

# AVAILABLE NOW



**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

# PROPERTY OVERVIEW



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

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.



03/07



## 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:

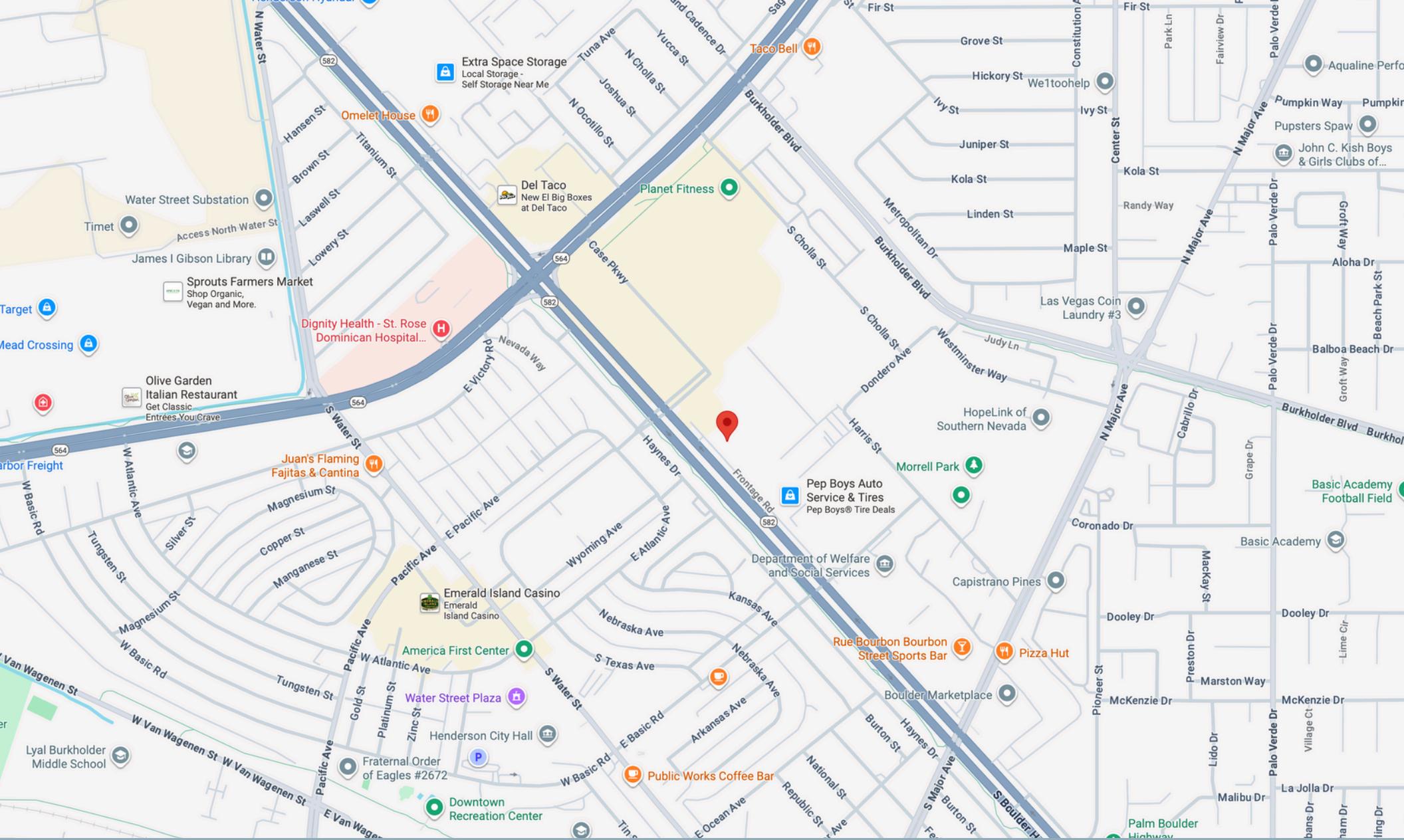
- National QSR chains (McDonald's, Subway, Taco Bell, Sonic)
- Auto services and convenience stores
- Local restaurants and family-owned businesses
- Retail centers and neighborhood shopping strips
- Medical offices, schools, and community services

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

### CONFIDENTIALITY STATEMENT

This offering memorandum, provided by QUEENSRIDGE COMMERCIAL, LLC contains proprietary and strictly confidential information. Please review it only if you are the intended recipient, and do not share it without written consent. By accessing and reviewing this document, you agree to maintain strict confidentiality, refraining from photocopying or duplicating any part. If the subject property does not interest you, kindly return this memorandum promptly to QUEENSRIDGE COMMERCIAL, LLC broker, Derek Rose.

The memorandum is designed to provide a summary of unverified financial and physical information to prospective purchasers, establishing only a preliminary level of interest in the property. It is crucial to note that this information does not substitute a thorough due diligence investigation. QUEENSRIDGE COMMERCIAL, LLC has not conducted an investigation and makes no warranty or representation regarding various aspects of the property, including income, expenses, future financial performance, size, contaminants, compliance with regulations, physical condition, or tenant-related matters.

The information herein is obtained from believed reliable sources. Potential buyers are responsible for independently verifying all information and covering the costs of their investigations.

Property showings are strictly by appointment only; contact the QUEENSRIDGE COMMERCIAL, LLC broker, Derek Rose, for details.

07/07

EXCLUSIVELY PRESENTED BY

## DEREK ROSE

Broker  
License # B.32056



DROSE@LVMO.COM



[www.queensridgecommercial.com](http://www.queensridgecommercial.com)



702-540-7477



QUEENSRIDGE COMMERCIAL

10161 Park Run Dr, #150  
Las Vegas, NV 89145