

Boulder Horizon Center

NEC Boulder Hwy & Racetrack Rd
Henderson, NV 89015

FOR LEASE

1,650 - 3,300 SF

- Anchored by Fresh and Easy
- High traffic and visibility location along Boulder Highway
- The area has a strong mix of major retailers including Kmart, Lowe's, Food4Less, Big 5
- Located within half a mile of the College of Southern Nevada and Foothills High School
- Endcap drive-thru available
- APN 179-21-412-001
- Zoning: Highway Commercial

	1 Mile	3 Mile	5 Mile
Population	15,369	68,683	98,133
Ave HH Income	\$71,203	\$75,092	\$78,067
Households	5,773	24,446	36,232

Traffic Counts

Boulder Hwy	22,000 cars daily
Racetrack Rd	15,000 cars daily (Source: NV DoT 2009)



FOR MORE INFORMATION:

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Leasing | Tenant Representation | Investment Sales | Land Acquisition

BOULDER HORIZON CENTER

NEC Boulder Hwy & Racetrack Rd, Henderson

Site Plan



FOR MORE INFORMATION:

BOULDER HIGHWAY (US 93-95)

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DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Boulder Hwy & Racetrack Rd NEC

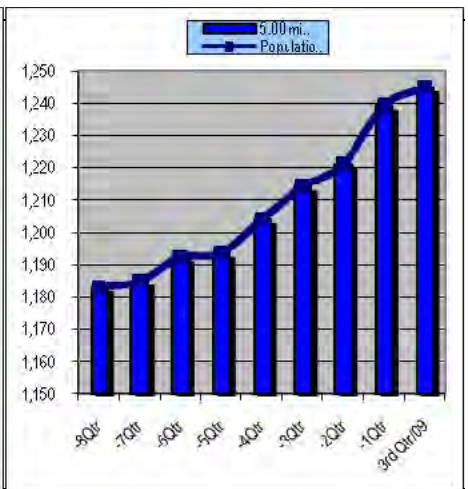
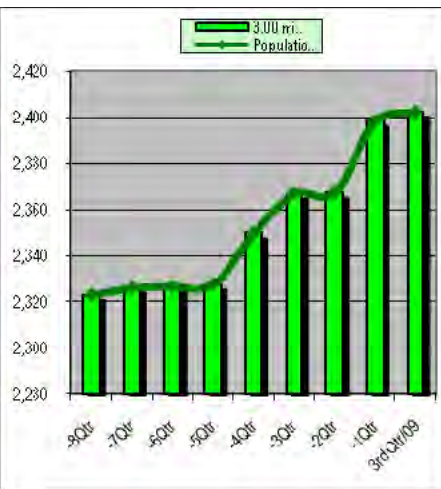
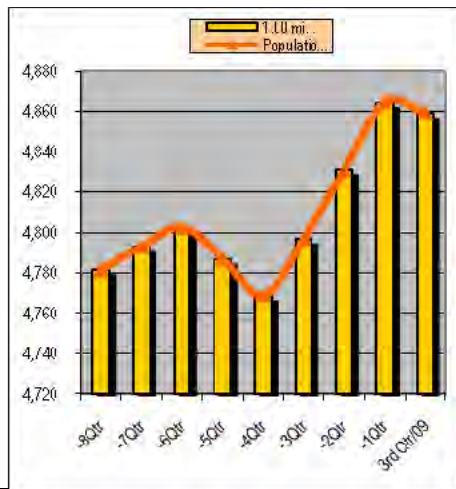
1.00 mi radius

3.00 mi radius

5.00 mi radius

Population

Estimated Current Population (2009)	15,369		68,683		98,133	
Census Population (2000)	11,869		54,286		70,367	
Census Population (1990)	3,687		29,385		35,838	
Proj. 5yr Population (2014) Low Bound	15,716		70,241		103,238	
Projected 5yr Population (2014)	18,013		81,847		122,541	
Proj. 5yr Population (2014) High Bound	19,168		89,678		143,131	
Historical Annual Growth (1990 to 2000)	8,182	22.2%	24,902	8.5%	34,529	9.6%
Historical Annual Growth (2000 to 2009)	3,499	3.3%	14,397	2.9%	27,766	4.4%
Projected Annual Growth (2009 to 2014)	2,644	3.4%	13,164	3.8%	24,407	5.0%
Transient Population (2009)	15		146		1,347	
Past 4 Qtrs Pop Estimate (3rd Qtr / 2008)	15,082		67,178		94,909	
Births in past 4 Qtrs	+242		+1,115		+1,525	
Deaths in past 4 Qtrs	-125		-531		-768	
Migration in past 4 Qtrs	+170		+922		+2,467	
Components of Change (past 4 Qtrs)						
Growth Stability Index (0 stable, -1 or +1 change)	0.31	1.9%	+1,505	2.2%	+3,224	3.4%
Est. Population Density (2009)	4,858.96psm		2,402.34psm		1,244.98psm	
Trade Area Size	3.16sq mi		28.59sq mi		78.82sq mi	



Households

Estimated Current Households (2009)	5,773		24,446		36,232	
Census Households (2000)	4,492		19,200		25,483	
Census Households (1990)	1,288		9,895		12,217	
Proj. 5yr Households (2014) Low Bound	5,903		25,029		38,301	
Projected 5yr Households (2014)	6,751		29,149		45,486	
Proj. 5yr Households (2014) High Bound	7,202		32,210		54,030	
Est Hhlds Past 8 Qtrs 07-Q3	5,683		23,599		34,335	
Est Hhlds Past 8 Qtrs 07-Q4	5,696	0.2%	23,633	0.1%	34,403	0.2%
Est Hhlds Past 8 Qtrs 08-Q1	5,705	0.2%	23,648	0.1%	34,633	0.7%
Est Hhlds Past 8 Qtrs 08-Q2	5,687	-0.3%	23,653	0.0%	34,669	0.1%
Est Hhlds Past 8 Qtrs 08-Q3	5,666	-0.4%	23,895	1.0%	34,986	0.9%
Est Hhlds Past 8 Qtrs 08-Q4	5,700	0.6%	24,073	0.7%	35,295	0.9%
Est Hhlds Past 8 Qtrs 09-Q1	5,741	0.7%	24,065	-0.0%	35,507	0.6%
Est Hhlds Past 8 Qtrs 09-Q2	5,777	0.6%	24,393	1.4%	36,041	1.5%

DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Boulder Hwy & Racetrack Rd NEC

1.00 mi radius 3.00 mi radius 5.00 mi radius

Households

Estimated Group Quarters (2009)	31		457		584	
Estimated Persons per Households (2009)	2.7		2.8		2.7	
Projected Group Quarters (2014)	31		458		586	
Projected Persons per Households (2014)	2.7		2.8		2.7	

Average Household Income

Est. Average Household Income (2009)	\$71,203		\$75,092		\$78,067	
Census Average Household Income (2000)	\$57,069		\$59,038		\$60,001	
Average Income Change (2000 to 2009)	\$14,135	2.8%	\$16,054	3.0%	\$18,066	3.3%

Median Household Income

Est. Median Household Income (2009)	\$64,718		\$65,679		\$67,074	
Census Median Household Income (2000)	\$52,737		\$52,187		\$51,853	
Median Income Change (2000 to 2009)	\$11,981	2.5%	\$13,493	2.9%	\$15,221	3.3%

Per Capita Income

Est. Per Capita Income (2009)	\$26,700		\$26,859		\$29,381	
Census Per Capita Income (2000)	\$21,337		\$21,006		\$22,086	

Household Income Distribution (2009)

HH Income \$0 to 14,999	384	7%	1,827	7%	2,510	7%
HH Income \$15,000 to 24,999	403	7%	1,801	7%	2,561	7%
HH Income \$25,000 to 34,999	417	7%	1,859	8%	2,769	8%
HH Income \$35,000 to 49,999	809	14%	3,137	13%	4,731	13%
HH Income \$50,000 to 74,999	1,415	25%	5,820	24%	8,415	23%
HH Income \$75,000 to 99,999	1,145	20%	4,400	18%	6,435	18%
HH Income \$100,000 to 124,999	637	11%	2,634	11%	3,890	11%
HH Income \$125,000 to 149,999	303	5%	1,405	6%	2,196	6%
HH Income \$150,000 to 174,999	136	2%	652	3%	1,056	3%
HH Income \$175,000 to 199,999	42	1%	275	1%	524	1%
HH Income \$200,000 to 499,999	79	1%	606	2%	1,091	3%
HH Income \$500,000 or More	4	0%	30	0%	53	0%
Hhld Income Ranges Below Median Income	2,013	34.9%	8,625	35.3%	12,572	34.7%
Hhld Income Ranges at the Median Income	1,415	24.5%	5,820	23.8%	8,415	23.2%
Hhld Income Ranges Above Median Income	2,345	40.6%	10,002	40.9%	15,246	42.1%

Race & Ethnicity

White (2009)	13,800	90%	61,062	89%	86,153	88%
Black (2009)	591	4%	2,961	4%	4,537	5%
Asian (2009)	412	3%	1,878	3%	3,319	3%
Other Race (2009)	567	4%	2,782	4%	4,124	4%
Population: Hispanic (2009)	2,417	16%	12,208	18%	17,859	18%
Population: Non Hispanic (2009)	12,952	84%	56,475	82%	80,274	82%
White: Hispanic Non Hispanic	16.5% 83.5%		18.8% 81.2%		19.4% 80.6%	
Black: Hispanic Non Hispanic	11.5% 88.5%		10.2% 89.8%		10.0% 90.0%	
Asian: Hispanic Non Hispanic	5.3% 94.7%		3.3% 96.7%		3.2% 96.8%	
Other Race: Hispanic Non Hispanic	9.2% 90.8%		13.3% 86.7%		13.5% 86.5%	
Population: Hispanic (2000)	1,157	9.7%	6,118	11.3%	8,406	11.9%
Population: Hispanic (1990)	211	5.7%	2,583	8.8%	3,200	8.9%
Hist. Hispanic Total Growth (1990 to 2009)	2,206	1,047.3	9,625	372.7%	14,659	458.0%

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Boulder Hwy & Racetrack Rd NEC

1.00 mi radius 3.00 mi radius 5.00 mi radius

Age Distribution (2009)

Age Under 5 years	1,079	7%	4,607	7%	6,816	7%
Age 5 to 14 years	2,022	13%	8,767	13%	12,619	13%
Age 14 to 18 years	863	6%	4,018	6%	5,478	6%
Age 18 to 22 years	924	6%	4,387	6%	5,725	6%
Age 22 to 25 years	547	4%	2,654	4%	3,476	4%
Age 25 to 30 years	831	5%	4,009	6%	5,366	5%
Age 30 to 35 years	725	5%	3,236	5%	4,980	5%
Age 35 to 40 years	973	6%	4,040	6%	6,353	6%
Age 40 to 45 years	1,171	8%	5,115	7%	7,384	8%
Age 45 to 50 years	1,187	8%	5,455	8%	7,667	8%
Age 50 to 55 years	1,061	7%	4,843	7%	6,786	7%
Age 55 to 60 years	945	6%	4,418	6%	6,199	6%
Age 60 to 65 years	854	6%	3,961	6%	5,724	6%
Age 65 to 70 years	747	5%	3,173	5%	4,687	5%
Age 70 to 75 years	555	4%	2,396	3%	3,624	4%
Age 75 to 80 years	422	3%	1,743	3%	2,605	3%
Age 80 to 85 years	292	2%	1,149	2%	1,635	2%
Age 85 years plus	171	1%	712	1%	1,009	1%
Average Age	37.9yrs		37.7yrs		37.9yrs	
Median Age	33.8yrs		33.6yrs		34.0yrs	
Age 0 to 18 and 65 years plus	6,151	40%	26,566	39%	38,474	39%
Age 19 to 64 years	9,218	60%	42,117	61%	59,659	61%

Gender Age Distribution (2009)

Male Population	7,571	49.3%	34,220	49.8%	48,930	49.9%
Female Population	7,798	50.7%	34,463	50.2%	49,204	50.1%
Age Under 5 years: Male Female	51.4% 48.6%		51.4% 48.6%		51.3% 48.7%	
Age 5 to 14 years: Male Female	52.2% 47.8%		51.3% 48.7%		51.2% 48.8%	
Age 14 to 18 years: Male Female	54.6% 45.4%		51.2% 48.8%		51.0% 49.0%	
Age 18 to 22 years: Male Female	53.2% 46.8%		51.5% 48.5%		51.2% 48.8%	
Age 22 to 25 years: Male Female	49.8% 50.2%		51.7% 48.3%		51.1% 48.9%	
Age 25 to 30 years: Male Female	50.6% 49.4%		51.6% 48.4%		51.1% 48.9%	
Age 30 to 35 years: Male Female	47.1% 52.9%		49.8% 50.2%		48.9% 51.1%	
Age 35 to 40 years: Male Female	47.2% 52.8%		48.6% 51.4%		49.2% 50.8%	
Age 40 to 45 years: Male Female	49.7% 50.3%		50.5% 49.5%		51.2% 48.8%	
Age 45 to 50 years: Male Female	50.0% 50.0%		50.8% 49.2%		51.1% 48.9%	
Age 50 to 55 years: Male Female	48.5% 51.5%		49.1% 50.9%		49.4% 50.6%	
Age 55 to 60 years: Male Female	47.4% 52.6%		48.8% 51.2%		48.6% 51.4%	
Age 60 to 65 years: Male Female	45.3% 54.7%		47.1% 52.9%		46.9% 53.1%	
Age 65 to 70 years: Male Female	45.8% 54.2%		48.3% 51.7%		48.3% 51.7%	
Age 70 to 75 years: Male Female	48.0% 52.0%		48.9% 51.1%		49.5% 50.5%	
Age 75 to 80 years: Male Female	44.3% 55.7%		47.7% 52.3%		49.2% 50.8%	
Age 80 to 85 years: Male Female	42.1% 57.9%		42.0% 58.0%		43.6% 56.4%	
Age 85 years plus: Male Female	36.2% 63.8%		34.7% 65.3%		36.2% 63.8%	
Male Average Age	36.6yrs		36.9yrs		37.3yrs	
Female Average Age	39.1yrs		38.5yrs		38.6yrs	
Male Median Age	32.1yrs		32.6yrs		33.2yrs	
Female Median Age	35.2yrs		34.5yrs		34.7yrs	
Proj Male Population (2014)	8,873	49.3%	40,674	49.7%	60,891	49.7%
Proj Female Population (2014)	9,139	50.7%	41,173	50.3%	61,650	50.3%

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Boulder Hwy & Racetrack Rd NEC

1.00 mi radius

3.00 mi radius

5.00 mi radius

Educational Attainment (2009)

Adult Population (25 Years or Older)	9,934		44,250		64,019	
Elementary (0 to 8)	315	3%	1,464	3%	2,132	3%
Some High School (9 to 11)	1,207	12%	5,488	12%	7,601	12%
High School Graduate (12)	3,360	34%	14,809	33%	20,606	32%
Some College (13 to 16)	2,781	28%	13,553	31%	19,105	30%
College Degree	2,272	23%	8,935	20%	14,575	23%

Household Size (2009)

1 Person Household	1,134	20%	4,375	18%	6,954	19%
2 Person Households	2,142	37%	8,627	35%	13,462	37%
3 Person Households	1,069	19%	4,578	19%	6,523	18%
4 Person Households	802	14%	3,657	15%	5,036	14%
5 Person Households	399	7%	1,912	8%	2,531	7%
6 Person Households	143	2%	794	3%	1,082	3%
7+ Person Households	84	1%	503	2%	643	2%

Home Values (2009)

Owner Occupied Housing	4,340		17,633		25,014	
Home Values \$0 to \$9,999	55	1%	245	1%	346	1%
Home Values \$10,000 to \$14,999	27	1%	58	0%	77	0%
Home Values \$15,000 to \$19,999	32	1%	81	0%	102	0%
Home Values \$20,000 to \$24,999	91	2%	207	1%	238	1%
Home Values \$25,000 to \$29,999	26	1%	102	1%	120	0%
Home Values \$30,000 to \$34,999	32	1%	66	0%	92	0%
Home Values \$35,000 to \$39,999	7	0%	33	0%	51	0%
Home Values \$40,000 to \$49,999	46	1%	135	1%	190	1%
Home Values \$50,000 to \$59,999	56	1%	140	1%	216	1%
Home Values \$60,000 to \$69,999	74	2%	253	1%	363	1%
Home Values \$70,000 to \$79,999	98	2%	342	2%	481	2%
Home Values \$80,000 to \$89,999	111	3%	452	3%	617	2%
Home Values \$90,000 to \$99,999	159	4%	587	3%	936	4%
Home Values \$100,000 to \$124,999	571	13%	2,632	15%	3,313	13%
Home Values \$125,000 to \$149,999	745	17%	2,782	16%	3,314	13%
Home Values \$150,000 to \$174,999	1,079	25%	3,256	18%	3,856	15%
Home Values \$175,000 to \$199,999	650	15%	2,291	13%	3,019	12%
Home Values \$200,000 to \$249,999	389	9%	2,349	13%	3,864	15%
Home Values \$250,000 to \$299,999	50	1%	839	5%	1,722	7%
Home Values \$300,000 to \$399,999	27	1%	547	3%	1,403	6%
Home Values \$400,000 to \$499,999	6	0%	139	1%	422	2%
Home Values \$500,000 to \$749,999	8	0%	47	0%	150	1%
Home Values \$750,000 to \$999,999	4	0%	23	0%	38	0%
Home Values \$1,000,000 or More	0	0%	27	0%	82	0%
Home Values Below Average Range	1,383	31.9%	8,115	46.0%	14,313	57.2%
Home Values at the Average Range	745	17.2%	3,256	18.5%	3,019	12.1%
Home Values Above Average Range	2,212	51.0%	6,262		7,682	30.7%
Owner Occupied Average Home Value	\$147,356		\$166,019		\$183,933	
Owner Occupied Median Home Value	\$146,917		\$159,366		\$172,310	

Daytime Demos (2009)

Total Number of Businesses	150		779		1,786	
Total Number of Employees	2,365		12,886		25,878	
Employee Population per Business	15.8 to 1		16.5 to 1		14.5 to 1	