

FOR LEASE: 20,375 SF RETAIL SPACE | CAN BE DIVISIBLE BY 10,060 SF & 10,315 SF

1110 E. CHARLESTON BLVD.

LAS VEGAS, NEVADA 89104



DAPPER
DEVELOPMENT

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1110 E. CHARLESTON BLVD. // PROPERTY OVERVIEW

This 20,375 SF retail space for lease is located in the historic Huntridge Center in Las Vegas. Located at Charleston Blvd. and Maryland Parkway, this renovated center is now the home of the thriving Yukon Pizza, Winnie & Ethel's Diner, Garrison Barbershop, Savers, Wingstop, Roberto's Taco Shop and the historic Huntridge Tavern.

The intersection of Charleston Blvd. and Maryland Pkwy. is a high-traffic commercial hub located just east of the Las Vegas Strip, serving as a key crossroads in the heart of Las Vegas. This vibrant area is known for its strong retail presence, proximity to cultural landmarks, and connection to the city's most historic neighborhoods, including the Huntridge District. With its rich history, ongoing redevelopment, and strong commercial activity, this location continues to be a strategic location for investors, business owners, and developers looking to capitalize on Las Vegas' growth.

The bustling, historic Huntridge neighborhood has experienced a welcome reawakening in the past five years, as millions of dollars in commercial and residential development have been invested in the community and Downtown Las Vegas. Between the 1940s and 1970s, this midcentury modern neighborhood experienced its first heyday with cultural icons such as Liberace, casino owners and business executives owning homes, in addition to frequenting the many shops, bars and restaurants dotting the area.

In 2016, Dapper Companies invested millions to redevelop the Huntridge Shopping Center, in addition to other key real estate properties in the historic Huntridge neighborhood near the intersection of Charleston Boulevard and Maryland Parkway in Downtown Las Vegas.

PROPERTY HIGHLIGHTS

Available Space for Lease - 20, 375 SF Retail

Can be divisible by 10,060 sf & 10,315 sf.

Partially built out as a skating rink, but improvements can be removed and space can be delivered in grey shell condition.

Billing on large pylon sign on Charleston Blvd.

Just east of the Las Vegas Strip, I-15 Freeway and U.S. 95 Highway

20,375 Sf AVAILABLE



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// SITE PLAN



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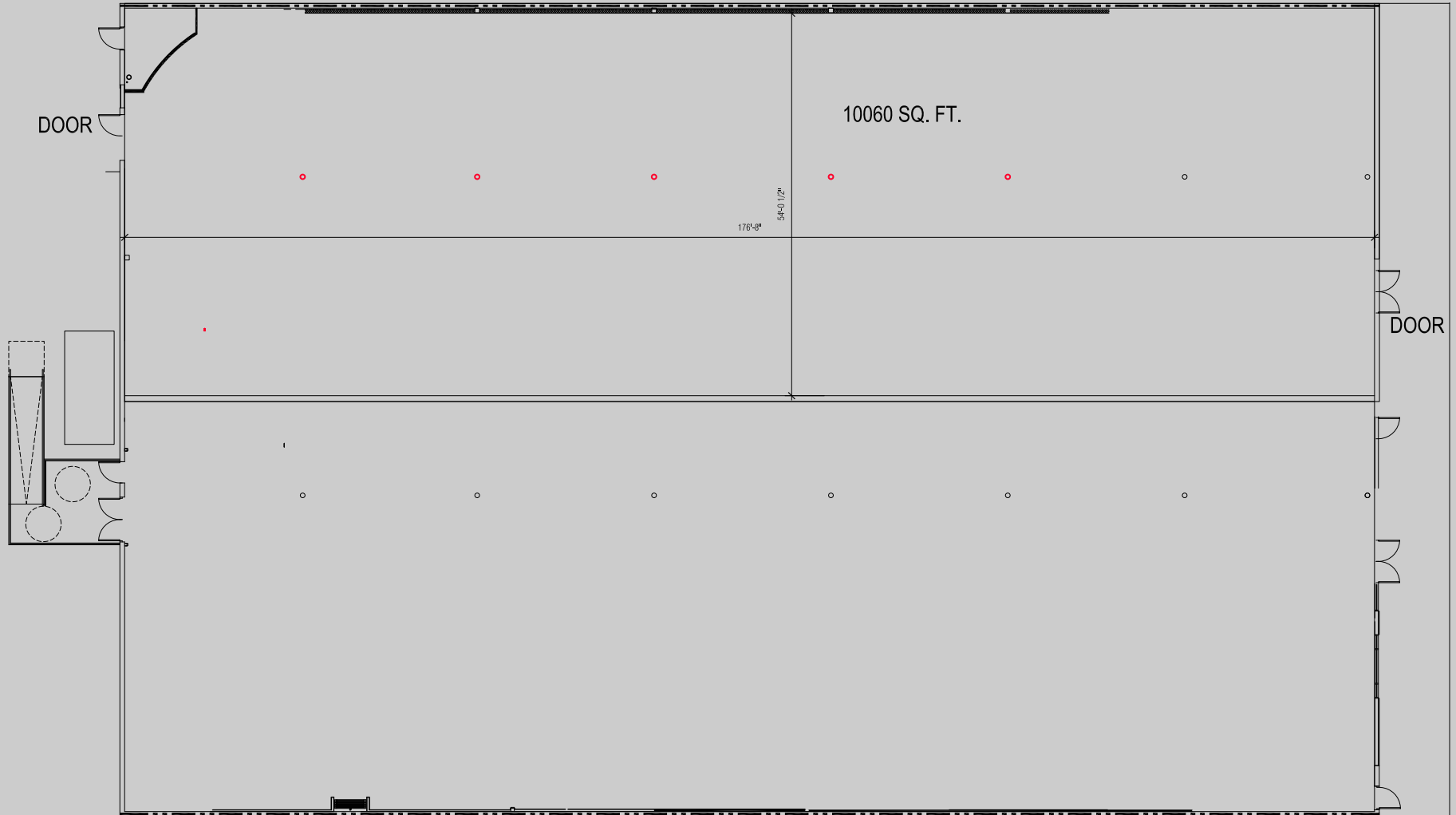
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// FLOOR PAN



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// EXTERIOR PHOTOS



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// PROPERTY AERIAL



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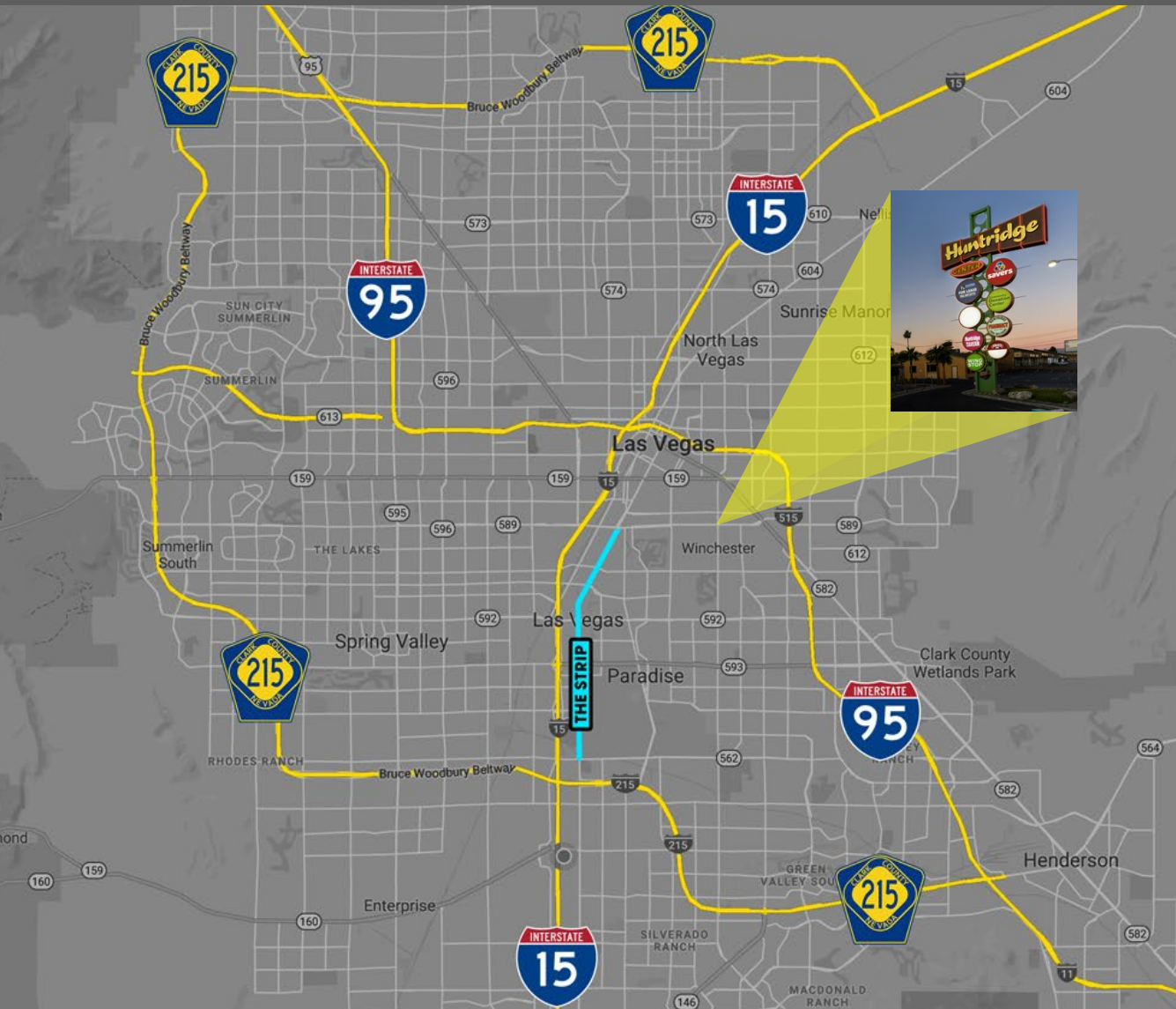
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// AREA PROFILE

LAS VEGAS – ONE OF THE FASTEST GROWING CITIES IN THE U.S.

Las Vegas is an internationally renowned major resort city known primarily for gambling, shopping and fine dining and is the leading financial and cultural center for Southern Nevada. The city bills itself as **The Entertainment Capital of the World**, and is famous for its consolidated casino/hotels and associated entertainment. It has also become a world-class city for sporting events, now home to the Las Vegas Raiders, Vegas Golden Knights, National Finals Rodeo and UFC. This year, Las Vegas also became one of only three U.S. cities to host the Formula 1 Las Vegas Grand Prix (and made a 10-year commitment) and will host the 2024 NFL Super Bowl. MLB's Athletics were recently granted approval to move their MLB team to Las Vegas and should start playing ball here in 4-5 years. A growing retirement and family city, Las Vegas is the 26th most populous city in the United States, with a population at the 2022 census of 656,274. The 2022/2023 population of the Las Vegas metropolitan area is 2,899,000.

TODAY, LAS VEGAS IS ONE OF THE TOP TOURIST DESTINATIONS IN THE WORLD.

Established in 1905, Las Vegas was incorporated as a city in 1911. Las Vegas often refers to the city plus some areas beyond the city limits, especially the resort areas on and near the Las Vegas Strip, and sometimes the entire Las Vegas Valley. The 4.2 mi (6.8 km) stretch of South Las Vegas Boulevard known as the Strip is mainly in the unincorporated communities of Paradise, Winchester, and Enterprise. Las Vegas is situated within Clark County in an arid basin on the desert floor, surrounded by dry mountains. The Spring Mountains lie to the west. Within the city there are many lawns, trees, and other greenery. The city enjoys abundant sunshine year-round: it has an average of about 300 sunny days per year. The primary drivers of the Las Vegas economy are tourism, gaming, sporting events and conventions, which in turn feed the retail and restaurant industries.



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