

AVAILABLE FOR LEASE

Lease Rate: \$2.10 - \$3.75/SF NNN

(2025 estimated CAMs are \$0.76 PSF)

CHARLESTON FESTIVAL



6250-6380 W Charleston Boulevard | Las Vegas, NV 89146

PROPERTY DESCRIPTION

CHARLESTON FESTIVAL is a ±100,258 sf Neighborhood Center located on West Charleston Boulevard, directly across the street from the College of Southern Nevada campus. Close proximity to US-95 provides easy access to the surrounding Summerlin, Northwest, and Downtown areas. This Walmart Neighborhood Market anchored center enjoys a strong level of national credit co-tenancy provided by Walmart Neighborhood Market, Denny's, McDonald's, Tropical Smoothie, Capriotti's, and more.

PROPERTY HIGHLIGHTS

- Solid traffic counts
- Pylon Space is available
- Strong mix of national and solid local tenants
- Across the street from the College of Southern Nevada, boasting approximately 40,000 students
- Upscale street presence with terrific visibility
- Only 1.9 miles from US-95 via West Charleston Boulevard and South Rainbow Boulevard (approx 5 mins)

FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2470 Paseo Verde Pkwy, Ste 140, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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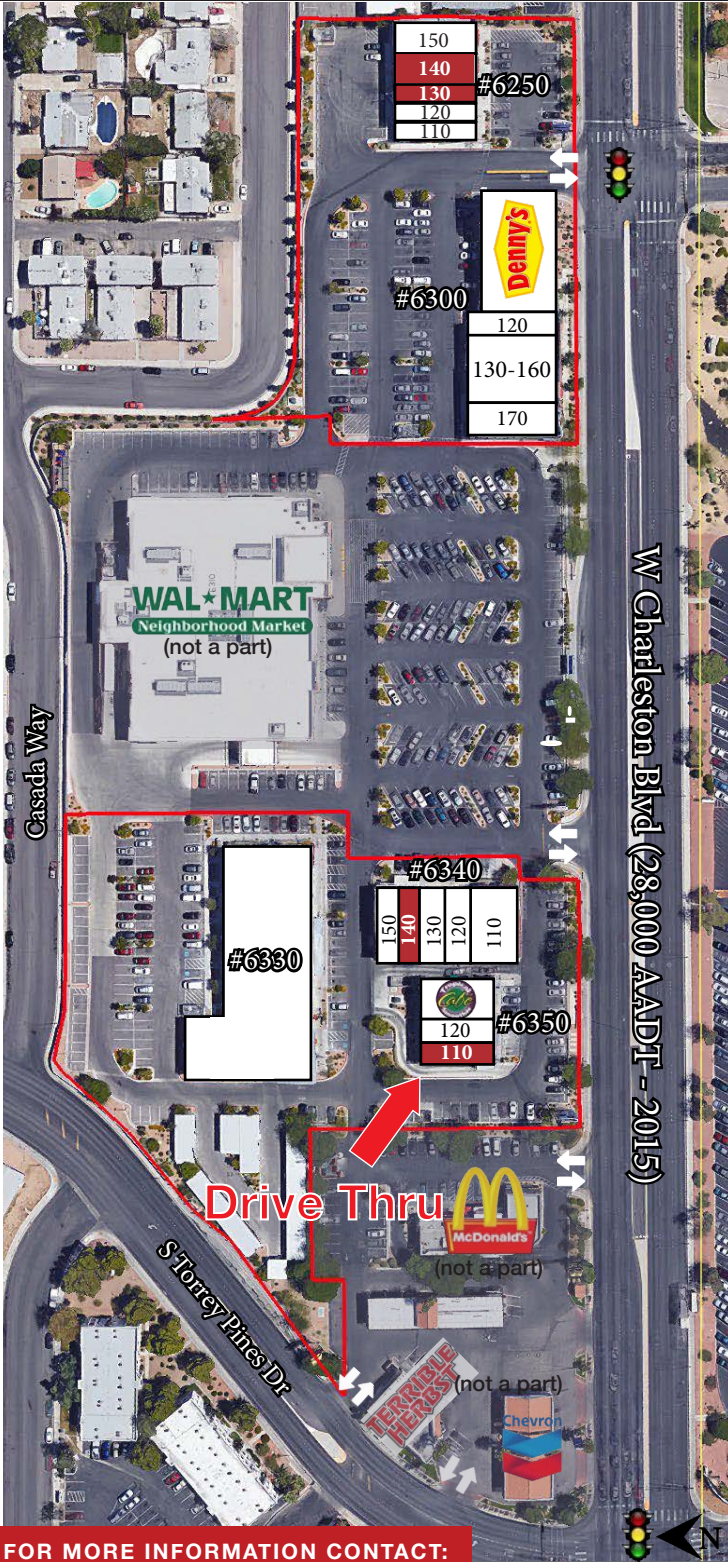
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AVAILABLE SUITE(S)

SUITE	SIZE	TENANT
6250-110-120	2,600	Hookah
6250-130	1,300	AVAILABLE
6250-140	2,025	AVAILABLE
6250-150	2,025	Nevada State High School
6300-110	5,520	Denny's
6300-120	1,350	Smoke Shop
6300-130-160	6,800	BLICK Art Materials
6300-170	2,000	Hibachi House
6330	18,815	Southern Nevada Workforce
6340-110	2,405	Korean Restaurant
6340-120	1,520	Capriotti's
6340-130	1,520	Sam's Spa
6340-140	1,219	AVAILABLE
6340-150	1,219	Bijou Salon
6350-110	1,690	AVAILABLE
6350-120	1,365	Moko
6350-130	2,210	Tropical Smoothie Cafe
6310	39,395	Walmart (NOT A PART)
6360	2,640	McDonald's (NOT A PART)
6380	2,640	Terrible Herbst, Chevron (NOT A PART)



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SUITE 6250-130 - 1,300 SF



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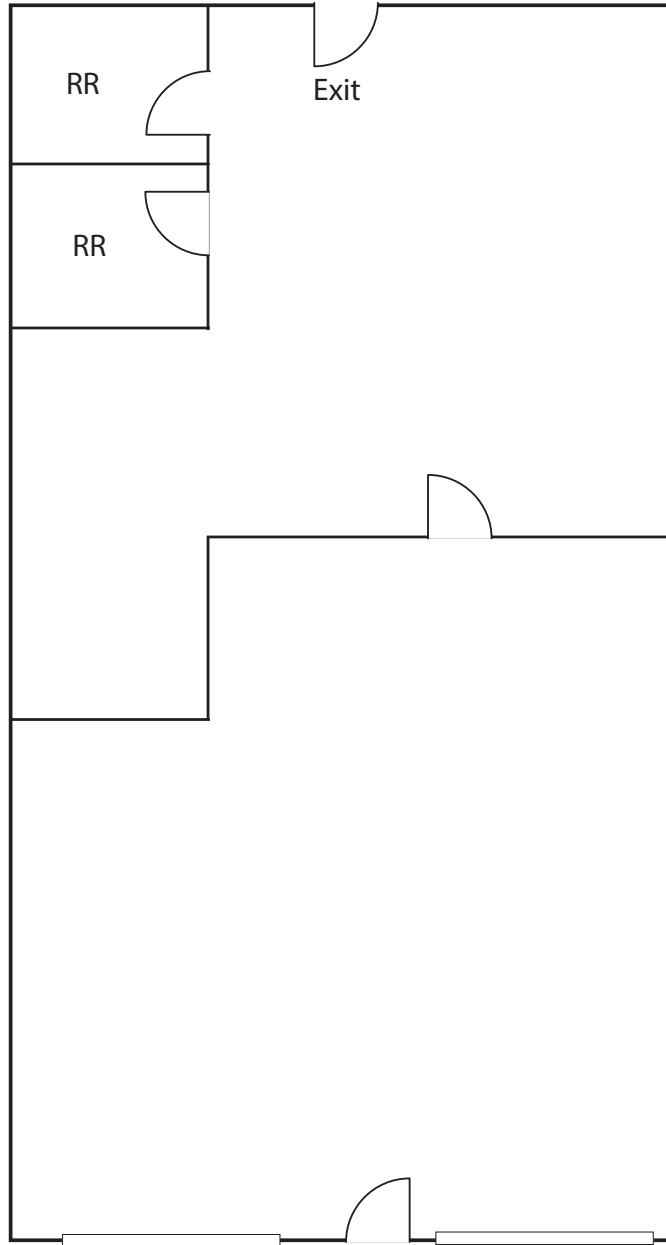
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SUITE 6250-130 - FLOOR PLAN

6250 W Charleston Blvd - Suite 130 (1,300 SF)



Floor plan is not to exact scale. It is intended for general information purposes only.

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SUITE 6250-140 - 2,025 SF



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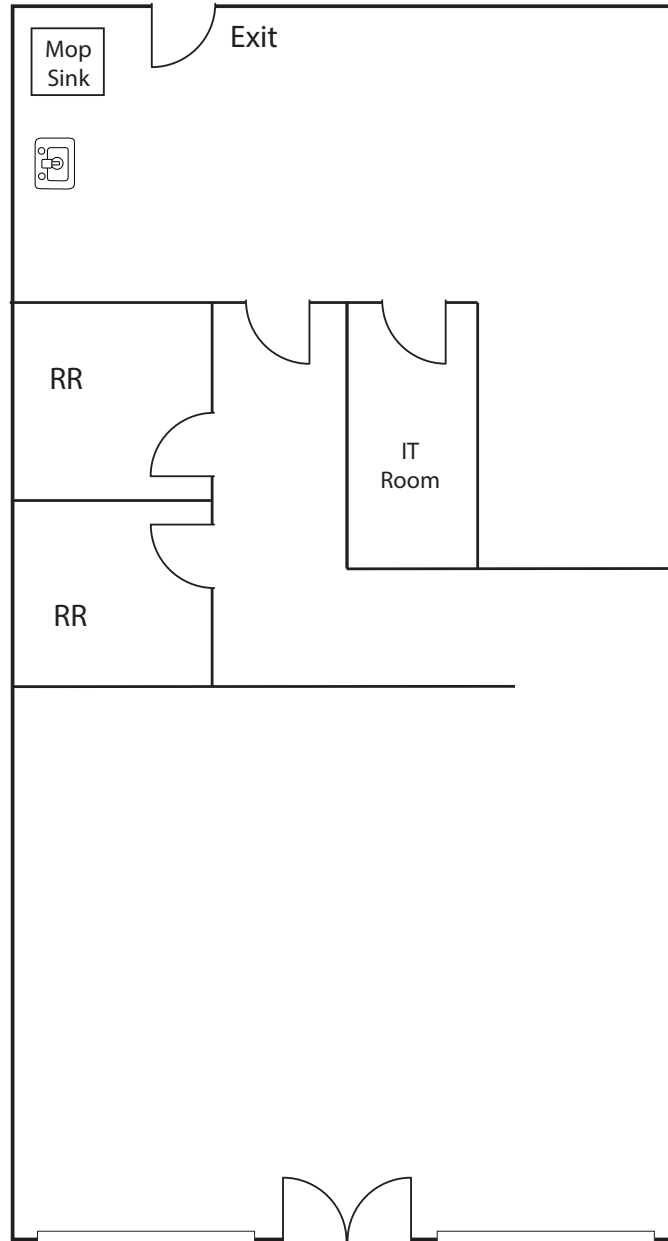
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SUITE 6250-140 - FLOOR PLAN

6250 W Charleston Blvd - Suite 140 (2,025 SF)



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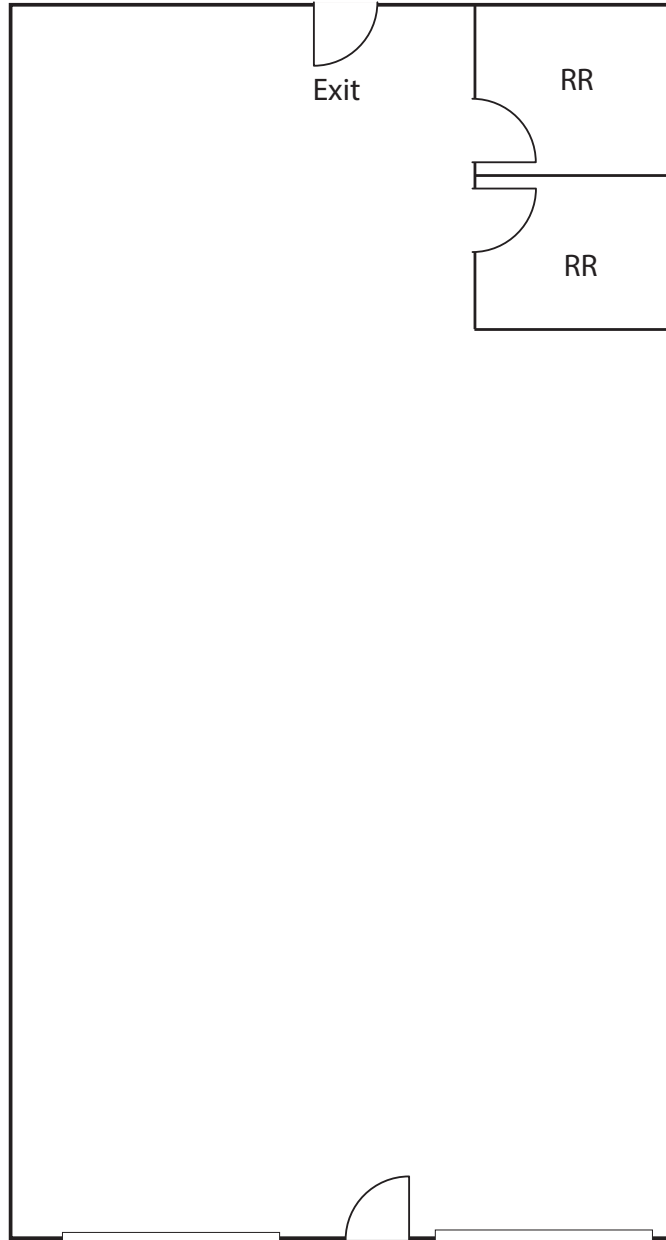
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SUITE 6340-140 - FLOOR PLAN

6340 W Charleston Blvd - Suite 140 (1,219 SF)



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SUITE 6350-110 - 1,690 SF (\$3.75/SF)



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PROPERTY PHOTOS



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