

2885 E CHARLESTON BLVD

LAS VEGAS, NV 89104 | FOR LEASE



BRENDAN LEAKE

Principal

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

LEE & ASSOCIATES OF LAS VEGAS LLC | NV LICENSE # B.0146492

2885 E CHARLESTON BLVD

LAS VEGAS, NV 89104



\$1.80 PSF

lease rate



\$0.61 PSF

NNN



Suite 102: ±1,200 SF

space available

PROPERTY HIGHLIGHTS

- El Mercado offers small-shop leasing opportunities on East Charleston, between Downtown Las Vegas and the East Valley.
- The center serves a dense, value-conscious customer base seeking groceries, food, laundry, wireless, beauty, and professional services.
- The adjacent 256-unit Ridge Falls apartments provide a built-in customer base for neighborhood-oriented tenants.
- Small-shop spaces, convenient access, and pylon signage support strong visibility for service and takeout businesses.
- Corridor infrastructure and development investments may support long-term leasing demand; the property is in unincorporated Clark County.



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2025 POPULATION	25,784	237,739	551,847
2025 AVERAGE HOUSEHOLD INCOME	\$50,814	\$65,537	\$70,133
2025 TOTAL HOUSEHOLDS	10,129	85,684	198,328

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FOR MORE INFORMATION, PLEASE REACH OUT.

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