VACANT **QSR**
Henderson, NV 89015

For Lease →

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M SQUARE COMMERCIAL

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3,097 SF 2ND GEN RESTAURANT WITH MONUMENT SIGN
310 S. Boulder Hwy, Henderson, NV 89015

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OVERVIEW

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AVAILABLE

3,097 SF Builing on ±0.56 AC

RATES

Call for Details

PROPERTY DETAILS

- Strategic Location: Sits along Boulder Hwy, a major corridor connecting Henderson with Las Vegas, giving businesses high daily traffic and strong visibility.
- The adjacent Sonic has an A national market grade. (Source: Restaurant Trends), and it is ranked 4/22 in the state with over 238,000 visits per year. (Source: SitesUSA)
- Ongoing Improvements for the highway, due to be completed Q2/Q3 2027, will include a BRT station right in front of this location at Boulder Hwy and Texas Ave.
- Shadow anchored by a Walmart Super Center with over 2.2 million visits per year

TRAFFIC COUNTS

Boulder Hwy: 22,500 VPD ('24)

Lake Mead Pkwy: 41,000 VPD ('24)

SITE PHOTO



2025 DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	14,759	95,637	193,458
Daytime Pop	19,136	84,765	164,132
2030 Proj. Pop	15,922	103,362	206,090
Median Age	38.0	41.7	40.2
Households	5,833	36,484	74,932
AVG HH Income	$78,337	$121,229	$122,191

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REIMAGINE BOULDER HIGHWAY

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REIMAGINING BOULDER HIGHWAY

Reimagine Boulder Highway is a landmark public infrastructure investment that is reshaping one of Southern Nevada's oldest—and most traveled—transportation corridors, creating a stronger long-term growth story for 310 S Boulder Hwy, Henderson, NV. The project reconstructs approximately 7.5 miles of Boulder Highway (Wagon Wheel Dr to Tulip Falls Dr) into a safer, more walkable, and more connected multi-modal boulevard. Construction is anticipated to continue through July 2027, and the end result is designed to improve access, safety, and mobility for both drivers and pedestrians—key fundamentals that support retail and service-oriented uses. Planned improvements include center-running Bus Rapid Transit (BRT) lanes, a lane reduction from six to four to calm traffic, wider sidewalks and upgraded pedestrian crossings, protected bike facilities, enhanced street lighting and signal/utility upgrades, and major storm-drain and flood-mitigation infrastructure to improve reliability during storm events. Importantly for this specific location, the corridor plan includes a BRT stop at Boulder Hwy & Texas Ave, directly serving the property—supporting consistent daily rider activity, strengthening walk-up visibility, and creating another dependable demand driver for future tenants.

[Reimagine Boulder Highway Project]

RENDERING



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CADENCE

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CADENCE COMMUNITY

Cadence in Henderson is a large-scale master-planned community designed using a data-driven approach that aligns housing growth, retail demand, and public amenities. Spanning roughly 2,200 acres, the community is planned for about 13,250 homes at full build-out, making it one of the largest residential developments in Southern Nevada.

The plan integrates housing with amenities and services to support long-term population growth. Cadence includes about 450 acres of parks and open space, highlighted by the community's 50-acre Central Park, which serves as a recreational and social hub for residents.

Retail development has been phased alongside residential growth, anchored by a 124,000-square-foot Smith's Marketplace within the Cadence Village Center. The marketplace acts as the primary commercial hub for the community, with additional dining, banking, and service retailers planned nearby to create a walkable neighborhood center that supports the growing population.

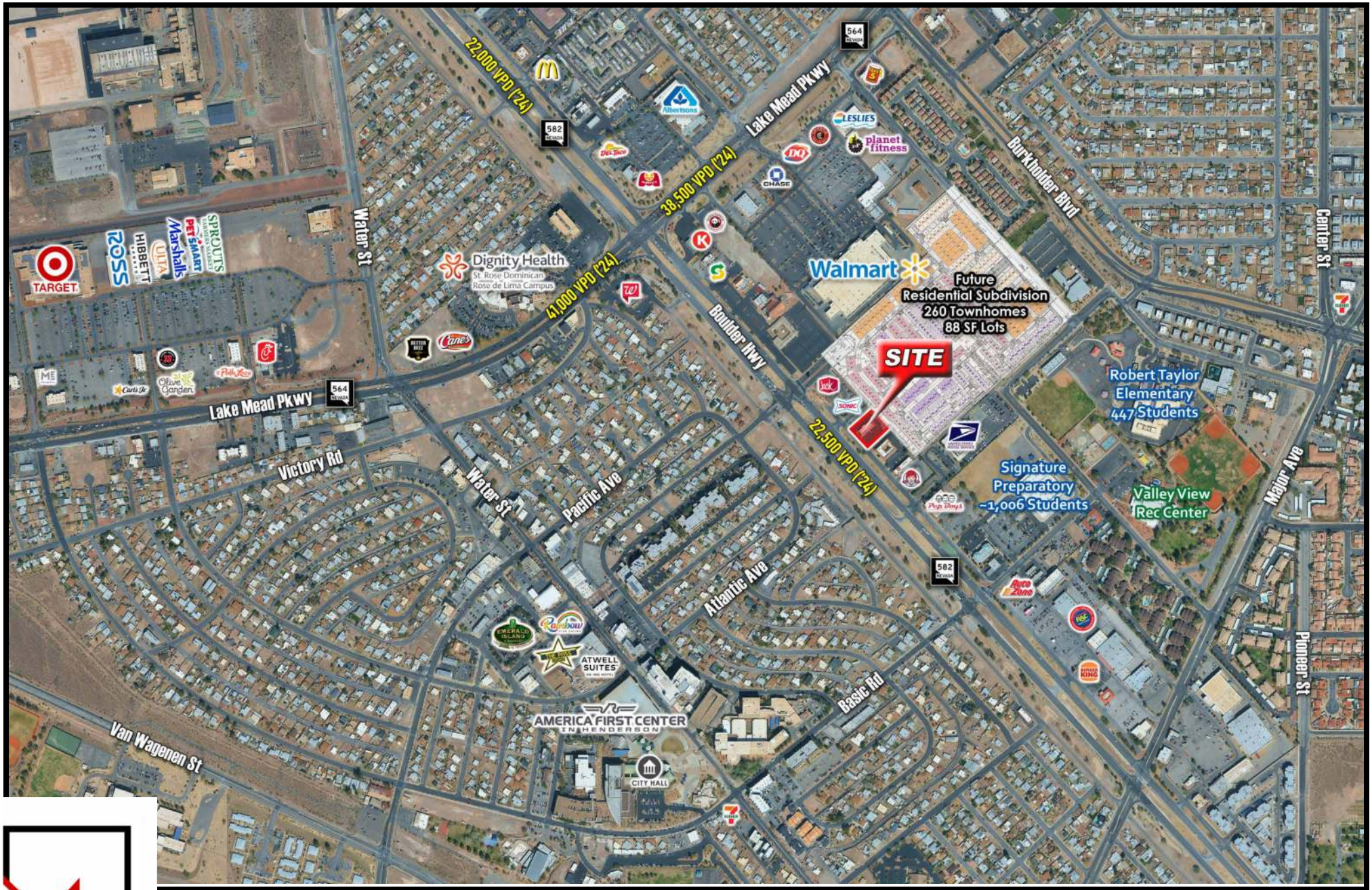


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CLOSE AERIAL

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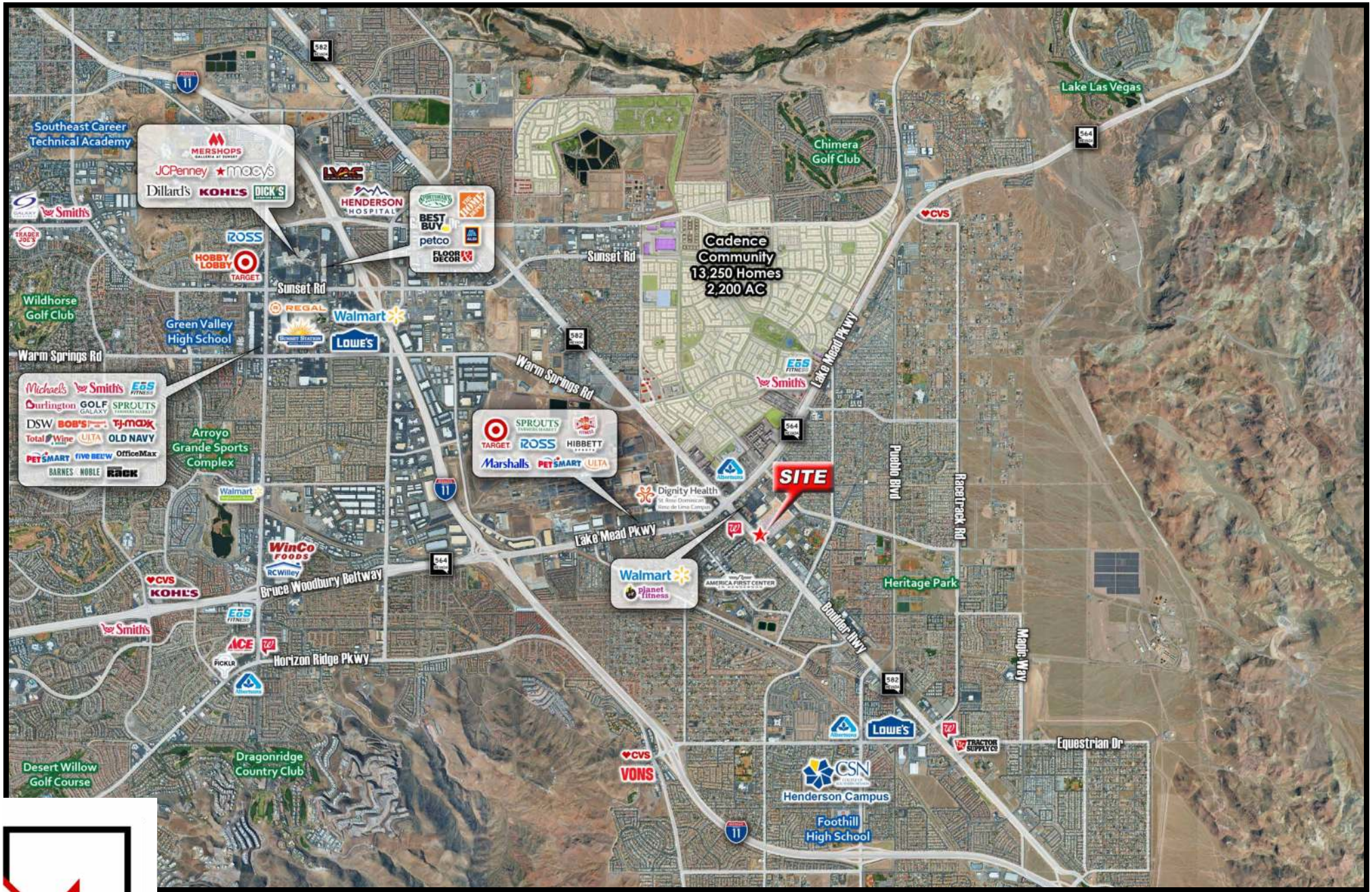


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WIDE AERIAL

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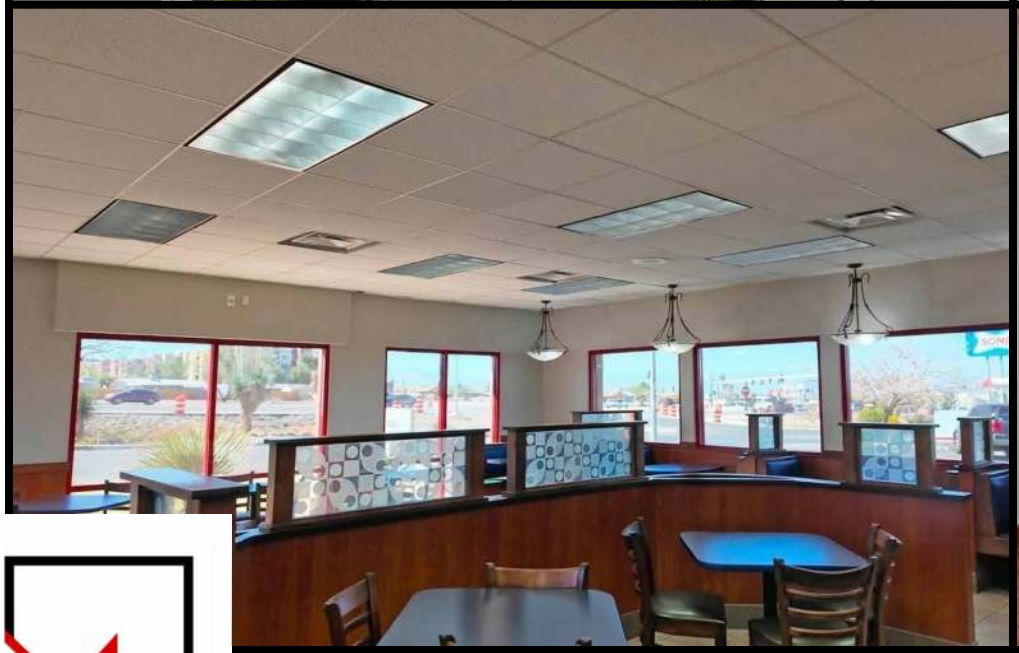
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PROPERTY PHOTOS

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