

BOULDER VILLAGE

NWC OF BOULDER HIGHWAY & RUSSELL ROAD | LAS VEGAS, NV 89122



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PROPERTY HIGHLIGHTS



Boulder Village is a retail center anchored by Walgreens, offering excellent leasing opportunities for first-generation retail space as well as build-to-suit street-front retail pad sites. Situated at the prominent northwest corner of Boulder Highway and Russell Road, the property benefits from exceptional visibility, including a large pylon sign along Boulder Highway. The surrounding area continues to experience significant commercial and residential growth, highlighted by nearby destinations such as Henderson Hospital, Las Vegas Athletic Club, Dave & Buster's, and Cowabunga Bay Water Park, along with numerous new multifamily communities and a strong pipeline of future development projects.



- Retail Shop Space: 2,500 SF
- Ground Lease Pads: $\pm$ 0.46 - 1.28 acres
- Lease Rates: Contact broker for rates
- NNN: To be determined



Close proximity to the I-11 via Russell Road interchange



Signalized entrance on Russell Road allowing easy ingress/egress



Large pylon signage on Boulder Highway with great visibility



Strong commercial & residential growth in the nearby area



Zoning: CG (Clark County)



Boulder Highway: 12,281 VPD
Russell Road: 13,821 VPD



SITEPLAN



RETAILER AERIAL

