

4213 Boulder Highway

Las Vegas, NV 89121

Land For Lease

±1 ACRE

*****Build to Suit or Joint Venture Potential**



Leasing Information:
702.221.8226

Lincoln

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Property Highlights:

- +/- 1 Acre Available For Lease
- Rates starting at \$2.10/psf Per Year
- Pylon Signage Available
- Great Parking
- High Traffic Counts
- Easy Access to I 515 / US 93 / US 95
- Across from Boulder Station Casino
- Potential Build to Suit or Joint Venture

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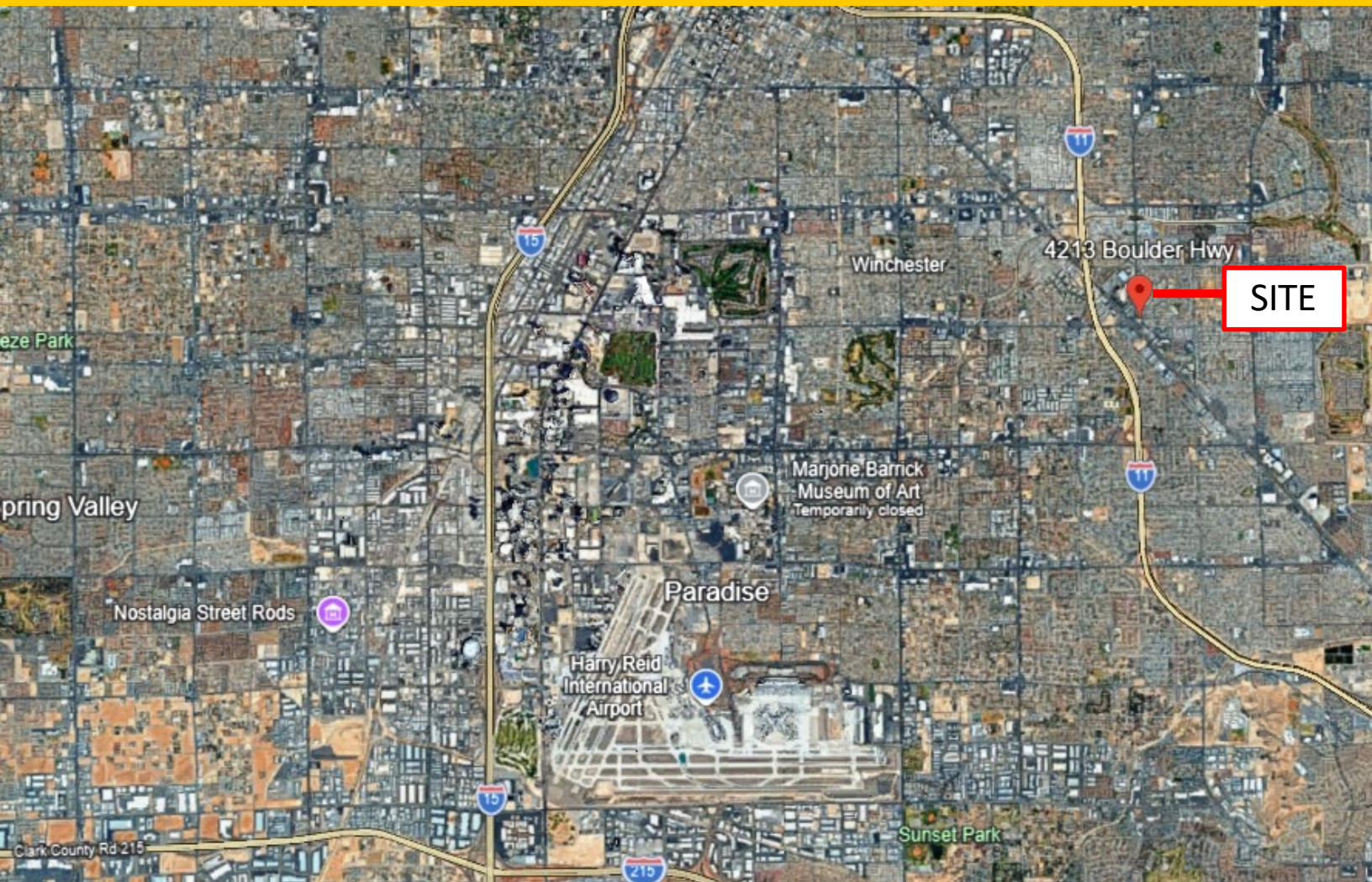
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Traffic Counts

Collection	Cross	Traffic Volume
S Lamb Blvd	E Desert Inn Rd S	33,373
S Lamb Blvd	Cloverdale Ave E	36,888
E Desert Inn Rd	S Lamb Blvd E	37,008
Boulder Highway	I- 515 NW	37,953
Interstate 5151	I-515 NW	155,415
Boulder Highway	Mars Way N	40,481
I-515	E Twain Ave SE	139,286

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