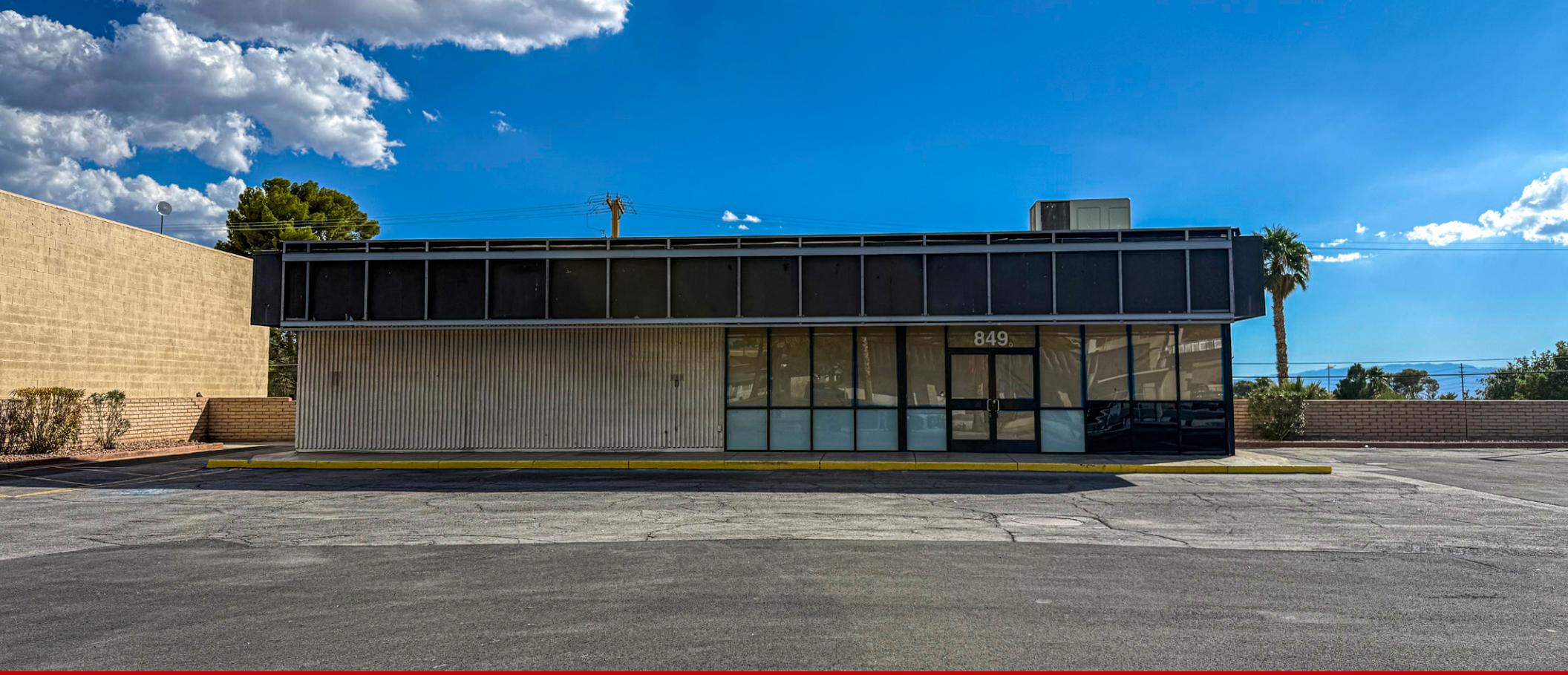


FOR SALE OR LEASE

849 Nevada Way
Boulder City, NV 89005

±2,600 SF FORMER C-STORE



graski retail team
roicre.com

Contact our team today!

KIT GRASKI

Director

702.570.5377

kgraski@roicre.com

NV License # BS.0015934.LLC

GEORGE OKINAKA

Executive Vice President

702.570.5376

gokinaka@roicre.com

NV License # S.0045747

MAUREEN PARCHIA

Vice President

702.570.5124

mparchia@roicre.com

NV License # S.0169395

JONATHAN SERRANO, MBA

Associate Vice President

702.570.5099

jonathan@roicre.com

NV License # S.0183243

PROPERTY HIGHLIGHTS

±2,600 SF

Former C-Store For Sale or Lease

The Graski Retail Team is pleased to present the opportunity to purchase or lease a former c-store space in a high visibility location along Nevada Hwy in Boulder City, NV.

PROPERTY HIGHLIGHTS

- ✓ Freestanding building with ample parking.
- ✓ Previously built-out as a c-store space.
- ✓ Exposure to 11,200 VPD along Nevada Way.
- ✓ Easy access to US 93 - gateway to Lake Mead Recreational Area and Hoover Dam.
- ✓ Purchase or Lease Option Available.

 **Contact Broker**
ASKING PRICE

 **186-08-610-025**
APN

 **Central Business District & Trading Area (C2)**
ZONING

FOR SALE OR LEASE
849 Nevada Way
Boulder City, NV 89005



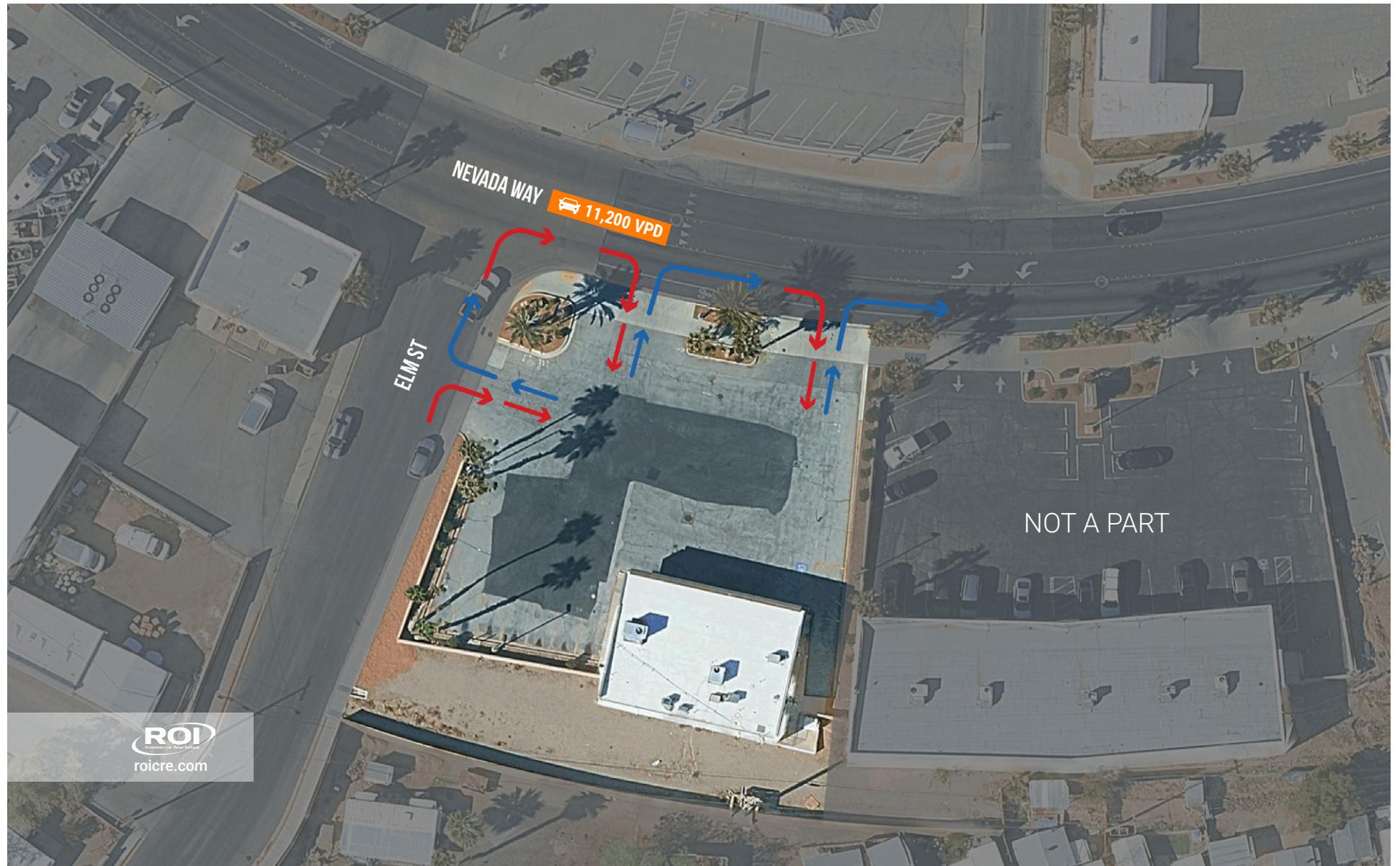
OBlique AERIAL

FOR SALE OR LEASE
849 Nevada Way
Boulder City, NV 89005



PROPERTY OVERHEAD

FOR SALE OR LEASE
849 Nevada Way
Boulder City, NV 89005



TRADE AREA AERIAL

FOR SALE OR LEASE
849 Nevada Way
Boulder City, NV 89005



AREA DEMOGRAPHICS



POPULATION

1 MILE	8,984
3 MILES	15,491
5 MILES	17,612



AVERAGE HOUSEHOLD INCOME

1 MILE	\$71,848
3 MILES	\$74,115
5 MILES	\$72,901



TRAFFIC COUNTS

NEVADA WAY 11,200 VPD

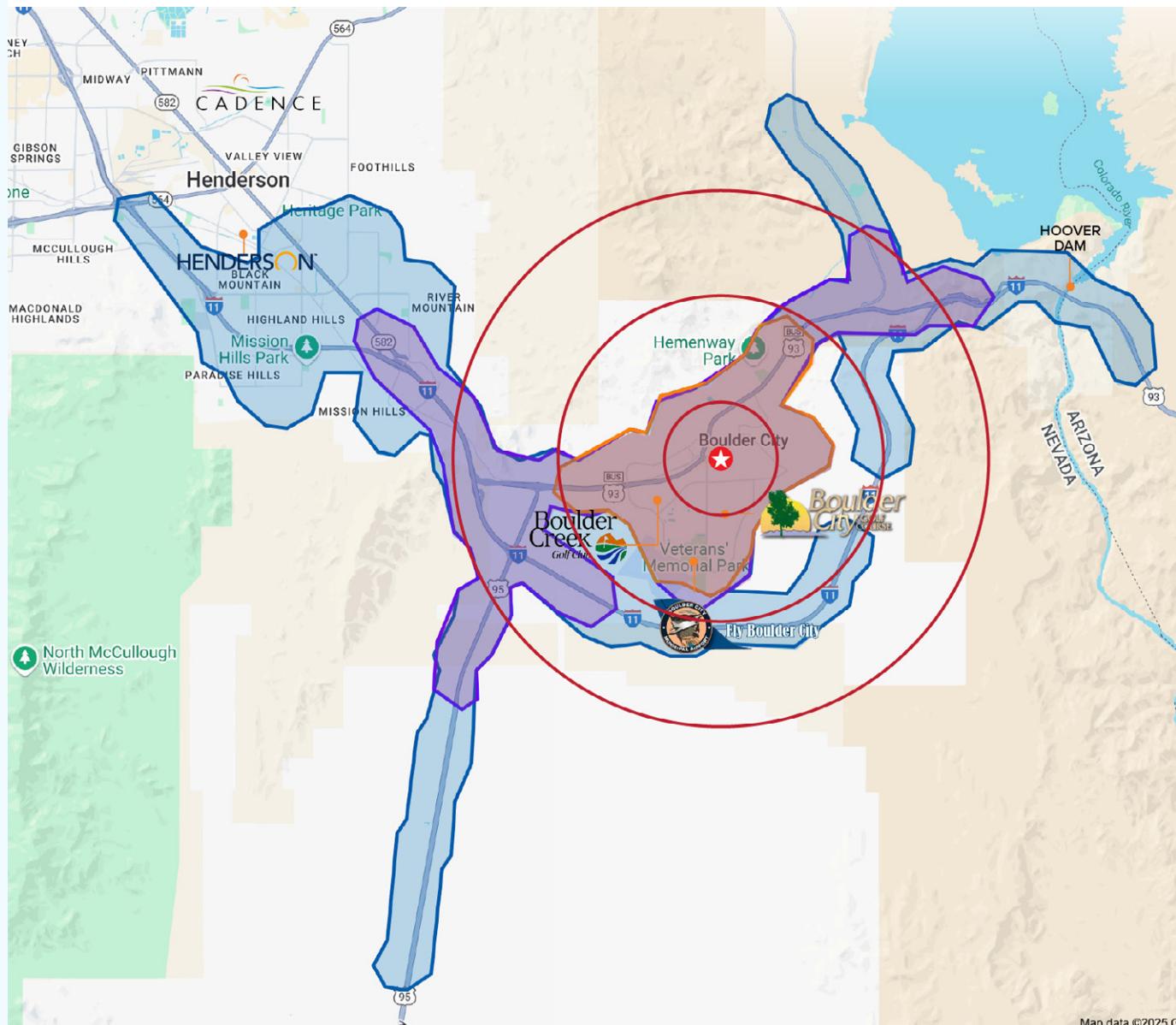


DRIVE TIMES

5 MIN 10 MIN 15 MIN

Source:
SitesUSA 2025
TRINA, NV DOT 2024

FOR SALE OR LEASE
849 Nevada Way
Boulder City, NV 89005





849 NEVADA WAY

Boulder City, NV 89005



graski retail team

www.roicre.com



9121 W Russell Rd
STE 111
Las Vegas, NV 89148

Contact our team today!

KIT GRASKI

Director

702.570.5377

kgraski@roicre.com

NV License # BS.0015934.LLC

GEORGE OKINAKA

Executive Vice President

702.570.5376

gokinaka@roicre.com

NV License # S.0045747

MAUREEN PARCHIA

Vice President

702.570.5124

mparchia@roicre.com

NV License # S.0169395

JONATHAN SERRANO, MBA

Senior Associate

702.570.5099

jonathan@roicre.com

NV License # S.0183243

Let's keep in touch.

