

FOR LEASE

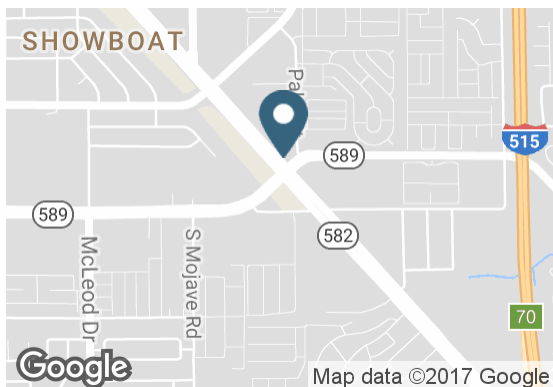
Excess Walgreens Parcel - Las Vegas, NV

3400 Boulder Highway | Las Vegas, NV



Overview

GROUND LEASE PRICE	\$65,000/year
LOT SIZE	0.51 Acres
MUNICIPALITY	Clark County
ZONING	C-2



Description

- Located at the hard corner with three points of entry into the Walgreen's lot
- Highly trafficked intersection
- Fast Food, Automotive, Veterinary, Urgent Care
- All offers are subject to approval by Walgreens Real Estate Committee

Demographics

	1 MILE	3 MILES	5 MILES
Current Population	22,588	246,997	532,198
Total Households	8,883	87,447	181,519
Average HH Income	\$47,441	\$50,691	\$55,291
Daytime Population	19,342	235,985	608,099

Year: 2021 | Source: Esri

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Traffic Counts

Boulder Hwy: se/o E Sahara Ave	21,238 VPD
Boulder Hwy: nw/o E Sahara Ave	23,900 VPD
E Sahara Ave: sw/o Boulder Hwy	26,425 VPD
E Sahara Ave: ne/o Boulder Hwy	30,500 VPD

Year: 2021 | Source: Esri

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Executive Summary

3400 Boulder Highway | Las Vegas, NV



	1 mile	3 miles	5 miles
Population			
2000 Population	21,466	228,976	470,573
2010 Population	20,892	230,478	492,331
2020 Population	22,588	246,997	532,198
2025 Population	23,960	261,793	565,773
2000-2010 Annual Rate	-0.27%	0.07%	0.45%
2010-2020 Annual Rate	0.76%	0.68%	0.76%
2020-2025 Annual Rate	1.19%	1.17%	1.23%
2020 Male Population	52.0%	52.0%	52.0%
2020 Female Population	48.0%	48.0%	48.0%
2020 Median Age	44.4	35.9	34.8
Households			
2000 Households	9,387	85,911	171,507
2010 Households	8,452	82,676	170,314
2020 Total Households	8,883	87,447	181,519
2025 Total Households	9,339	92,547	192,801
2000-2010 Annual Rate	-1.04%	-0.38%	-0.07%
2010-2020 Annual Rate	0.49%	0.55%	0.62%
2020-2025 Annual Rate	1.01%	1.14%	1.21%
2020 Average Household Size	2.54	2.76	2.87
Housing Units			
2020 Total Housing Units	10,070	102,895	221,111
2020 Owner Occupied Housing Units	5,029	34,717	76,584
2020 Renter Occupied Housing Units	3,855	52,730	104,935
2020 Vacant Housing Units	1,187	15,448	39,592
Race and Ethnicity			
2020 White Alone	53.0%	47.0%	45.0%
2020 Black Alone	8.0%	12.0%	14.0%
2020 American Indian/Alaska Native Alone	1.0%	1.0%	1.0%
2020 Asian Alone	6.0%	6.0%	6.0%
2020 Pacific Islander Alone	1.0%	1.0%	1.0%
2020 Hispanic Origin (Any Race)	52.0%	55.0%	53.0%
Income			
2020 Median Household Income	\$34,138	\$35,407	\$38,238
2020 Average Household Income	\$47,441	\$50,691	\$55,291
2020 Per Capita Income	\$18,851	\$18,093	\$19,000
2020 Population 25+ by Educational Attainment			
Total	16,567	164,457	347,124
High School Graduate	33.3%	29.1%	27.8%
GED/Alternative Credential	5.2%	4.5%	4.5%
Some College, No Degree	22.4%	22.0%	22.5%
Associate Degree	4.8%	5.2%	5.7%
Bachelor's Degree	6.5%	9.6%	9.9%
Graduate/Professional Degree	3.4%	3.9%	4.2%
Daytime Population			
2020 Total Daytime Population	19,342	235,985	608,099
Workers	5,036	82,003	276,414
Residents	14,306	153,982	331,685