

862 | S Boulder Hwy
Henderson, NV 89015

NEC Boulder Hwy & Palo Verde Dr

BUILDING FOR LEASE

± 14,700 SF



PROPERTY HIGHLIGHTS

Located in Smith's anchored retail center with Big O Tires, Sally Beauty, O'Reilly Auto Parts, Dollar Tree, Del Taco, UPS Store

- Excellent visibility and easy access to Boulder Hwy with cross-access to Palo Verde Dr
- Excellent parking
- Pylon signage available
- Ceiling height: 15 - 18 feet
- Year built: 1983
- Surrounded by established residential neighborhoods
- APN 179-20-501-002

	1 Mile	3 Mile	5 Mile
Population	15,593	79,278	113,104
Ave HH Income	\$66,906	\$73,291	\$74,589
Households	5,835	28,544	41,327
Traffic Counts	34,800 cars daily		

FOR MORE INFORMATION:

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The information contained herein was obtained from sources believed reliable. However, R.O.I. Commercial

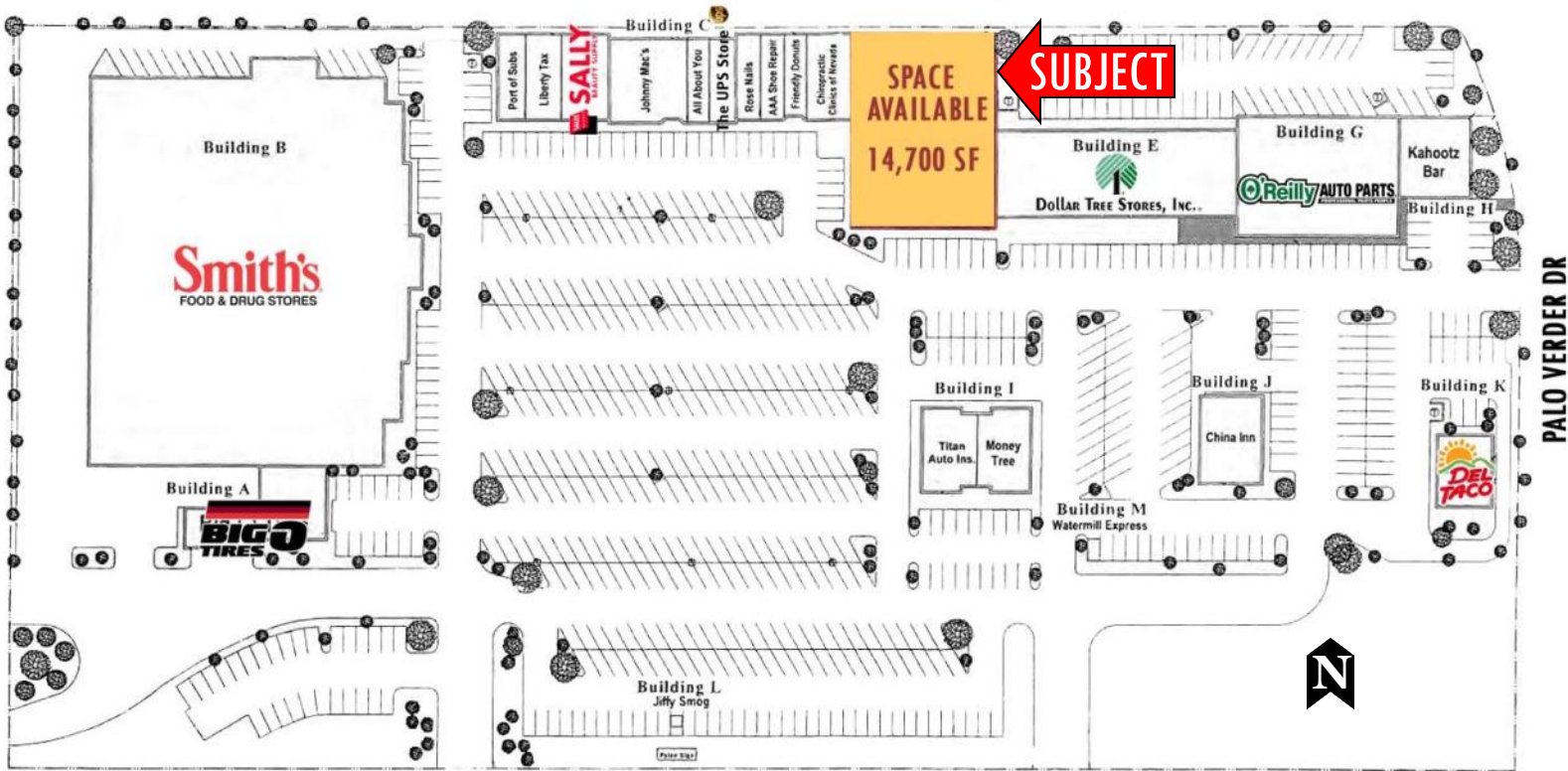
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Siteplan

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BOULDER HWY

BLDG #	TENANT	SQ FT
A	Big O Tires	5,092
B	Smith's	64,479
C 1	Port of Subs	1,408
C 2-3	Liberty Tax	1,792
C 4-5	Sally Beauty	2,048
C 6-8	Johnny Mac's	3,456
C 9	All About You Hair	960
C 10	UPS Store	1,216
C 11	Rose Nails	1,024
C 12	AAA Shoe Repair	1,024
C 13	Friendly Donuts	1,152

BLDG #	TENANT	SQ FT
C 14-15	Chiropractic Clinic	2,048
D	Available View property video	14,700
E	Dollar Tree	11,008
G	O'Reilly Auto Parts	10,005
H	Kahootz Bar	3,000
I 1	Titan Auto Insurance	1,922
I 2	Money Tree	2,912
J	China Inn	2,990
K	Del Taco	1,980
L	Jiffy Smog	64



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Ingress/Egress

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INGRESS/EGRESS LOCATIONS

Access to the subject property includes convenient ingress/egress at multiple points along Boulder Hwy and Palo Verde Dr

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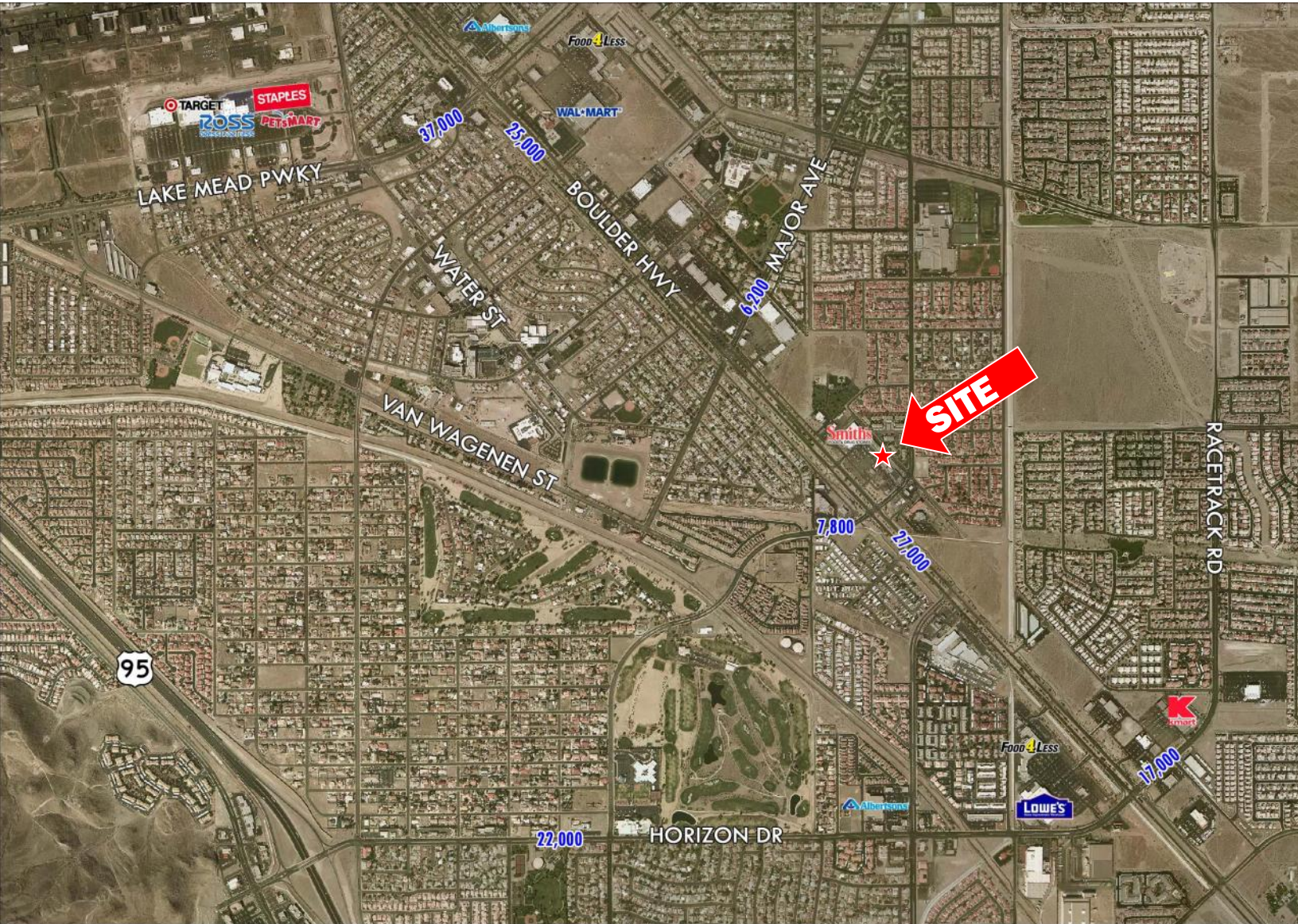
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Aerial

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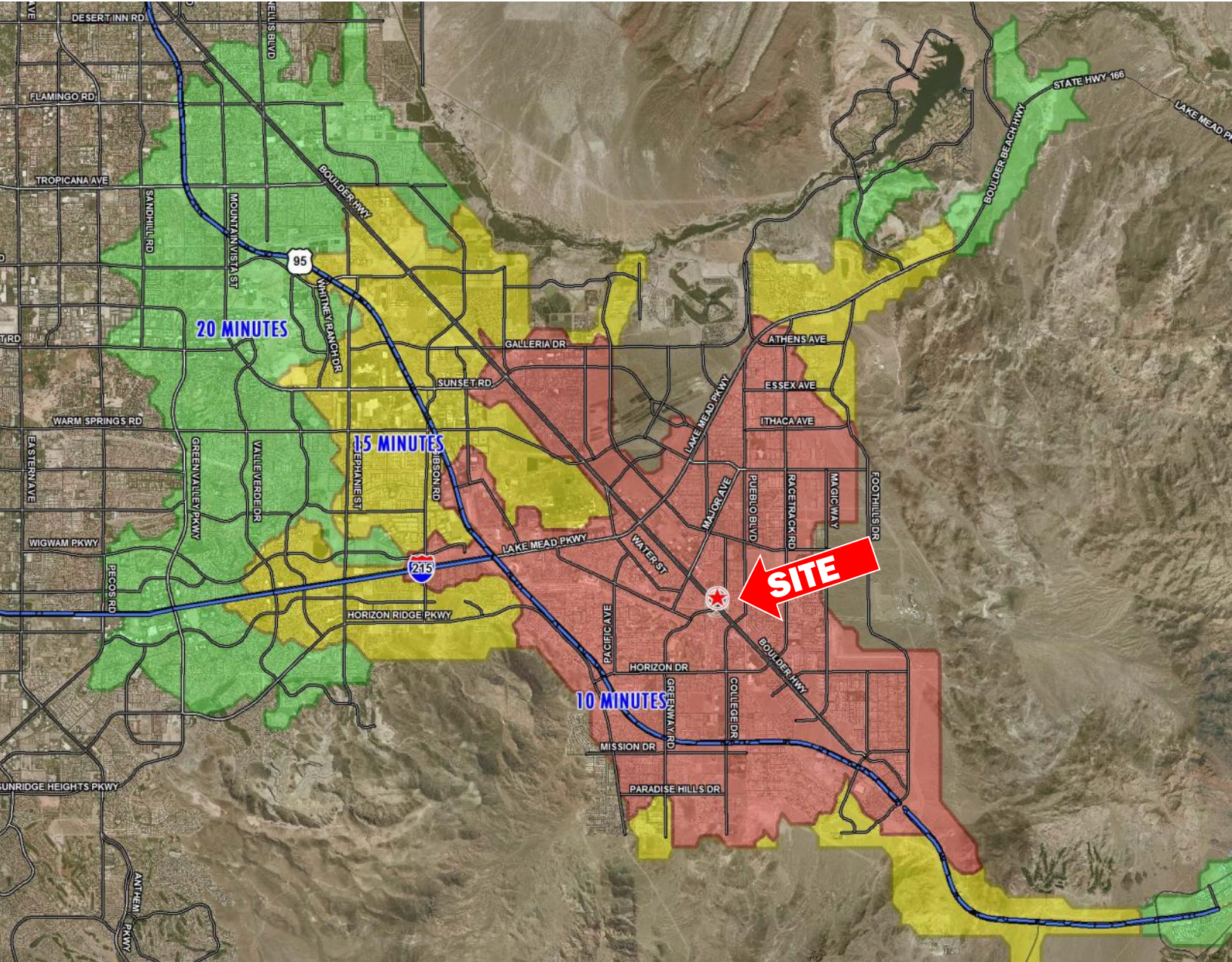
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Drive Time

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Demographic and Income Profile

862 Boulder Hwy
Ring: 1 mile radius

Latitude: 36.024393
Longitude: -114.964725

Summary		2000		2010		2015	
Population		12,552		15,593		16,773	
Households		4,796		5,835		6,253	
Families		3,369		3,995		4,242	
Average Household Size		2.59		2.65		2.66	
Owner Occupied Housing Units		3,268		3,692		3,933	
Renter Occupied Housing Units		1,528		2,142		2,320	
Median Age		36.7		37.6		37.1	
Trends: 2010 - 2015 Annual Rate		Area		State		National	
Population		1.47%		1.76%		0.76%	
Households		1.39%		1.72%		0.78%	
Families		1.21%		1.61%		0.64%	
Owner HHS		1.27%		1.84%		0.82%	
Median Household Income		1.98%		2.71%		2.36%	
Households by Income		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	693	14.2%	526	9.0%	411	6.6%	
\$15,000 - \$24,999	429	8.8%	447	7.7%	378	6.0%	
\$25,000 - \$34,999	506	10.3%	449	7.7%	405	6.5%	
\$35,000 - \$49,999	952	19.5%	822	14.1%	715	11.4%	
\$50,000 - \$74,999	1,222	25.0%	1,485	25.4%	1,610	25.7%	
\$75,000 - \$99,999	620	12.7%	1,130	19.4%	1,233	19.7%	
\$100,000 - \$149,999	393	8.0%	778	13.3%	1,180	18.9%	
\$150,000 - \$199,999	44	0.9%	140	2.4%	231	3.7%	
\$200,000+	30	0.6%	59	1.0%	90	1.4%	
Median Household Income	\$46,751		\$61,177		\$67,463		
Average Household Income	\$52,968		\$66,906		\$75,624		
Per Capita Income	\$20,524		\$25,319		\$28,495		
Population by Age		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	896	7.1%	1,164	7.5%	1,255	7.5%	
5 - 9	941	7.5%	1,080	6.9%	1,184	7.1%	
10 - 14	896	7.1%	1,006	6.4%	1,110	6.6%	
15 - 19	753	6.0%	932	6.0%	933	5.6%	
20 - 24	662	5.3%	925	5.9%	991	5.9%	
25 - 34	1,772	14.1%	2,153	13.8%	2,432	14.5%	
35 - 44	1,996	15.9%	2,066	13.2%	2,119	12.6%	
45 - 54	1,617	12.9%	2,139	13.7%	2,115	12.6%	
55 - 64	1,344	10.7%	1,785	11.4%	1,938	11.6%	
65 - 74	1,008	8.0%	1,289	8.3%	1,539	9.2%	
75 - 84	547	4.4%	781	5.0%	831	5.0%	
85+	116	0.9%	274	1.8%	322	1.9%	
Race and Ethnicity		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
White Alone	10,933	87.1%	12,478	80.0%	13,079	78.0%	
Black Alone	392	3.1%	746	4.8%	886	5.3%	
American Indian Alone	118	0.9%	183	1.2%	203	1.2%	
Asian Alone	228	1.8%	402	2.6%	482	2.9%	
Pacific Islander Alone	68	0.5%	145	0.9%	160	1.0%	
Some Other Race Alone	417	3.3%	945	6.1%	1,147	6.8%	
Two or More Races	396	3.2%	695	4.5%	817	4.9%	
Hispanic Origin (Any Race)	1,418	11.3%	3,250	20.8%	4,044	24.1%	

Demographic and Income Profile

862 Boulder Hwy
Ring: 3 miles radius

Latitude: 36.024393
Longitude: -114.964725

Summary	2000		2010		2015	
Population	57,620		79,278		87,135	
Households	20,581		28,544		31,397	
Families	15,363		20,766		22,647	
Average Household Size	2.77		2.76		2.76	
Owner Occupied Housing Units	15,326		19,803		21,589	
Renter Occupied Housing Units	5,254		8,740		9,808	
Median Age	35.6		35.9		35.2	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	1.91%		1.76%		0.76%	
Households	1.92%		1.72%		0.78%	
Families	1.75%		1.61%		0.64%	
Owner HHs	1.74%		1.84%		0.82%	
Median Household Income	2.42%		2.71%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	2,316	11.2%	2,046	7.2%	1,594	5.1%
\$15,000 - \$24,999	1,802	8.8%	1,766	6.2%	1,468	4.7%
\$25,000 - \$34,999	2,144	10.4%	2,124	7.4%	1,841	5.9%
\$35,000 - \$49,999	3,492	17.0%	3,756	13.2%	3,093	9.9%
\$50,000 - \$74,999	5,532	26.9%	7,252	25.4%	8,117	25.9%
\$75,000 - \$99,999	2,922	14.2%	5,856	20.5%	6,445	20.5%
\$100,000 - \$149,999	1,847	9.0%	4,443	15.6%	6,786	21.6%
\$150,000 - \$199,999	251	1.2%	761	2.7%	1,255	4.0%
\$200,000+	286	1.4%	538	1.9%	798	2.5%
Median Household Income	\$51,858		\$65,046		\$73,309	
Average Household Income	\$59,159		\$73,291		\$82,768	
Per Capita Income	\$21,248		\$26,473		\$29,883	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,241	7.4%	6,155	7.8%	6,821	7.8%
5 - 9	4,634	8.0%	5,781	7.3%	6,452	7.4%
10 - 14	4,486	7.8%	5,494	6.9%	6,112	7.0%
15 - 19	3,754	6.5%	5,206	6.6%	5,225	6.0%
20 - 24	2,936	5.1%	4,815	6.1%	5,321	6.1%
25 - 34	8,143	14.1%	11,185	14.1%	13,362	15.3%
35 - 44	9,582	16.6%	11,295	14.2%	11,494	13.2%
45 - 54	8,072	14.0%	11,453	14.4%	11,748	13.5%
55 - 64	5,756	10.0%	8,846	11.2%	9,678	11.1%
65 - 74	3,693	6.4%	5,349	6.7%	6,686	7.7%
75 - 84	1,899	3.3%	2,793	3.5%	3,193	3.7%
85+	422	0.7%	904	1.1%	1,043	1.2%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	50,021	86.8%	62,216	78.5%	66,507	76.3%
Black Alone	1,905	3.3%	3,831	4.8%	4,582	5.3%
American Indian Alone	580	1.0%	938	1.2%	1,043	1.2%
Asian Alone	983	1.7%	2,069	2.6%	2,582	3.0%
Pacific Islander Alone	199	0.3%	462	0.6%	503	0.6%
Some Other Race Alone	2,131	3.7%	5,389	6.8%	6,670	7.7%
Two or More Races	1,801	3.1%	4,372	5.5%	5,247	6.0%
Hispanic Origin (Any Race)	6,779	11.8%	17,749	22.4%	22,305	25.6%

Demographic and Income Profile

862 Boulder Hwy
Ring: 5 miles radius

Latitude: 36.024393
Longitude: -114.964725

Summary		2000		2010		2015	
Population		75,832		113,104		126,897	
Households		27,359		41,327		46,435	
Families		20,161		29,507		32,824	
Average Household Size		2.75		2.72		2.72	
Owner Occupied Housing Units		19,915		27,784		30,815	
Renter Occupied Housing Units		7,444		13,543		15,620	
Median Age		35.2		36.3		36.0	
Trends: 2010 - 2015 Annual Rate		Area		State		National	
Population		2.33%		1.76%		0.76%	
Households		2.36%		1.72%		0.78%	
Families		2.15%		1.61%		0.64%	
Owner HHs		2.09%		1.84%		0.82%	
Median Household Income		2.39%		2.71%		2.36%	
Households by Income		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	2,818	10.3%	2,738	6.6%	2,145	4.6%	
\$15,000 - \$24,999	2,343	8.6%	2,394	5.8%	1,999	4.3%	
\$25,000 - \$34,999	2,958	10.8%	3,212	7.8%	2,786	6.0%	
\$35,000 - \$49,999	4,766	17.4%	5,542	13.4%	4,554	9.8%	
\$50,000 - \$74,999	7,341	26.8%	10,976	26.6%	12,685	27.3%	
\$75,000 - \$99,999	3,751	13.7%	7,907	19.1%	8,816	19.0%	
\$100,000 - \$149,999	2,547	9.3%	6,417	15.5%	10,011	21.6%	
\$150,000 - \$199,999	364	1.3%	1,222	3.0%	2,123	4.6%	
\$200,000+	465	1.7%	920	2.2%	1,314	2.8%	
Median Household Income	\$52,005		\$64,348		\$72,409		
Average Household Income	\$60,806		\$74,589		\$84,213		
Per Capita Income	\$22,075		\$27,469		\$31,037		
Population by Age		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	5,656	7.5%	8,587	7.6%	9,623	7.6%	
5 - 9	5,975	7.9%	8,025	7.1%	9,069	7.1%	
10 - 14	5,666	7.5%	7,553	6.7%	8,534	6.7%	
15 - 19	4,794	6.3%	7,040	6.2%	7,326	5.8%	
20 - 24	4,112	5.4%	6,860	6.1%	7,738	6.1%	
25 - 34	11,478	15.1%	16,396	14.5%	19,321	15.2%	
35 - 44	12,663	16.7%	16,360	14.5%	17,180	13.5%	
45 - 54	10,503	13.9%	16,086	14.2%	16,804	13.2%	
55 - 64	7,462	9.8%	12,967	11.5%	14,531	11.5%	
65 - 74	4,737	6.2%	7,993	7.1%	10,543	8.3%	
75 - 84	2,293	3.0%	4,010	3.5%	4,772	3.8%	
85+	494	0.7%	1,226	1.1%	1,455	1.1%	
Race and Ethnicity		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
White Alone	64,773	85.4%	87,240	77.1%	94,995	74.9%	
Black Alone	2,690	3.5%	5,741	5.1%	7,005	5.5%	
American Indian Alone	694	0.9%	1,213	1.1%	1,374	1.1%	
Asian Alone	1,855	2.4%	4,015	3.5%	5,097	4.0%	
Pacific Islander Alone	316	0.4%	788	0.7%	875	0.7%	
Some Other Race Alone	2,993	3.9%	8,030	7.1%	10,135	8.0%	
Two or More Races	2,512	3.3%	6,078	5.4%	7,417	5.8%	
Hispanic Origin (Any Race)	9,321	12.3%	25,381	22.4%	32,478	25.6%	