

ANCHOR/SHOP SPACE FOR LEASE



AVAILABLE
±15,000 SF

AVAILABLE
±11,300 SF

PENDING
±21,424 SF

AVAILABLE
±4,342 SF

SIGNALIZED INTERSECTION
OF CHARLESTON & BRUCE
(BETWEEN MARYLAND PARKWAY
& EASTERN AVENUE)

E. Charleston Boulevard

CHARLESTON BLVD ±32,500 CPD

Source: NDOT, 2024

E. Charleston Boulevard

Charleston Plaza

Retail | For Lease

IMMEDIATE AVAILABILITY!

CBRE

Property Overview

CENTRAL EAST SUBMARKET

Mature dense trade area with street front exposure to Charleston Blvd.
With close proximity to both I (15) to west and US (95) to east along Charleston Blvd.



Available

For Lease from
±1,200 SF - ±25,00 SF



Central East

Submarket - close proximity
to both I(15) and to the east
of US(95) from
Charleston Boulevard



Demographics

2024 estimated demographics;
(1) mile - population 28,088
(3) mile - population 202,051



Traffic Counts

Charleston Blvd ±32,500
Eastern Ave ±30,000



Access

Includes multiple points
of entry including signalized
intersection at Charleston
Boulevard & Bruce Street

Charleston Plaza

LEASING DETAILS

Junior Anchor Spaces for Lease

1822 For Lease | ± 15,000 SF

1828 For Lease | ± 11,300 SF

Asking Lease Rate

\$1.00 - \$2.00 PSF NNN

Estimated NNN

\$0.42 PSF

Zoning

City of Las Vegas, limited commercial district (C-1)

JOIN THESE TENANTS



SITE PLAN



1710	Los Tacos
1720	Bonanza Swap Meet
1722	Ross Dress for Less
1730	Port of Subs
1732	For Lease ±1,200 SF
1734	Salon
1736	Mail Boxes
1740	Aaron Rents
1744	For Lease ±4,342 SF
1750	For Lease 2,000 SF
1752	Let's Go Auto
1754	Paul's Auto
1756	Mexican Food
1758	Little Caesar's Pizza
1766	Centerwell
1812	For Lease PENDING ±21,424 SF
1814	Oportun
1816	Cricket
1822	For Lease ±15,000 SF
1828	For Lease ±11,300 SF
1830	For Lease ±1,400 SF
1832	For Lease ±4,200 SF
1838	Smoke Shop
1840	Pizza Hut
1842	For Lease ±1,540 SF
1844	Nail Tops
1848	For Lease ±1,625 SF
1850	For Lease ±1,300 SF
1860	Absolute Dental
1862 PAD	Interior Space For Lease ±3,662 SF
1866	H&R Block



TRADE AREA MAP Charleston Plaza



DEMOGRAPHICS

1720 E CHARLESTON BLVD

	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population - Current Year Estimate	28,263	202,051	539,025
2029 Population - Five Year Projection	29,387	207,980	555,866
HOUSEHOLDS			
2024 Households - Current Year Estimate	12,517	78,344	202,061
2029 Households - Five Year Projection	13,152	81,639	210,816
HOUSEHOLD INCOME			
2024 Average Household Income	\$58,137	\$69,095	\$72,036
2029 Average Household Income	\$63,728	\$76,792	\$80,647

Source: ESRI, 2025



Charleston Plaza

Retail | For Lease

ANCHOR BOX / IMMEDIATE AVAILABILITY!

PENNY J. MENDLOVIC

Vice President

+1 702 369 4932

penny.mendlovic@cbre.com

Lic. S.0039894

JENNIFER F. OTT, CCIM

First Vice President

+1 702 369 4806

jennifer.ott@cbre.com

Lic. BS.0054344



©2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_September2025 Content contained in this material has been generated in whole or in part by or with the assistance of generative artificial intelligence.