

# Multi-Tenant Retail Center

# BOULDER MARKETPLACE

LEASE RATE: \$1.00-\$2.30/SF + \$0.58 CAM • 6315-6542 Boulder Highway | Las Vegas, NV 89122



## PROPERTY DESCRIPTION

Boulder Marketplace is a well-developed center with several single tenant and two tenant properties. Inline church, remote-controlled aircraft flying field, many surrounding homes, synergy with existing tenants. Located on the way to Henderson, the 60,184 sq. ft. retail center is located in the rapidly growing Southeast area with several major retailers, minutes from the Russell Road and 95 exits.

## PROPERTY HIGHLIGHTS

- Several national retailers
- 10-bay automotive garage Available!
- Former gym space Available!
- Ample parking
- Large pylon signage
- Great tenant synergy
- Suites off street visibility

FOR MORE INFORMATION CONTACT:

**GERI JAMESON** | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

1333 N Buffalo Dr, Ste 120 Las Vegas, NV 89128 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

**virtus**  
commercial

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<b>6315 (Former Automotive) 3,800 SF</b>	6325-107 Flower Eve Gift & Home 1,000 SF	6510-101 Check City 2,500 SF
6325-100 Children's Dentist 1,960 SF	6325-108 Cuddlers 1,040 SF	6510-102 Pizza Hut/Wingstreet 1,542 SF
6325-101 Katziekatz Enterprises 1,000 SF	<b>6325-109 (Former Fitness) 3,560 SF</b>	6510-103 Metro PCS 972 SF
6325-102 Boulder Nail & Spa 1,300 SF	6355 Roberto's Taco Shop 2,200 SF	6510-104 China Wan Wan 1,200 SF
6325-103 Barber Shop 1,100 SF	6395 Leap Into Learning 6,291 SF	6520 The Omelet House 5,800 SF
6325-104 Fred Loya Insurance 1,200 SF	6490-GAS Circle K 4,400 SF	6530 AutoZone 6,840 SF
6325-105 Joshan Filipino-Oriental 2,379 SF	6500-100 Popeye's 2,200 SF	6542 Tireworks 5,800 SF
6325-106 Little Pampanga 900 SF	6500-101 Subway 1,200 SF	Water The Water Bottle --



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**AVAILABLE - 6315 (Former Automotive) - 3,800 SF - \$2.30/SF**



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**AVAILABLE - 6325-109 (Former Fitness) - 3,560 SF**



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