



FOR LEASE

5641 W Charleston Boulevard

Las Vegas, Nevada 89146

NOLAN JULSETH-WHITE, CCIM

Managing Director
O: 702.527.7562
nolan.jwhite@svn.com
NV #BS.146060.LLC

ERIC ROGOSCH

Vice President
O: 702.527.5313
eric.rogosch@svn.com
NV #S.52003

ZECHARIAH LEVI, CCIM

Advisor
O: 702.527.6280
zech.levi@svn.com
NV #S.189634.LLC

The Las Vegas "Strip"



±0.75 Acres
Build-to-Suit or
Ground Lease

W Charleston Boulevard | ±30,000 VPD

Westwind Road

PROPERTY SUMMARY



PROPERTY DESCRIPTION

SVN | The Equity Group is proud to offer for lease, 5641 W Charleston Blvd, available for a Build to Suit or Ground Lease. Located on a main artery of Las Vegas, W Charleston Blvd provides +/- 30,000 VPD with great visibility on the "going to work" side of the street. The property is within 2 miles from US Hwy 95 (future I-11) freeway, Meadows Mall, Nevada State Museum, Arizona Charlies - Decatur, and the College of Southern Nevada, along with a plethora of shopping centers.

PROPERTY HIGHLIGHTS

- +/- 0.75 AC vacant land
- Available for Build To Suit or Ground Lease
- +/- 30,000 VPD on W Charleston Blvd
- Nearby tenants include Dollar Tree and Tap House
- Located near the College of Southern Nevada and Meadows Mall

OFFERING SUMMARY

LEASE RATE:	Negotiable
LOT SIZE:	0.75 Acres
LEASE TYPE:	Build to Suit or Ground Lease

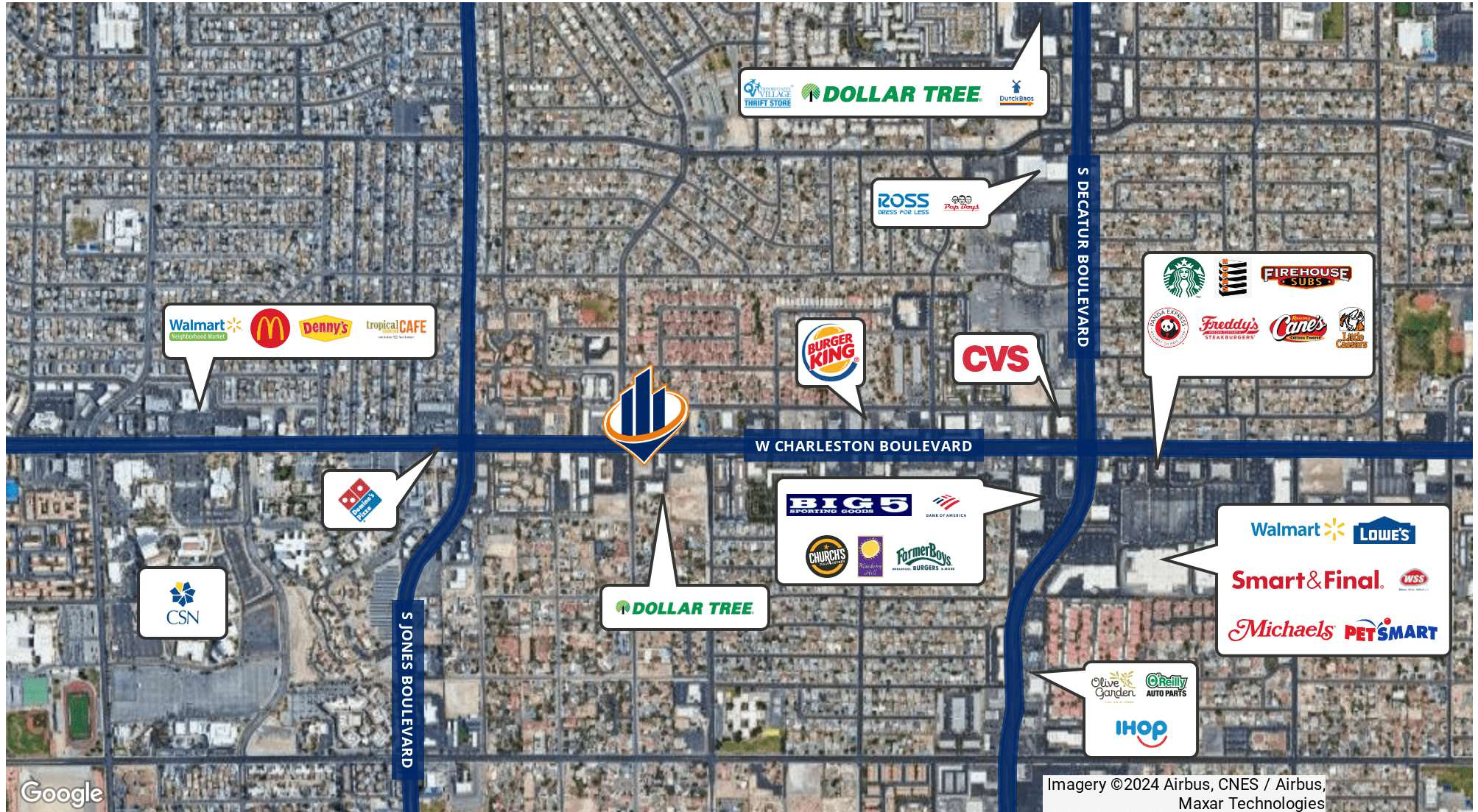
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,473	70,122	192,010
TOTAL POPULATION	20,498	184,488	478,777
AVERAGE HH INCOME	\$65,744	\$72,568	\$74,830

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 eric.rogosch@svn.com
 NV #S.0052003

ZECHARIAH LEVI, CCIM
 O: 702.527.6280
 zech.levi@svn.com
 NV #S.0189634.LLC

RETAILER MAP



NOLAN JULSETH-WHITE, CCIM
 O: 702.527.7562
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