

# LAKE MEAD GATEWAY SHOPS

**FOR LEASE**



210 North Boulder Highway  
Henderson, Nevada 89015

property information

- Dominant Albertsons Grocery anchored center serving downtown Henderson, Lake Las Vegas and Tuscany Village
- Busy Boulder Highway and Lake Mead corridor (63,000 cars daily)
- Located across from St. Rose Dominican Hospital
- Excellent rent and TI deals for new tenants
- Available space from 1,075 SF to 1,134 SF
- Come join **Del Taco, Quest Diagnostics, Albertsons, Pizza Hut, Verizon Wireless** and more

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
<b>POPULATION</b>			
2011 Estimated Population	10,529	71,175	152,749
2016 Projected Population	10,813	72,829	159,164
<b>HOUSEHOLDS</b>			
2011 Estimated Households	3,877	26,271	56,345
2016 Projected Households	3,976	26,785	58,620
2011 Est. Median HH Income	\$37,008	\$55,763	\$58,511
2011 Est. Per Capita Income	\$17,845	\$24,574	\$26,515
2011 Est. Average HH Income	\$47,283	\$66,105	\$71,316

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



marketed by:

Dan Hubbard **702.688.6934**  
dhubbard@comre.com

Todd Manning **702-688.6949**  
tmanning@comre.com



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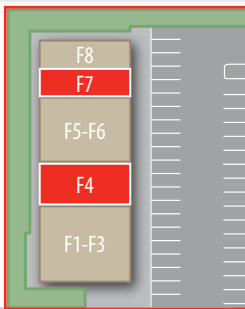
INDEPENDENTLY OWNED AND OPERATED

3773 Howard Hughes Pkwy, Suite 100 S • Las Vegas, Nevada 89169  
Tel 702-796-7900 Fax 702-796-7920 • comre.com

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SUITE	TENANT	SF
F1-F3	Action Comics	-
<b>F4</b>	<b>AVAILABLE</b>	<b>1,075</b>
F5-F6	Quest Diagnostics	-
<b>F7</b>	<b>AVAILABLE</b>	<b>1,134</b>
F8	American Family Insurance	1,028



NOT A PART

TAYLOR STREET

LAKE MEAD DRIVE

BOULDER HIGHWAY

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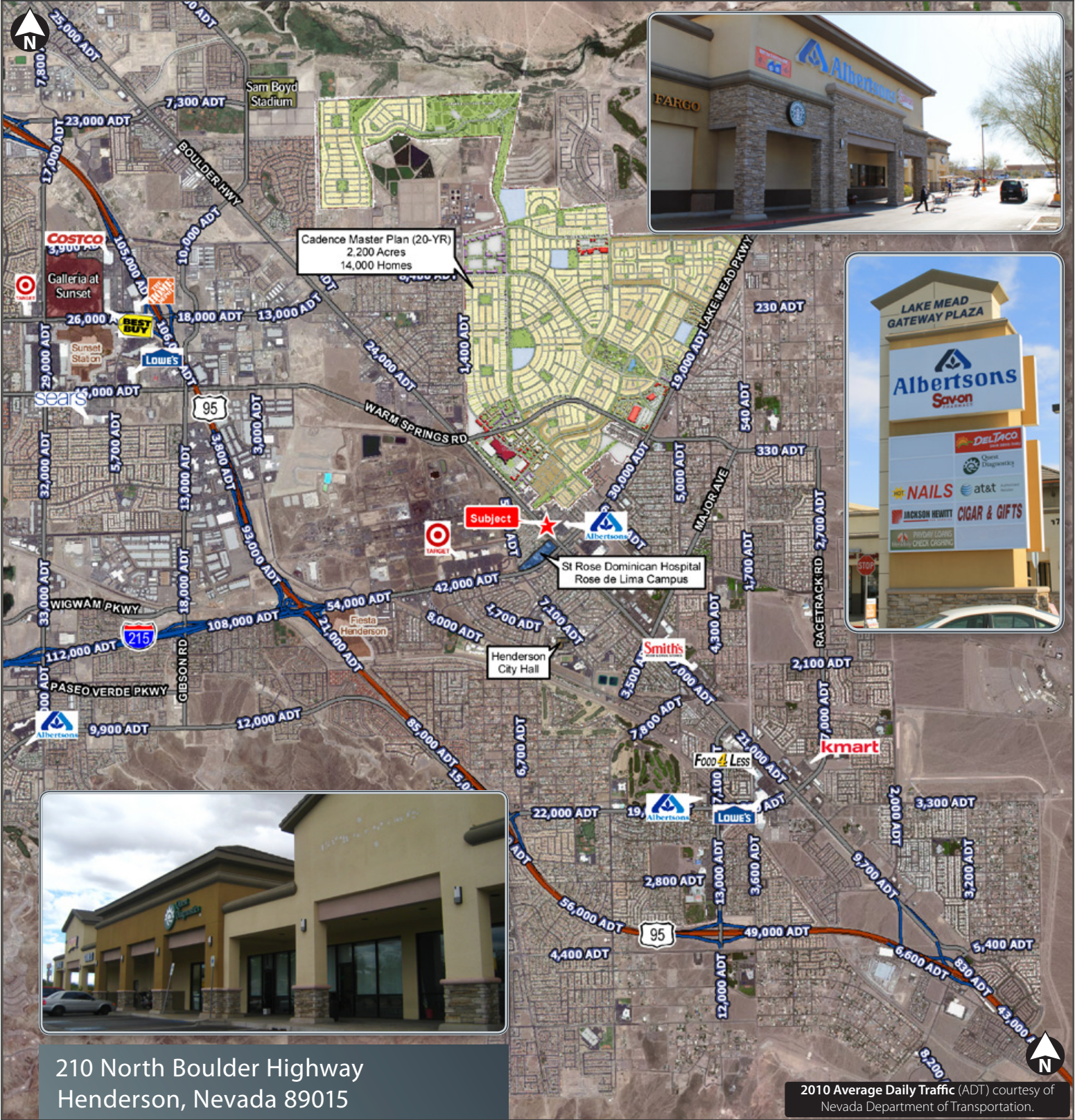
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2010 Average Daily Traffic (ADT) courtesy of Nevada Department of Transportation.

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