

FOR LEASE

2035 E. CHARLESTON BLVD.

LAS VEGAS, NV 89104



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* PLEASE DO NOT DISTURB TENANT



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2035 E. Charleston Blvd.
Las Vegas, NV 89104



Property Highlights

- +/- 4,154 SF freestanding Carl's Jr. on +/- 0.85 acres at the NWC of Eastern Ave. and Charleston Blvd.
 - S. Eastern Ave.: +/- 32,000 CPD
 - E. Charleston Blvd.: +/- 31,000 CPD
- Freestanding drive-thru building on hard corner of a signalized intersection
- The property features a +/- 45-foot pylon sign, visible from one mile away in all directions
- Frontage:
 - S. Eastern Ave.: 179'
 - E. Charleston Blvd.: 194'
- Proximity to the US-95 Freeway +/- 154,000 CPD
- Adjacent a high-volume Terrible Herbst, O'Reilly Auto Parts, and Taco Bell
- Other tenant's at the intersection/in corridor include, Lowe's, 7-11, Starbucks, Raising Canes, McDonald's, and Arco Gas

Listing Snapshot



Contact Broker
Lease Rate



+/- 4,154 SF
Building Size



+/- 0.85 AC
Total Acreage

Demographics

Population	1-mile	3-mile	5-mile
2023 Population	28,761	218,033	529,625
Income	1-mile	3-mile	5-mile
2023 Average Household Income	\$40,737	\$56,964	\$61,256
Households	1-mile	3-mile	5-mile
2023 Total Households	12,022	80,380	194,005

3D Aerial - West Facing

■ Subject
 ■ Multi-Family
 ■ Event Centers
 ■ Power Centers
 ■ Neighborhood Centers
 ■ Hotels / Casinos
 ■ Local Government



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3D Aerial - North Facing

■ Subject ■ Retail ■ Neighborhood Centers ■ Multi-Family ■ Local Government



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3D Aerial - East Facing

■ Subject
 ■ Retail
 ■ Multi-Family
 ■ Hotels / Casinos



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Site Plan

■ Available ■ NAP



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