

# AVAILABLE NOW

310



**ENTER**

NEW BRAND ON THE WAY

## SINGLE TENANT FACILITY ON LARGE PARCEL IN BOOMING HENDERSON CORRIDOR

310 S BOULDER HWY, HENDERSON, NV 89015

PRESENTED BY DEREK ROSE AND QUEENSRIDGE COMMERCIAL, LLC



QUEENSRIDGE COMMERCIAL



310 S BOULDER HWY

# PROPERTY OVERVIEW



Located in the heart of Henderson's Boulder Highway redevelopment corridor, 310 S Boulder Hwy presents a rare opportunity for long-term lease in a freestanding restaurant building. This 3,097 SF building sits on a 0.56-acre parcel with direct street frontage, ample parking, and flexible zoning to accommodate a variety of quick-service or sit-down restaurant, and other high-traffic mixed-use concepts.

The ownership is actively seeking a modern QSR tenant or emerging brand looking to capitalize on high visibility, strong area demographics, and Henderson's upward economic trajectory. With flexible infrastructure and a prime location, this site is ready to accommodate a new quick-serve concept aligned with the evolving demands of the Henderson market.

PARCEL ID: 179-18-602-008 & 179-18-602-009

LOT SIZE: 0.56 ACRES - TWO PARCELS

LAND USE: RESTAURANT BUILDING

ZONING: MC - MIXED USE CORRIDOR

02/07







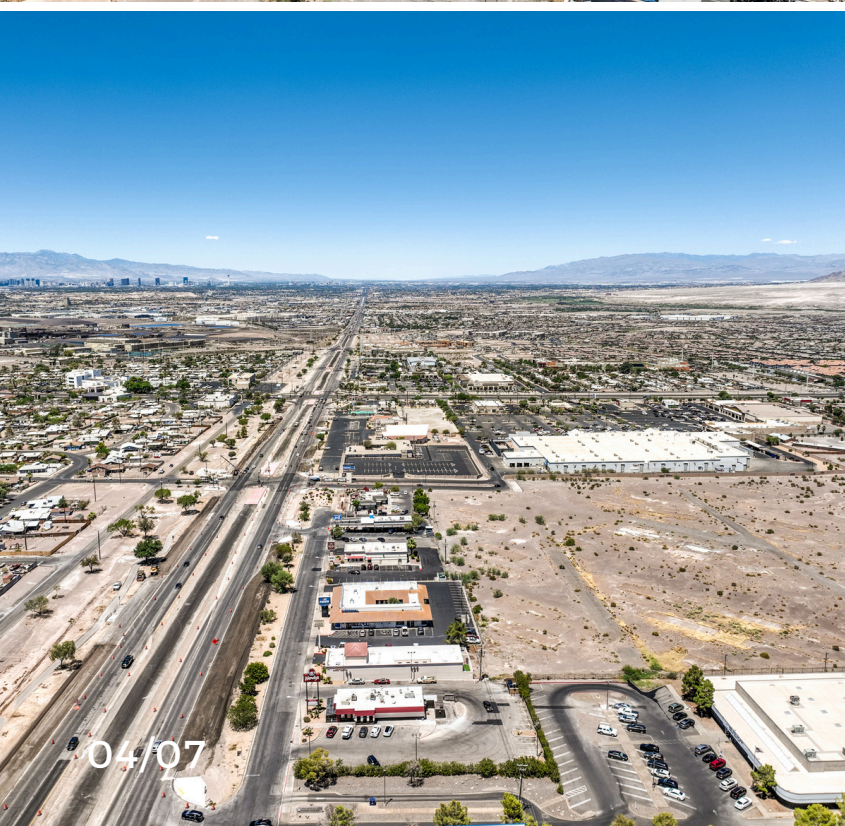


## QSR LONG-TERM LEASE OPPORTUNITY

# KEY HIGHLIGHTS

- Prime QSR Lease Opportunity along the Reimagined Boulder HWY
- Freestanding Building | 3,097 SF on 0.56 Acres
- Ideal for quick-serve restaurant, drive-thru, or new food brand concept
- Easy access to major routes and public transportation
- Ample surface parking for staff and customers
- Infrastructure adaptable for rebranding or concept transformation
- High daytime traffic, strong demographics, and nearby development momentum
- Flexible lease option
- 18 mins to Boulder City Municipal Airport | 19 mins to Harry Reid International

*Henderson is one of the fastest-growing cities in Nevada, with significant public and private investment flowing into retail, mixed-use, and residential developments. The Boulder Highway corridor is undergoing a steady transformation, offering unique positioning for tenants who want to secure their spot before lease rates climb. This site is uniquely positioned to benefit from both built-in daily traffic and future upside from adjacent land development, making it a long-term anchor opportunity in an evolving neighborhood.*





# TENANT MIX & DEMOGRAPHICS

## Nearby Tenant Mix

The immediate area features a diverse tenant base, including:

- National QSR chains (McDonald's, Subway, Taco Bell, Sonic)
- Auto services and convenience stores
- Local restaurants and family-owned businesses
- Retail centers and neighborhood shopping strips
- Medical offices, schools, and community services

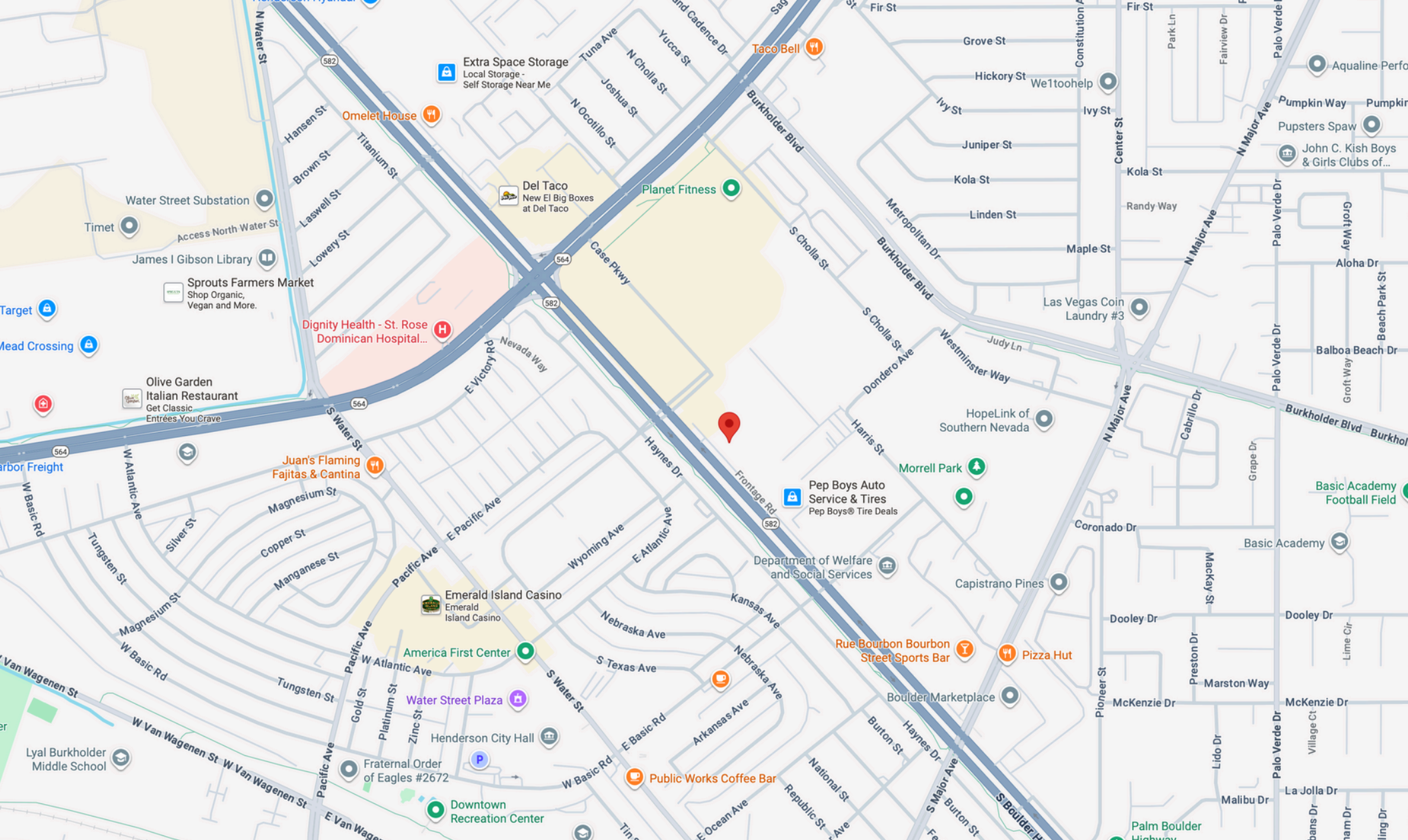
This strong mix of nearby tenants contributes to consistent consumer traffic and supports a wide range of potential business models.

## Demographics Snapshot (5-mile radius)

- Population: 205,000+
- Average Household Income: \$71,000
- Median Age: 38.5
- Total Households: 75,000+
- Strong mix of young families, retirees, and working professionals







## TRAFFIC COUNTS & VISIBILITY

310 S Boulder Hwy benefits from exceptional exposure in a high-traffic corridor of Henderson, supported by strong 2024 NDOT vehicle count data:

- **Boulder Highway: 22,500 vehicles per day (VPD)**
- **Lake Mead Parkway: 41,000 vehicles per day (VPD)**

These corridors serve as major commuter and commercial routes, offering consistent daily traffic and direct access to a growing residential and retail population. The site's proximity to the intersection of these two major roadways enhances visibility, drive-by impressions, and long-term marketing value for any future tenant.



# 310 S BOULDER HWY

## LEASE POTENTIAL

310 S Boulder Hwy offers an exceptional opportunity for a restaurant to secure long-term tenancy in one of Henderson's most active and evolving commercial corridors.

- Freestanding restaurant space with Boulder Hwy frontage
- High visibility and traffic exposure
- Flexible layout supports rebranding or new concept rollout
- Surrounded by residential growth and commercial redevelopment
- Ideal for brands seeking long-term exposure in a rapidly evolving market

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07/07

EXCLUSIVELY PRESENTED BY

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