

SUMMERLIN



W CHARLESTON BLVD +/- 31,700 VPD

ANTELOPE WAY +/- 4,650 VPD

FOR LEASE: FIESTA SQUARE

7000-7034 W. Charleston Blvd. Las Vegas, NV 89117

ERIC ROGOSCH

Vice President

702.527.5313

eric.rogosch@svn.com

NV #S.0052003



PROPERTY DESCRIPTION

Fiesta Square is a ±18,650 SF neighborhood retail shopping center located on W. Charleston Boulevard, just West of Rainbow Boulevard, situated adjacent to Summerlin. The subject project provides excellent visibility from W. Charleston Boulevard, on a signalized intersection [Antelope Way] with convenient ingress/egress, on the RTC bus route, and is easily accessible from the U.S. 95/I-11. This center has been recently repainted and refreshed, with a refurbished pylon sign, and ample LED lighting and parking.

PROPERTY HIGHLIGHTS

- Former Winery space with service bar now available!
- Great location for Wine Bar, Distillery, or Brewery (Call Broker for details)
- Summerlin adjacent, easy access to U.S. 95/I-11 freeways and Summerlin Parkway

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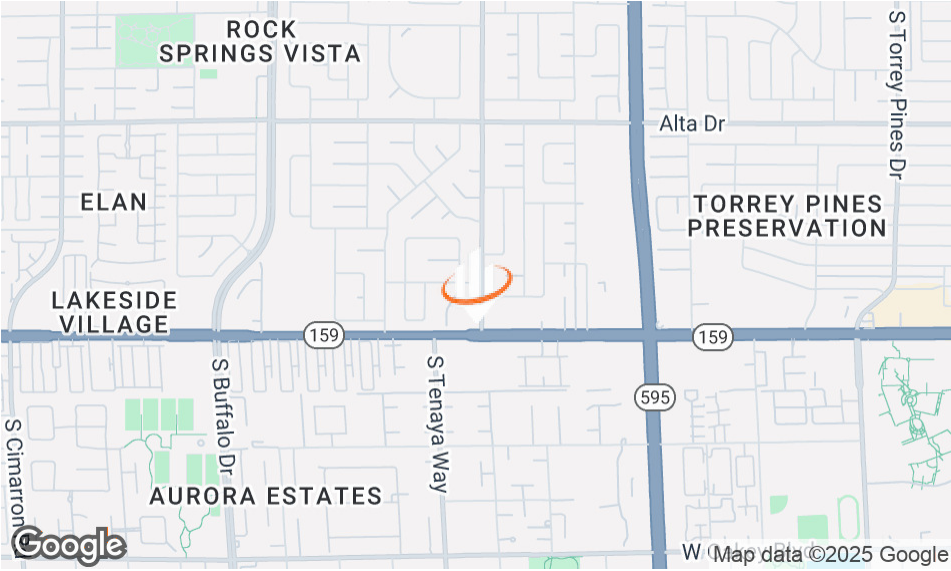
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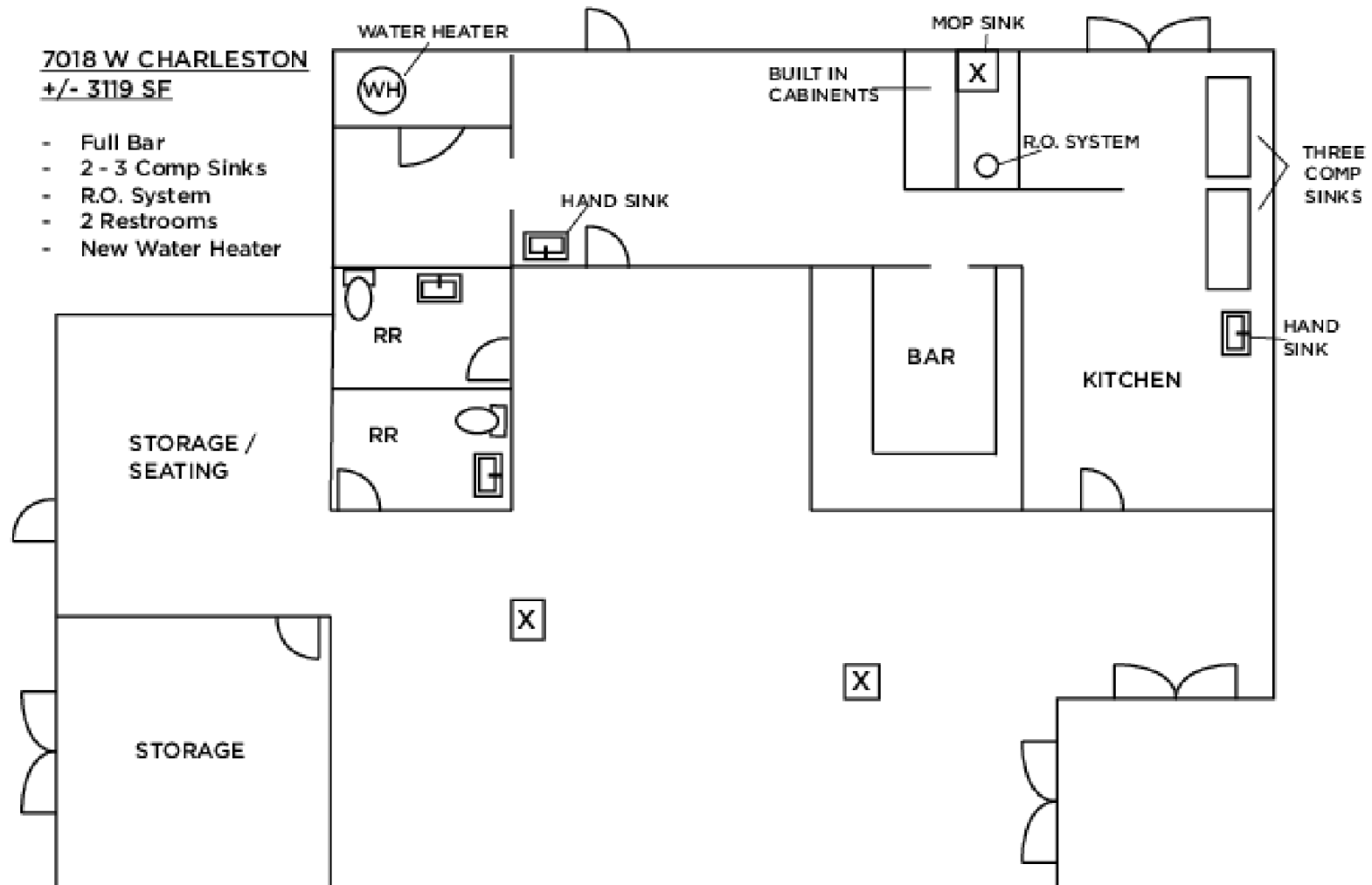
OFFERING SUMMARY

LEASE RATE:	\$1.50 SF/month [NNN]
ESTIMATED NNN:	\$0.48/SF
AVAILABLE SF:	±3,119 SF
BUILDING SIZE:	±18,615 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,036	65,713	191,959
TOTAL POPULATION	16,667	171,718	492,249
AVERAGE HH INCOME	\$76,054	\$70,031	\$71,862

**7018 W CHARLESTON
+/- 3119 SF**

- Full Bar
- 2 - 3 Comp Sinks
- R.O. System
- 2 Restrooms
- New Water Heater



*Not to Scale

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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
7000 W. Charleston Blvd.	Frijoles & Frescas	2,250 SF	NNN	-	-
7002 W. Charleston Blvd.	Kelly's Liquors & Gaming	2,484 SF	NNN	-	-
7008 W. Charleston Blvd.	Couture Brows Academy	784 SF	NNN	-	-
7010 W. Charleston Blvd.	Liquor Store	1,664 SF	NNN	-	-
7014 W. Charleston Blvd.	Chique Gift Store	832 SF	NNN	-	-
7016 W. Charleston Blvd.	Salon West	840 SF	NNN	-	-
7018 W. Charleston Blvd.	Available	3,119 SF	NNN	\$1.50 SF/month	Former Craft Winery and Wine bar with 2 restrooms [Call Broker for details]
7020 W. Charleston Blvd.	Barbershop	842 SF	NNN	-	-
7022 W. Charleston Blvd.	The Jeweler's Source	842 SF	NNN	-	-
7024 W. Charleston Blvd.	Irish Dance Studio	1,679 SF	NNN	-	-
7028 W. Charleston Blvd.	Eden Waxing	832 SF	NNN	-	-
7034 W. Charleston Blvd.	Yaw Farms	2,442 SF	NNN	-	-

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