



AVAILABLE

AVAILABLE

FOR LEASE

5191 W Charleston Blvd,
Las Vegas, NV 89146

- Signalized Ingress And Egress
- Dense Residential Trade Area
- Busy Center
- Recently Painted Buildings And Pylon Sign

±2,000 – 2,960 SF RETAIL

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Property Specs

LEASE RATE	Building 5201: Suite 110 \$2.50/SF/NNN Building 5191: Suite 160 \$1.85/SF/NNN Building 5191: Suite 170 \$1.85/SF/NNN
CAM RATE	\$ 0.54
TOTAL MONTHLY	Building 5201: Suite 110 \$6,080.00 Building 5191: Suite 160 \$6,883.20 Building 5191: Suite 170 \$7,074.80
TOTAL AVAILABLE	Building 5201: Suite 110 ±2,000 Building 5191: Suite 160 ±2,880 Building 5191: Suite 170 ±2,960
LOT SIZE	±3.74 Acres
ZONING	C-1
PROPERTY TYPE	Office Central Business District
YEAR BUILT	2006

Building 5201: Suite 110

- 2nd gen restaurant available now.
- All kitchen equipment and furniture, fixtures and equipment to stay with the suite, including walk-in, range, hood, three compartment sink, prep area, and service area. Suite is ready for its next owner to start cooking!

Building 5191: Suite 160

- 2nd gen retail suite, former Salon Centric.

Building 5191: Suite 170

- 2nd gen retail suite, former pet supply and animal sales.

- High density residential and commercial.
- Signalized entrance to the center.
- Built in generating factor with the 11,000 SF Academy for Hair, and Dotty's Casino.



OR TEXT 22362 TO 39200

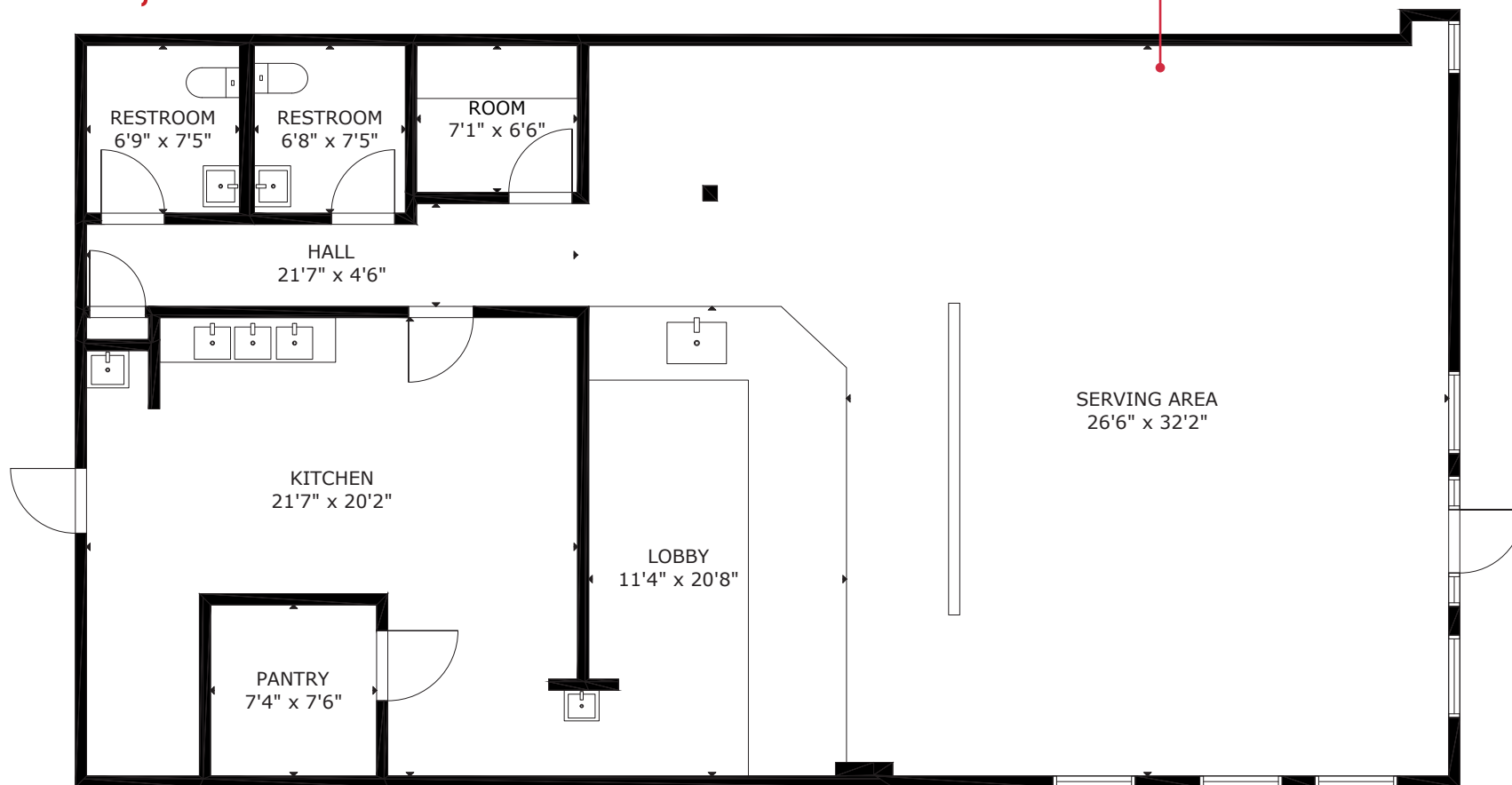
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FOR A 3D TOUR

±2,000 SF



FLOOR PLAN

SUITE 110



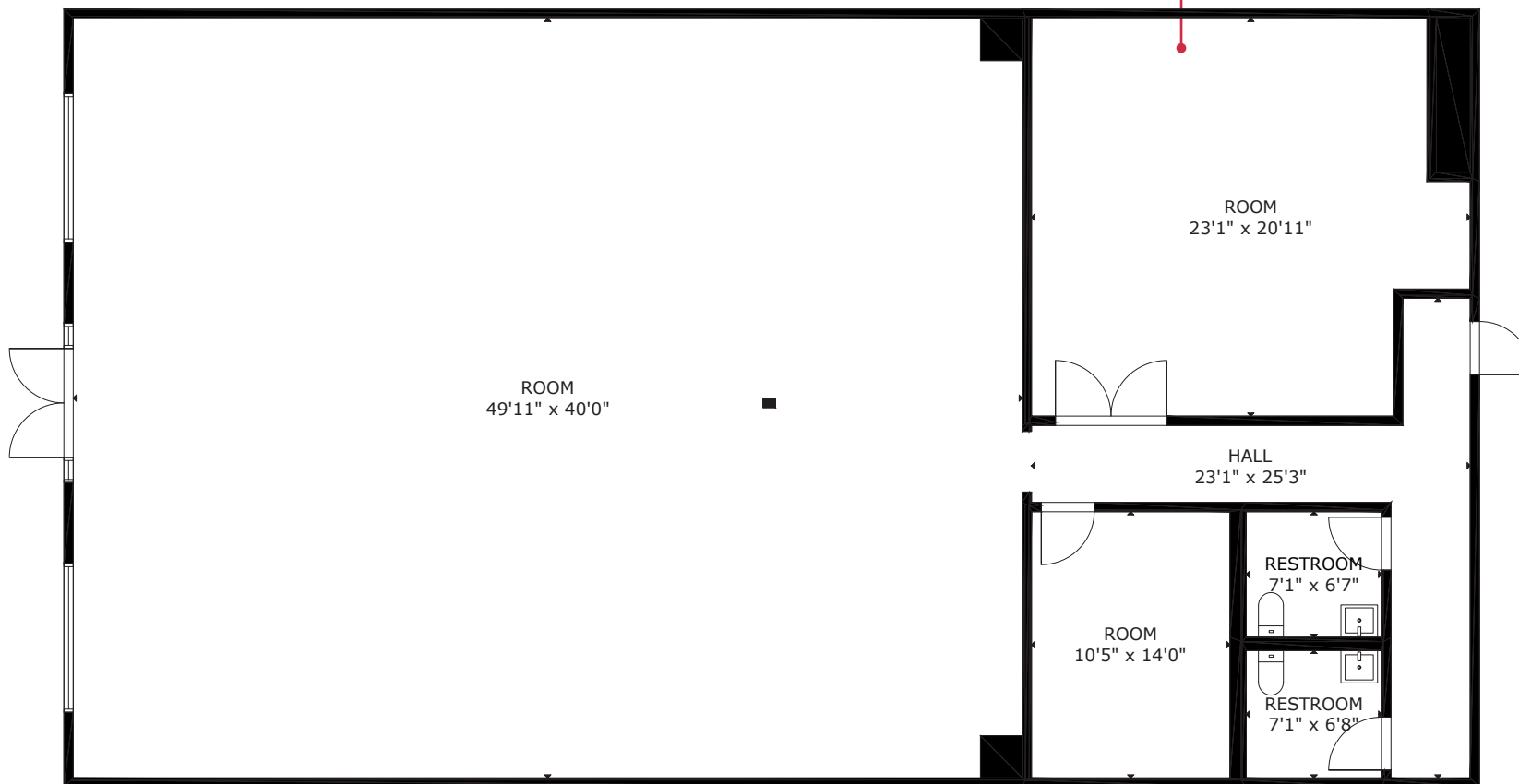
PHOTOS





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±2,880 SF



FLOOR PLAN

SUITE 160



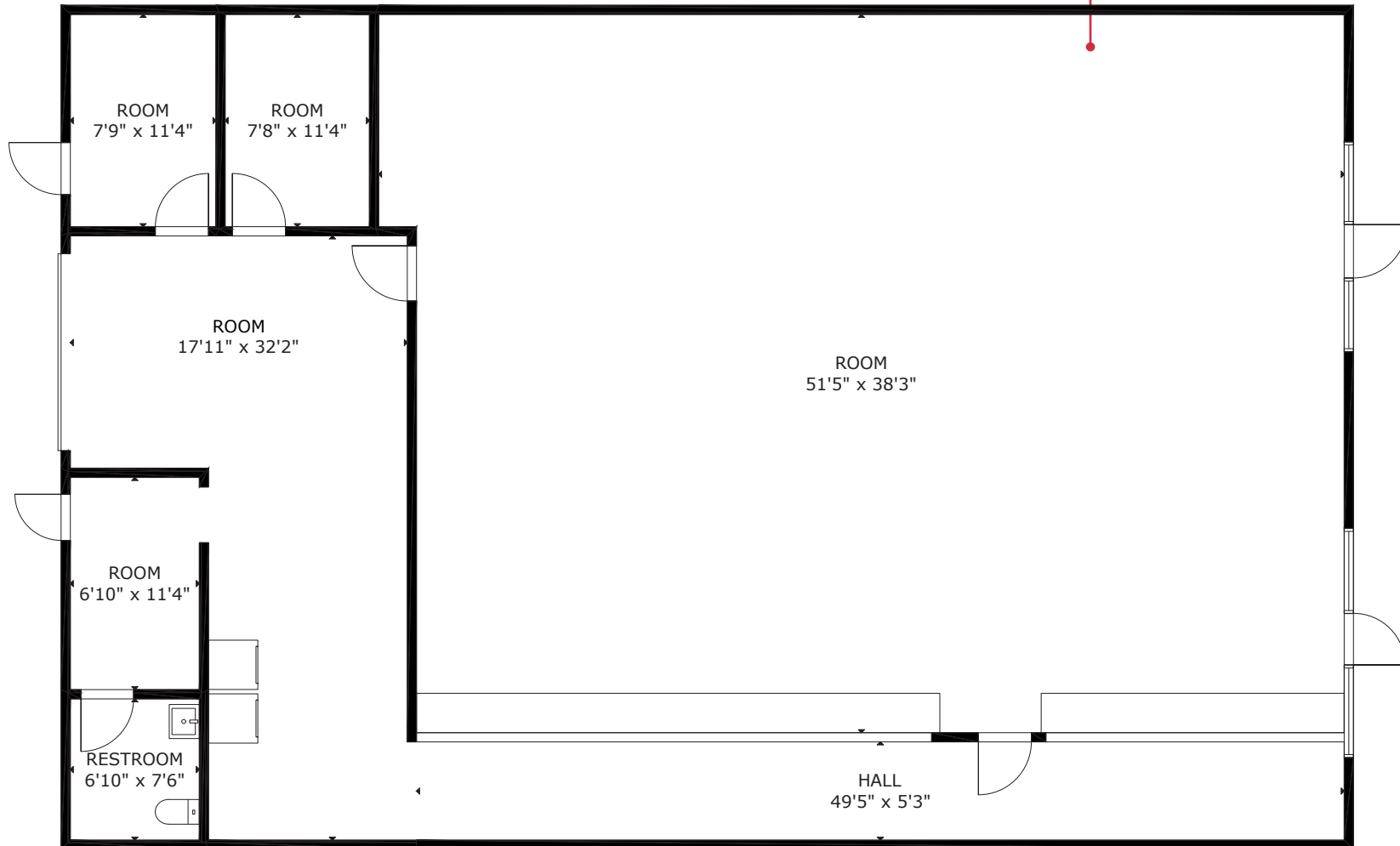
PHOTOS





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±2,960 SF

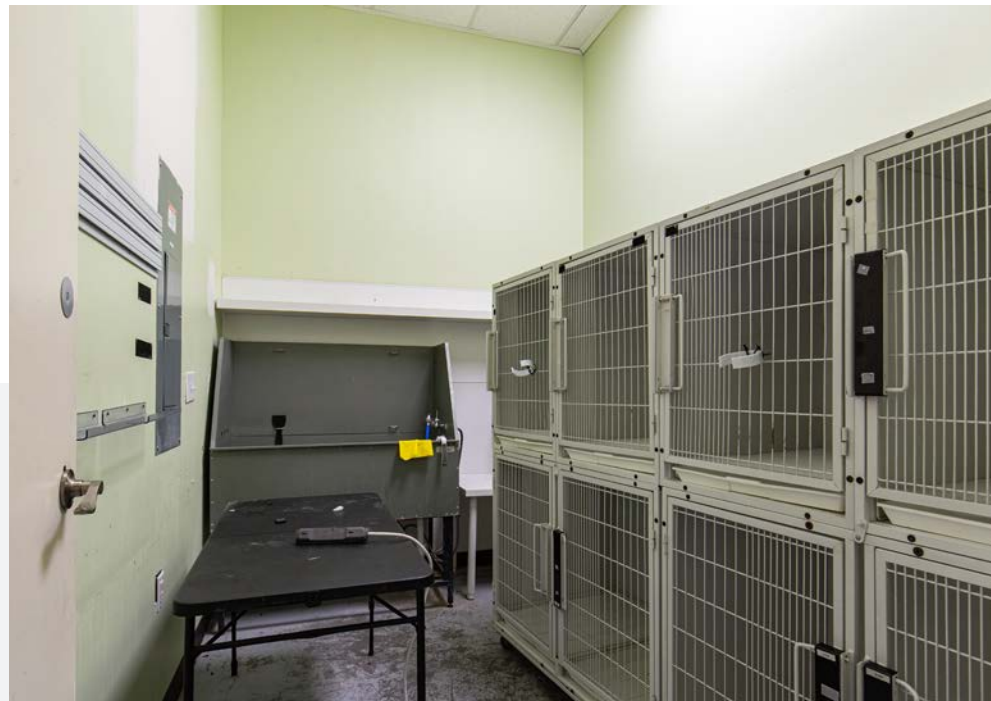


FLOOR PLAN

SUITE 170



PHOTOS



AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	21,215	178,321	481,262
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	8,322	67,546	194,021
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$70,451	\$76,691	\$77,558

Traffic Counts

STREET	AADT
W Charleston Blvd	32,488
Brush St	39,588

Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

TERMS & CONDITIONS

Terms and Conditions

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