

FOR SALE

# Excess Walgreens Parcel - Las Vegas, NV

3400 Boulder Highway | Las Vegas, NV



## Overview

<b>SALE PRICE</b>	Contact Broker for Price
<b>LOT SIZE</b>	0.51 Acres



## Description

- Located at the hard corner with three points of entry into the Walgreen's lot
- Highly trafficked intersection

## Demographics

	1 MILE	3 MILES	5 MILES
Current Population	22,958	245,535	529,556
Total Households	9,083	86,335	179,743
Average HH Income	\$43,657	\$47,061	\$50,452
Daytime Population	20,442	245,060	670,999

Year: 2017 | Source: Esri

## Contact

**TAMI LORD**  
 DL: 303.390.5244 | M: 702.232.8869  
 tami.lord@srsre.com | LIC #B-1001815

**ED BEEH**  
 DL: 602.682.6040 | M: 602.980.3553  
 ed.beeh@srsre.com | LIC #S-182461

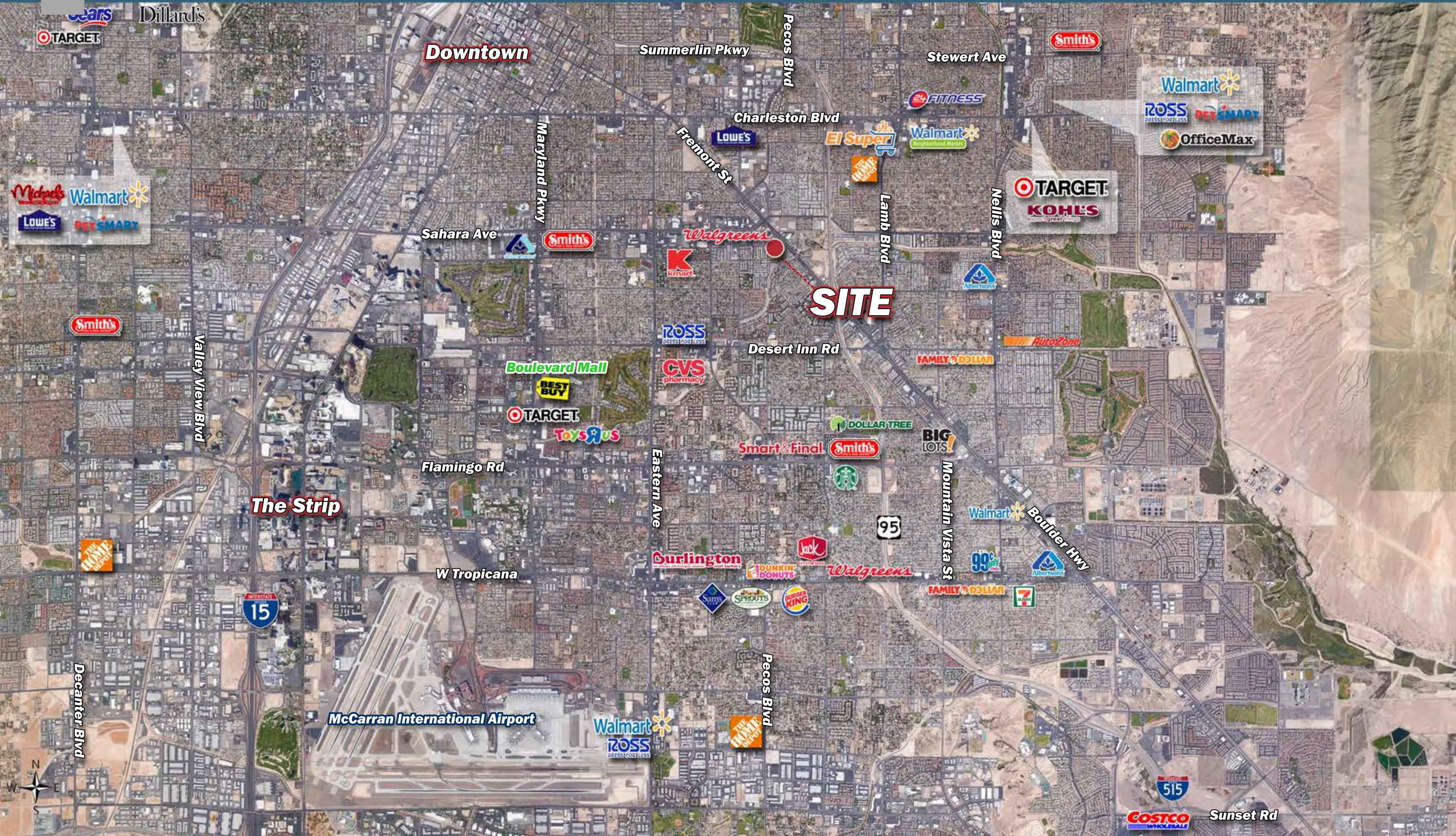
## Traffic Counts

Boulder Hwy: se/o E Sahara Ave	21,238 VPD
Boulder Hwy: nw/o E Sahara Ave	17,500 VPD
E Sahara Ave: sw/o Boulder Hwy	26,425 VPD
E Sahara Ave: ne/o Boulder Hwy	26,425 VPD

Year: 2013 | Source: Esri

SRS REAL ESTATE PARTNERS | 6623 Las Vegas Blvd S Suite 390 | Las Vegas, NV 89119 | 303.572.1800

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.



	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	21,985	228,589	471,473
2010 Population	21,285	230,506	493,215
2017 Population	22,958	245,535	529,556
2022 Population	24,554	260,640	564,037
2000-2010 Annual Rate	-0.32%	0.08%	0.45%
2010-2017 Annual Rate	1.05%	0.88%	0.99%
2017-2022 Annual Rate	1.35%	1.20%	1.27%
2017 Male Population	51.8%	52.4%	51.8%
2017 Female Population	48.2%	47.6%	48.2%
2017 Median Age	43.8	35.5	34.5
<b>Households</b>			
2000 Households	9,568	85,394	171,644
2010 Households	8,608	82,293	170,441
2017 Total Households	9,083	86,335	179,743
2022 Total Households	9,633	91,231	190,666
2000-2010 Annual Rate	-1.05%	-0.37%	-0.07%
2010-2017 Annual Rate	0.74%	0.66%	0.74%
2017-2022 Annual Rate	1.18%	1.11%	1.19%
2017 Average Household Size	2.52	2.78	2.88
<b>Housing Units</b>			
2017 Total Housing Units	10,373	102,040	221,100
2017 Owner Occupied Housing Units	4,866	33,446	73,712
2017 Renter Occupied Housing Units	4,217	52,889	106,031
2017 Vacant Housing Units	1,290	15,705	41,357
<b>Race and Ethnicity</b>			
2017 White Alone	54.3%	48.8%	47.2%
2017 Black Alone	7.9%	11.2%	12.6%
2017 American Indian/Alaska Native Alone	1.0%	1.0%	0.9%
2017 Asian Alone	5.9%	5.8%	6.3%
2017 Pacific Islander Alone	0.5%	0.6%	0.6%
2017 Hispanic Origin (Any Race)	50.4%	53.8%	52.2%
<b>Income</b>			
2017 Median Household Income	\$33,402	\$34,952	\$36,925
2017 Average Household Income	\$43,657	\$47,061	\$50,452
Per Capita Income	\$17,698	\$17,243	\$17,778
<b>2017 Population 25+ by Educational Attainment</b>			
Total	16,585	161,677	341,803
High School Graduate	29.9%	27.8%	27.1%
GED/Alternative Credential	5.7%	4.7%	4.3%
Some College, No Degree	21.9%	22.0%	21.9%
Associate Degree	6.8%	5.4%	5.8%
Bachelor's Degree	6.3%	8.4%	9.0%
Graduate/Professional Degree	2.2%	3.3%	4.0%
<b>Data for all businesses in area</b>			
Total Businesses:	504	8,196	20,643
Total Employees:	6,646	97,830	367,699
<b>Daytime Population</b>			
2017 Total Daytime Population	20,442	245,060	670,999
Workers	6,176	100,035	360,664
Residents	14,266	145,025	310,335