

FOR LEASE

1433 N BOULDER HWY
HENDERSON, NV 89011

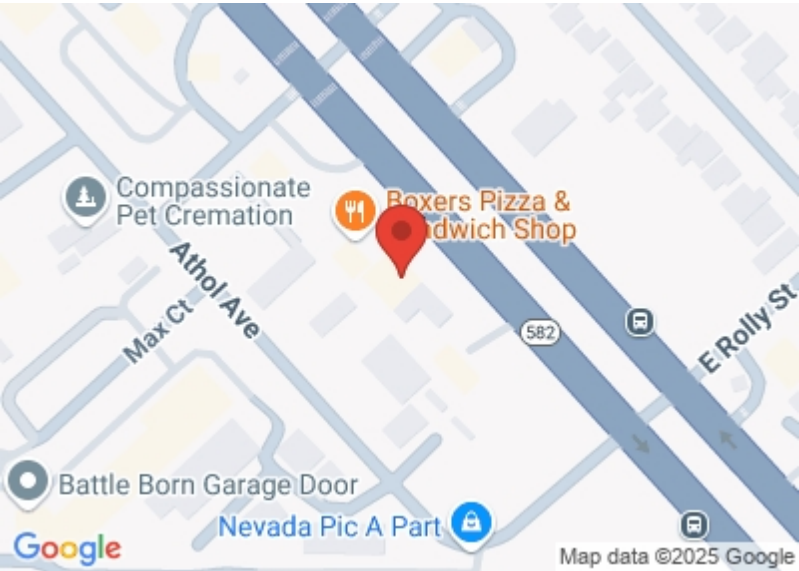


PROPERTY SUMMARY

Bring your business to the rapidly expanding East Henderson and take advantage of the 2200-acre master planned community of Cadence and the planned 13,250 residences. Located on Boulder highway between Warm Springs and Sunset in the Reimagine Boulder Highway corridor that will not only be increasing traffic counts but is designed to increase foot traffic as well.

- 4960 sq ft
- 10 parking spaces
- 2-10X10 Grade level roll up doors
- Free standing single story
- Boulder Highway frontage

Building SqFt	4,960 SqFt
Year Built	1984
Lot Size (acres)	0.22
Parcel ID	178-01-410-015
Zoning Type	Commercial
County	Clark
Frontage	0.00 Ft
Coordinates	36.057718,-115.003160



ROB TURNEY
Broker/Owner
Mobile: 702-336-8595
RTurney@PolarisRealtyLasVegas.com
License #: B.144245

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Polaris Realty Las Vegas
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
1	Retail	\$1.75/sq ft/mo.	NNN	4960 Sq ft	Negotiable

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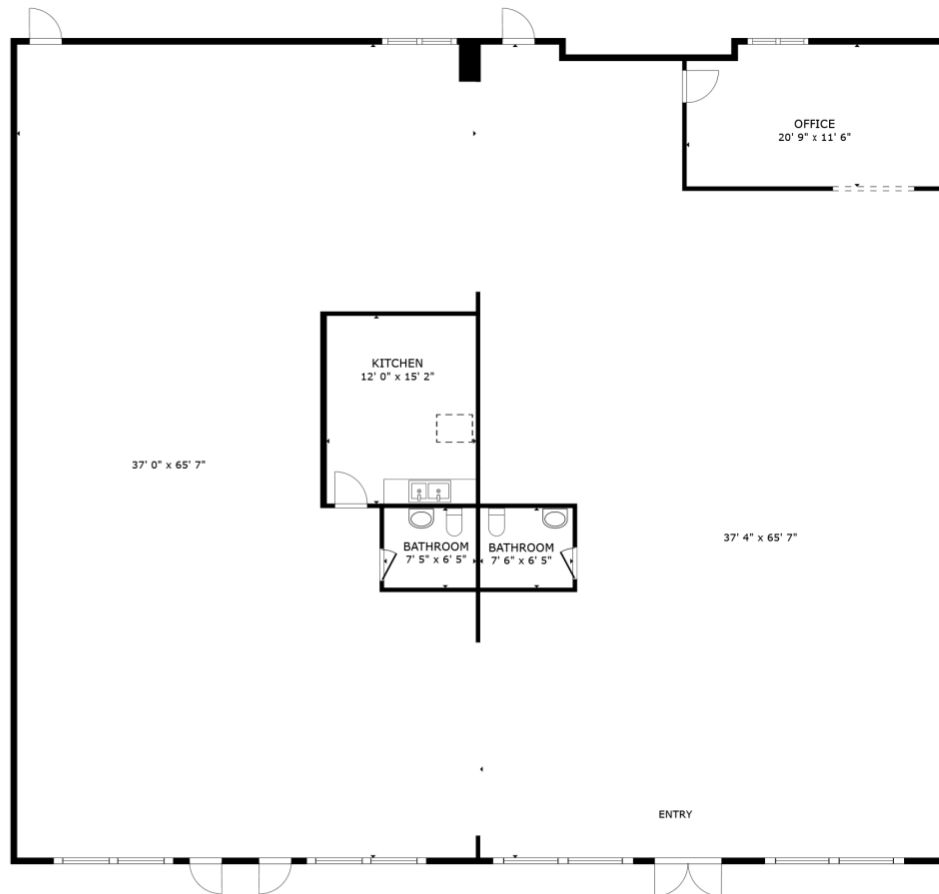
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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 4,882 sq.ft.
TOTAL : 4,882 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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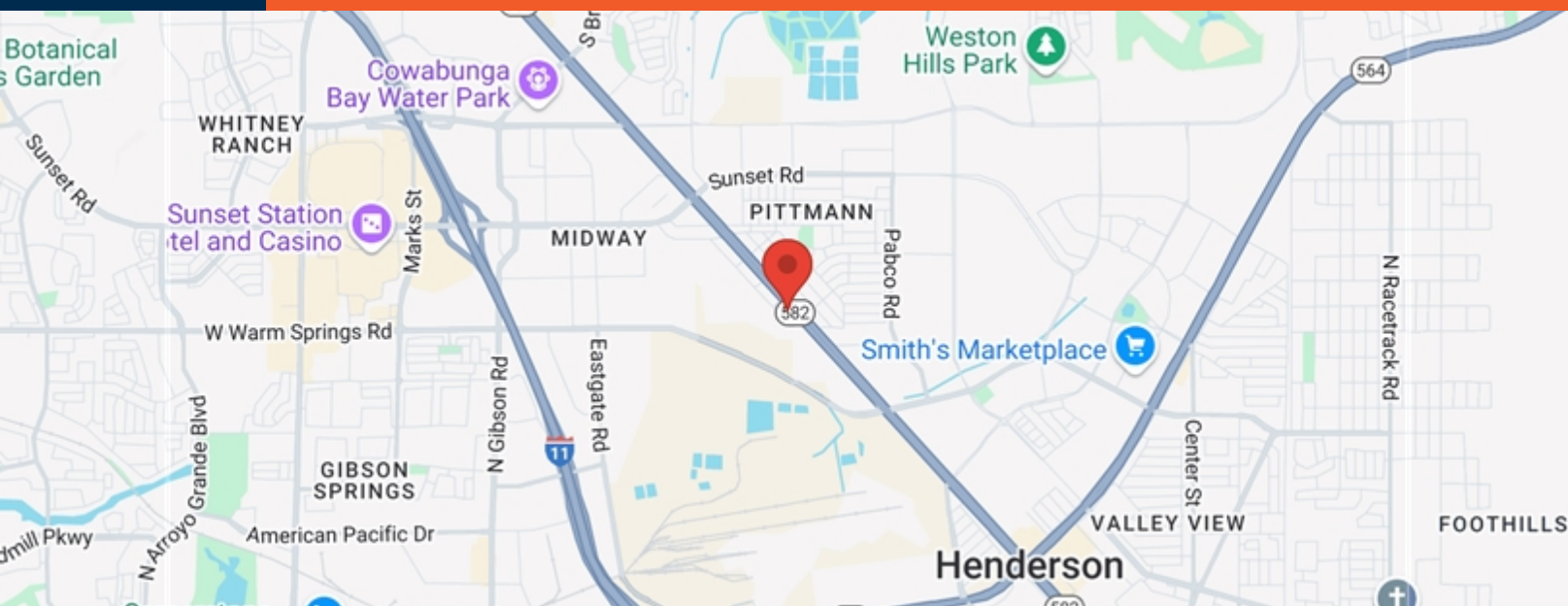
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,495	53,112	156,208
2010 Population	5,010	74,656	208,063
2025 Population	5,235	112,897	266,207
2030 Population	5,255	121,865	279,470
2025-2030 Growth Rate	0.08 %	1.54 %	0.98 %
2025 Daytime Population	10,101	110,607	221,740

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	166	2,890	6,260
\$15000-24999	93	2,672	5,156
\$25000-34999	176	2,405	6,092
\$35000-49999	210	3,649	9,426
\$50000-74999	337	7,237	17,815
\$75000-99999	259	6,863	15,178
\$100000-149999	333	8,742	20,335
\$150000-199999	320	4,602	11,152
\$200000 or greater	90	4,957	12,704
Median HH Income	\$ 75,764	\$ 84,645	\$ 85,244
Average HH Income	\$ 95,874	\$ 110,214	\$ 114,319

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,952	19,348	58,342
2010 Total Households	1,856	28,019	78,012
2025 Total Households	1,984	44,016	104,120
2030 Total Households	2,007	47,977	110,331
2025 Average Household Size	2.64	2.55	2.55
2025 Owner Occupied Housing	1,127	26,012	63,175
2030 Owner Occupied Housing	1,170	28,850	68,407
2025 Renter Occupied Housing	857	18,004	40,945
2030 Renter Occupied Housing	837	19,127	41,924
2025 Vacant Housing	95	2,963	6,046
2025 Total Housing	2,079	46,979	110,166

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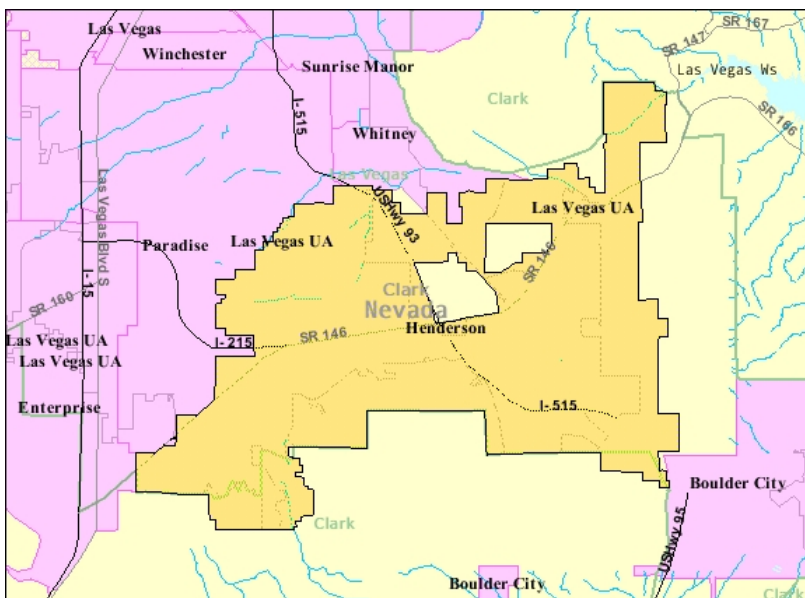
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CITY OF HENDERSON

COUNTY	CLARK
INCORPORATED	4/15/1953

AREA

CITY	106.9 SQ MI
LAND	106.4 SQ MI
WATER	0.5 SQ MI
ELEVATION	1867 FT

POPULATION

POPULATION	317610
RANK	55
DENSITY	2,984.10 SQ MI



ABOUT HENDERSON

Henderson is a city in Clark County, Nevada, United States, about 16 miles (26 km) southeast of downtown Las Vegas. It is the 2nd most populous city in Nevada, after Las Vegas, with 317,610 residents. The city is part of the Las Vegas Valley.

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