



THE EQUITY GROUP

ERIC ROGOSCH

Vice President

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NV #S.52003

FOR LEASE

3700 E CHARLESTON BLVD

Las Vegas, Nevada 89104



PROPERTY SUMMARY



PROPERTY DESCRIPTION

SVN | The Equity Group is pleased to offer 3700 E Charleston Blvd #100 & #110 for lease. Anchored by Dollar General Market, the center enjoys high visibility, strong traffic counts, and proximity to US- 95/I-11. Surrounded by mature residential neighborhoods and light industrial parks, the property benefits from steady daytime traffic and a diverse tenant mix.

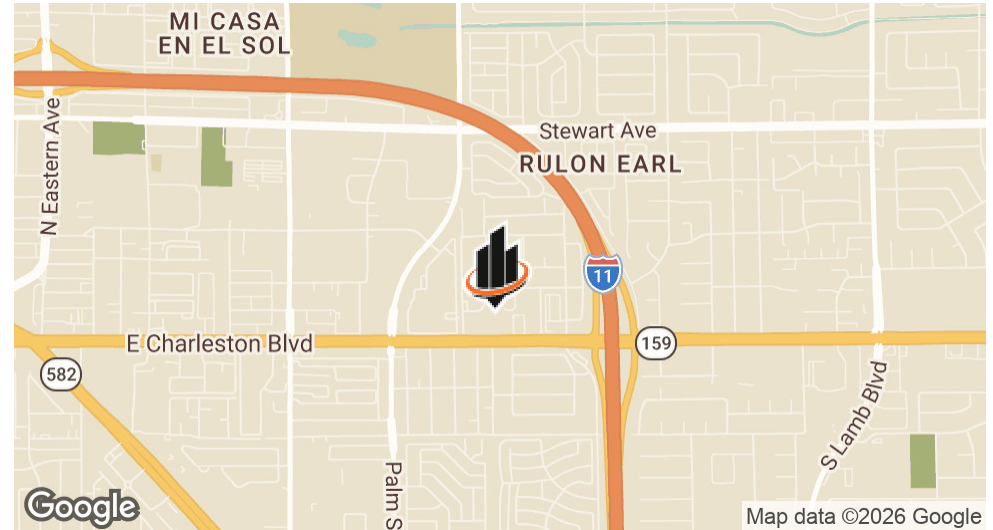
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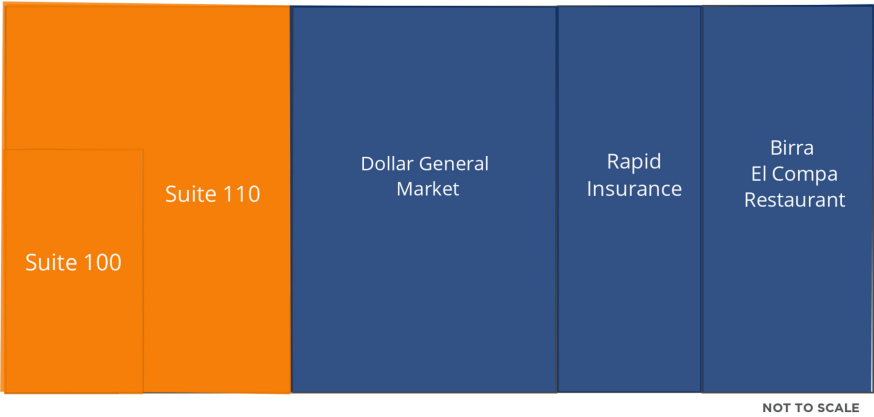
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PROPERTY HIGHLIGHTS

- Join Dollar General Market, Rapid Insurance, and Birra El Compa!
- Second-gen retail space available with two restrooms
- Ample Parking
- Prominent signage opportunity on busy E. Charleston Blvd.
- Easy access to US-95/I-11 freeway
- Expandable to +/- 4,825 SF or +/- 7,525 SF soon (call broker for more details)
- Multiple suite sizes and configurations available.

PLANS



LEGEND

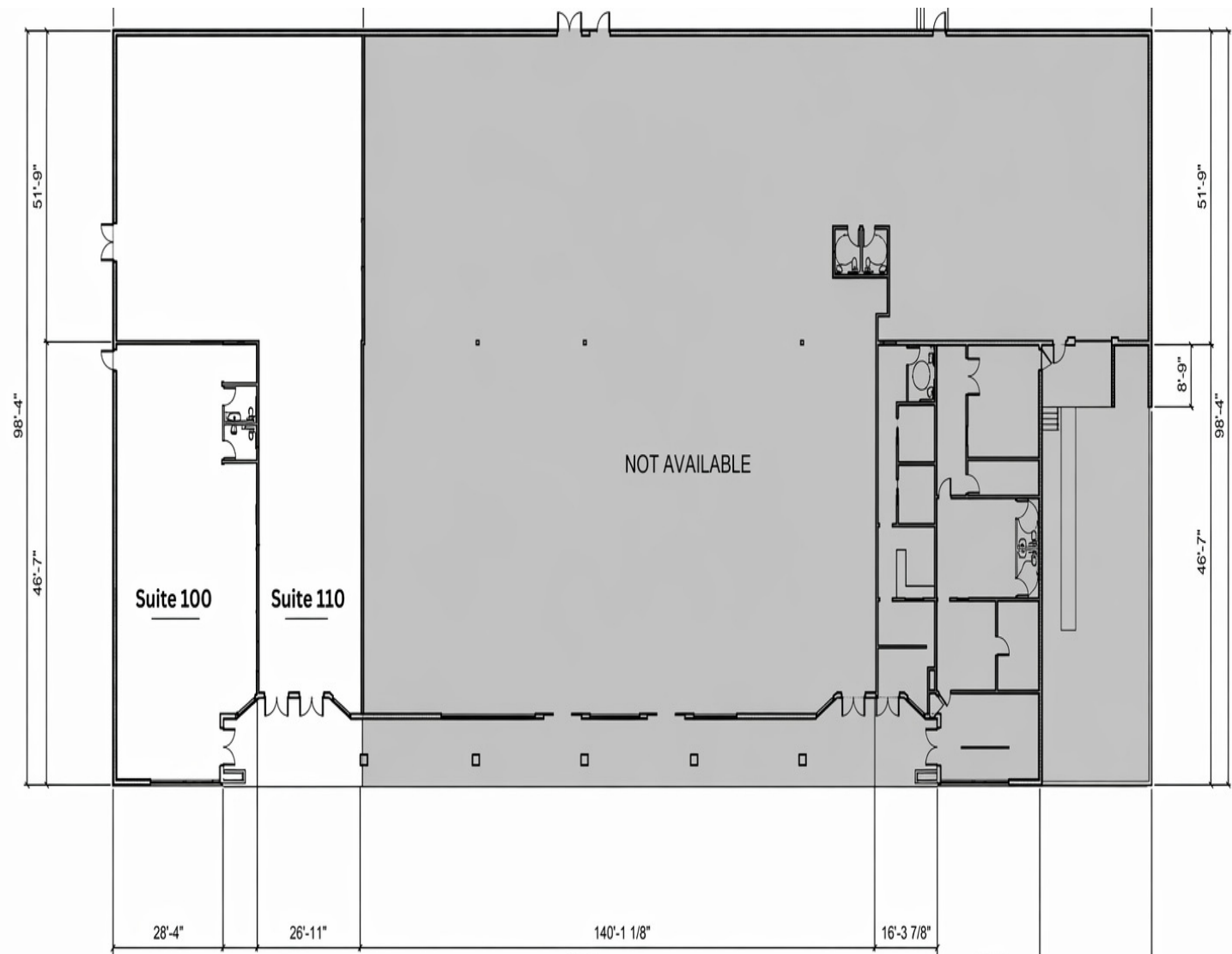
Available
Occupied

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 100	Available	2,700 SF	NNN	\$1.25 SF/month	Immediately Available
Suite 110	Available	4,825 SF	NNN	Contact Broker	Do not disturb current tenant
Suite 100 + 110	Available	7,525 SF	NNN	Contact Broker	Can be combined with adjacent suite (+/- 7,525 SF)

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FLOOR PLANS



(Not to Scale)

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ADDITIONAL PHOTOS



Suite 100



Suite 100

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