

Charleston Auto Care Plaza

10247 WEST CHARLESTON BOULEVARD
LAS VEGAS, NV 89135



Highlights

Charleston Auto Care Plaza is an attractive, well-maintained retail & automotive center within the affluent Summerlin neighborhood of west Las Vegas. The property is located on the coveted Charleston Boulevard commercial corridor with exposure to over 37,000 vehicles passing daily.

Notable surrounding destinations include Downtown Summerlin, Red Rock Casino, Lifetime Fitness, Boca Park, Tivoli Village, Las Vegas Ballpark and City National Arena.

- 1,536 SF endcap space available; current office build-out is perfect for financial services, wealth management, tax services, law office, insurance, and much more
- Daily-needs tenant mix consists of restaurants, auto repair, fitness & salon services
- Very strong demographics- average household income of \$141,575 within 3 miles
- Landlord is offering street-front monument signage to new tenant

Join:



Building Type: Strip Retail Center

Available Space: 1,536 SF

Lease Rate: \$3.45/SF/mo. NNN

NNN: \$0.88/SF/mo. (est.)

Zoning: C-3 (General Commercial District)

Traffic Counts: 37,000 ADT

Residential Population

One Mile Radius	15,198 residents
Three Mile Radius	143,334 residents

Total Employee Population

One Mile Radius	7,883 employees
Three Mile Radius	45,916 employees

Annual Household Income

One Mile Radius	\$149,144
Three Mile Radius	\$141,575

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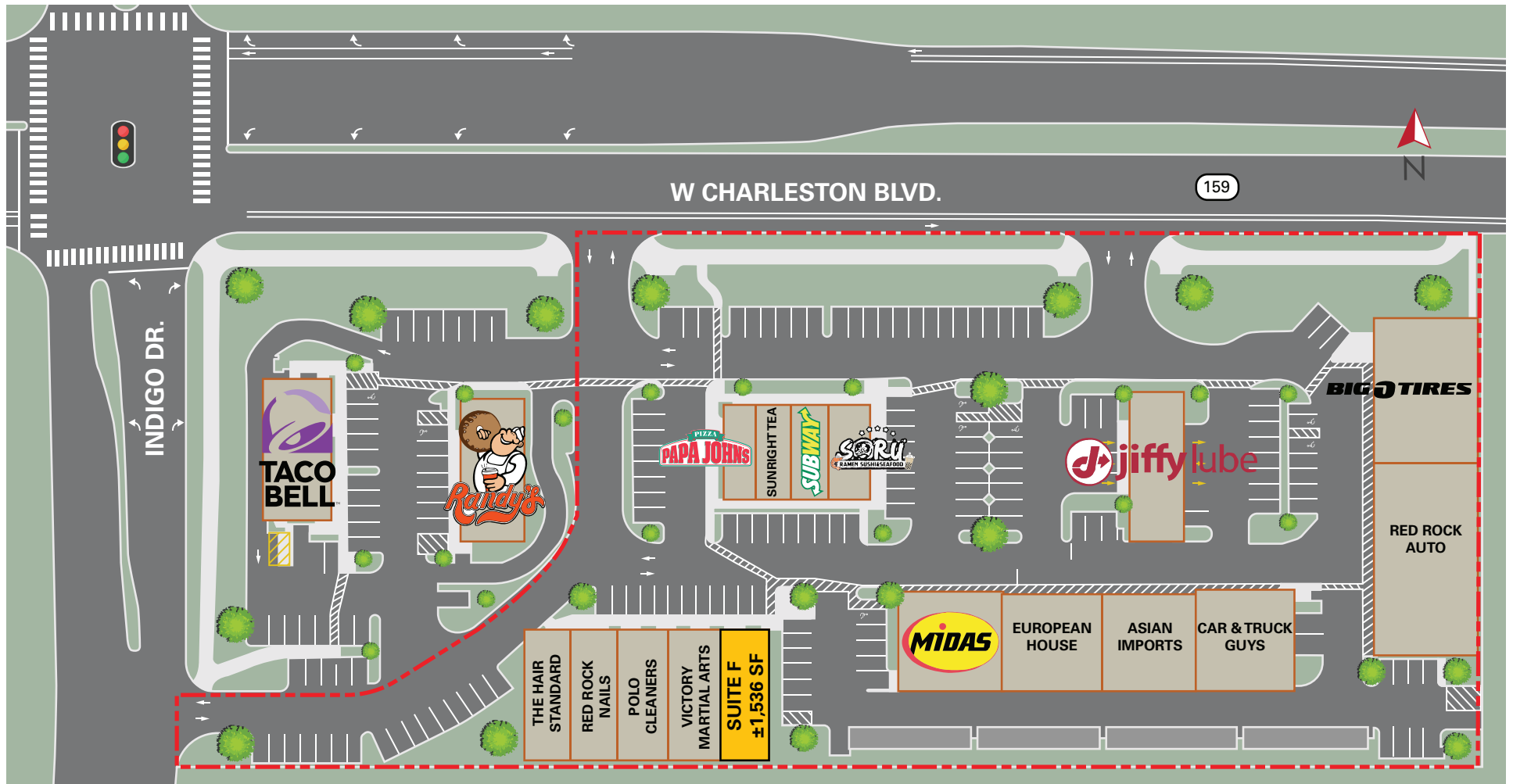
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Site Plan



NEWMARK

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Interior Photos



