

FOR SALE OR LEASE

849 Nevada Way
Boulder City, NV 89005

±2,600 SF FORMER C-STORE



graskiretailteam
roicre.com

Contact our team today!

KIT GRASKI

Director

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GEORGE OKINAKA

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PROPERTY HIGHLIGHTS

FOR SALE OR LEASE

849 Nevada Way
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±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



OBLIQUE AERIAL

FOR SALE OR LEASE

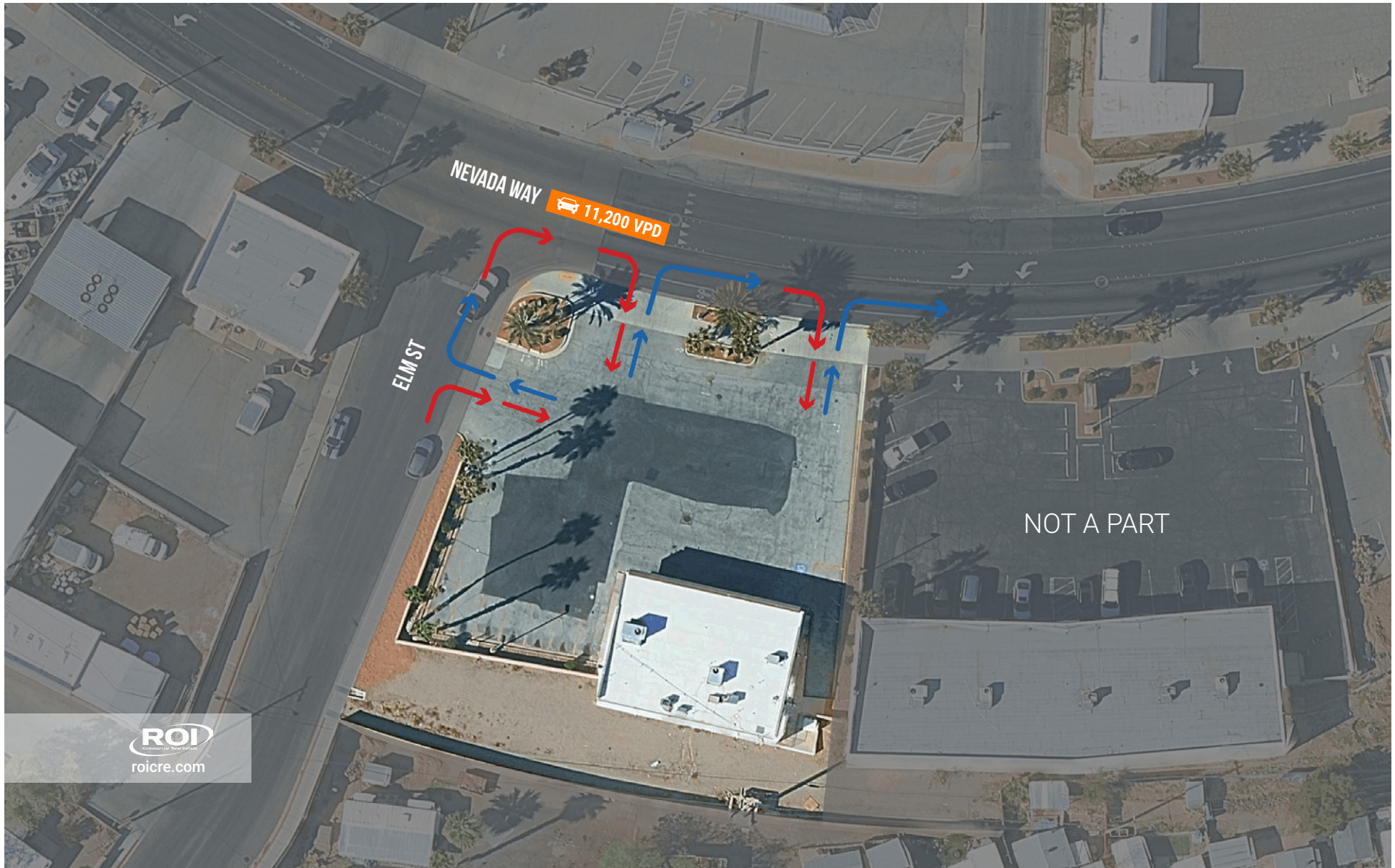
849 Nevada Way
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PROPERTY OVERHEAD

FOR SALE OR LEASE

849 Nevada Way
Boulder City, NV 89005



TRADE AREA AERIAL

FOR SALE OR LEASE

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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
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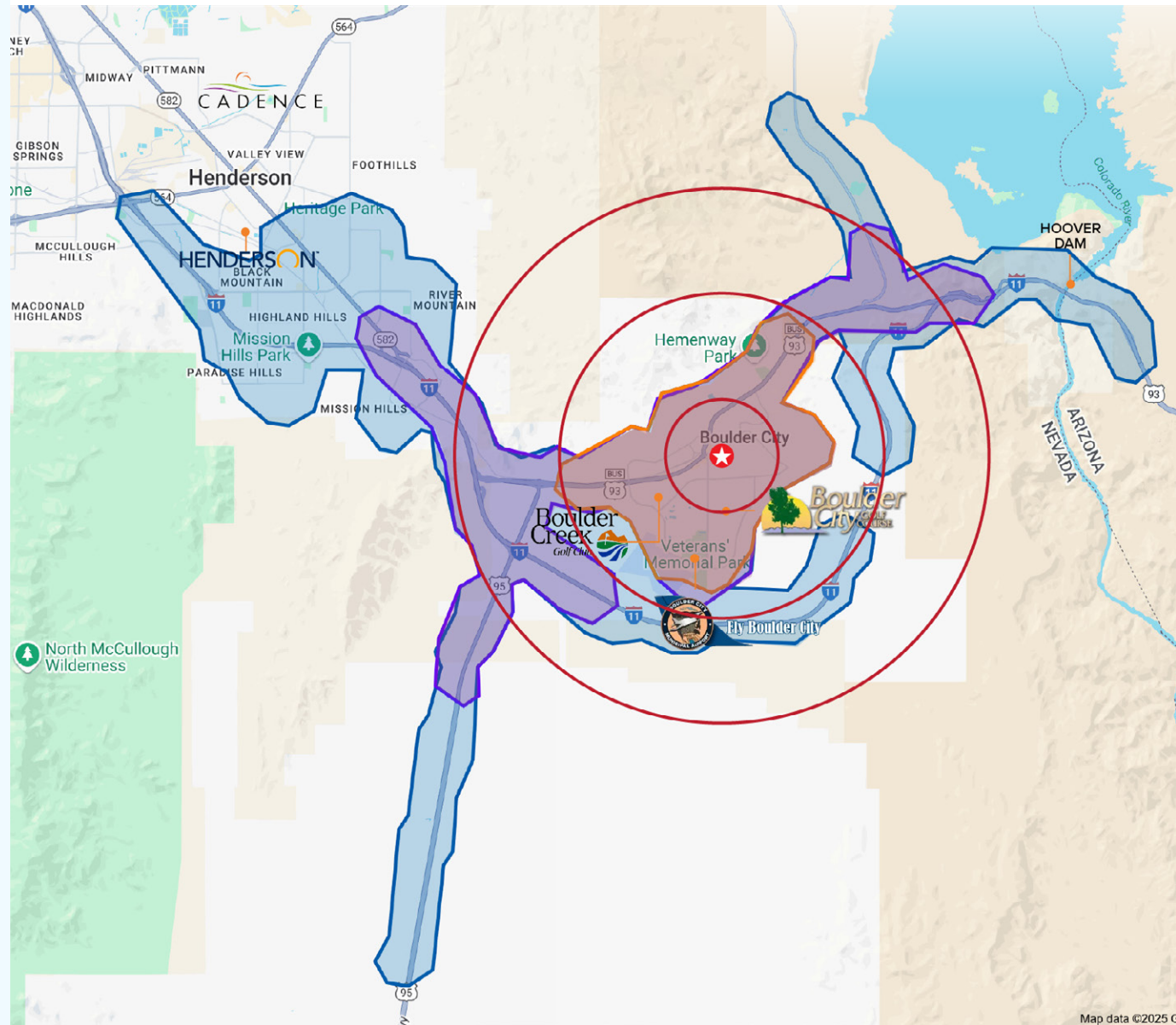
DRIVE TIMES

5 MIN	10 MIN	15 MIN
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Source:
SitesUSA 2025
TRINA, NV DOT 2024

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Boulder City, NV 89005



graski**retail**team

www.roicre.com



9121 W Russell Rd
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Las Vegas, NV 89148

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Let's keep in touch.



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