

Drive-Thru Retail Pad Available

Listed By:



NEC CHARLESTON BLVD. & MOHAWK STREET

Las Vegas, NV 89146



NEC CHARLESTON BLVD. & MOHAWK STREET

Listed By:

Colliers

LISTING SNAPSHOT

Sale Price or Lease Rate

Contact Broker

Land Size

±0.42 AC

±2,500 – ±4,000 SF

APN

138-36-815-001

C-1 Zoning



PROPERTY HIGHLIGHTS

- For Sale, Ground Lease or Build-to-Suit opportunity positioned at the NEC of W. Charleston Blvd. & Mohawk St.
- Flexible site layout options capable of a ±2,500 SF building with drive-thru or a ±4,000 SF building with no drive-thru
- High traffic counts along W Charleston Blvd. and nearby intersections
 - W Charleston Blvd.: ±26,600 VPD
 - Intersection of W Charleston Blvd. & S Decatur Blvd.: ±77,600 VPD
 - Intersection of W Charleston Blvd. & S Jones Blvd.: ±54,000 VPD
- ±195,807 households within a 5-mile radius in 2025 displaying a dense and mature retail trade area
- Convenient site ingress and egress with left turn in and out from both W. Charleston Blvd. & Mohawk St.
- Pad design and location ideal for QSR, coffee, or service retail
- Located near national brands, power centers, and other high-performing businesses driving consistent customer traffic

Trade Area Demographics

	1-Mile	3-Mile	5-Mile
2025 Population	21,124	177,593	482,588
2025 Average Household Income	\$74,817	\$80,793	\$81,685
2025 Households	8,411	67,676	195,463

Leasing Experts

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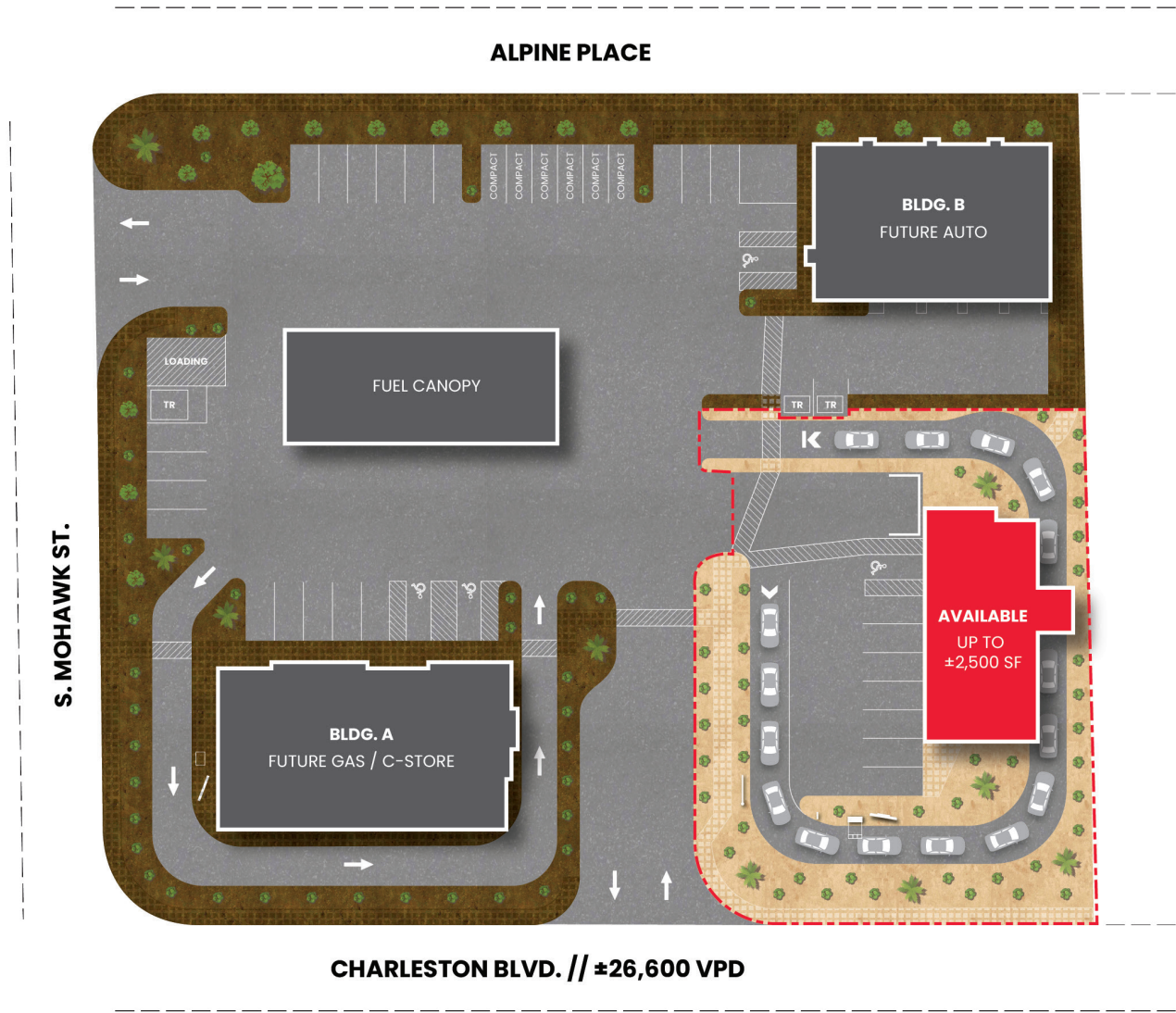
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SITE PLAN | DRIVE-THRU OPTION



N
■ = Subject ■ = NAP

PLANS & AERIALS

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SITE PLAN | NON DRIVE-THRU OPTION



⬆️
N
= Subject
= NAP

PLANS & AERIALS

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VICINITY MAP

The trade area consists of $\pm 482,588$ residents with an average household income of $\pm \$81,685$ within a 5-mile radius.



Median Age

38.4



Homeowners

195,463

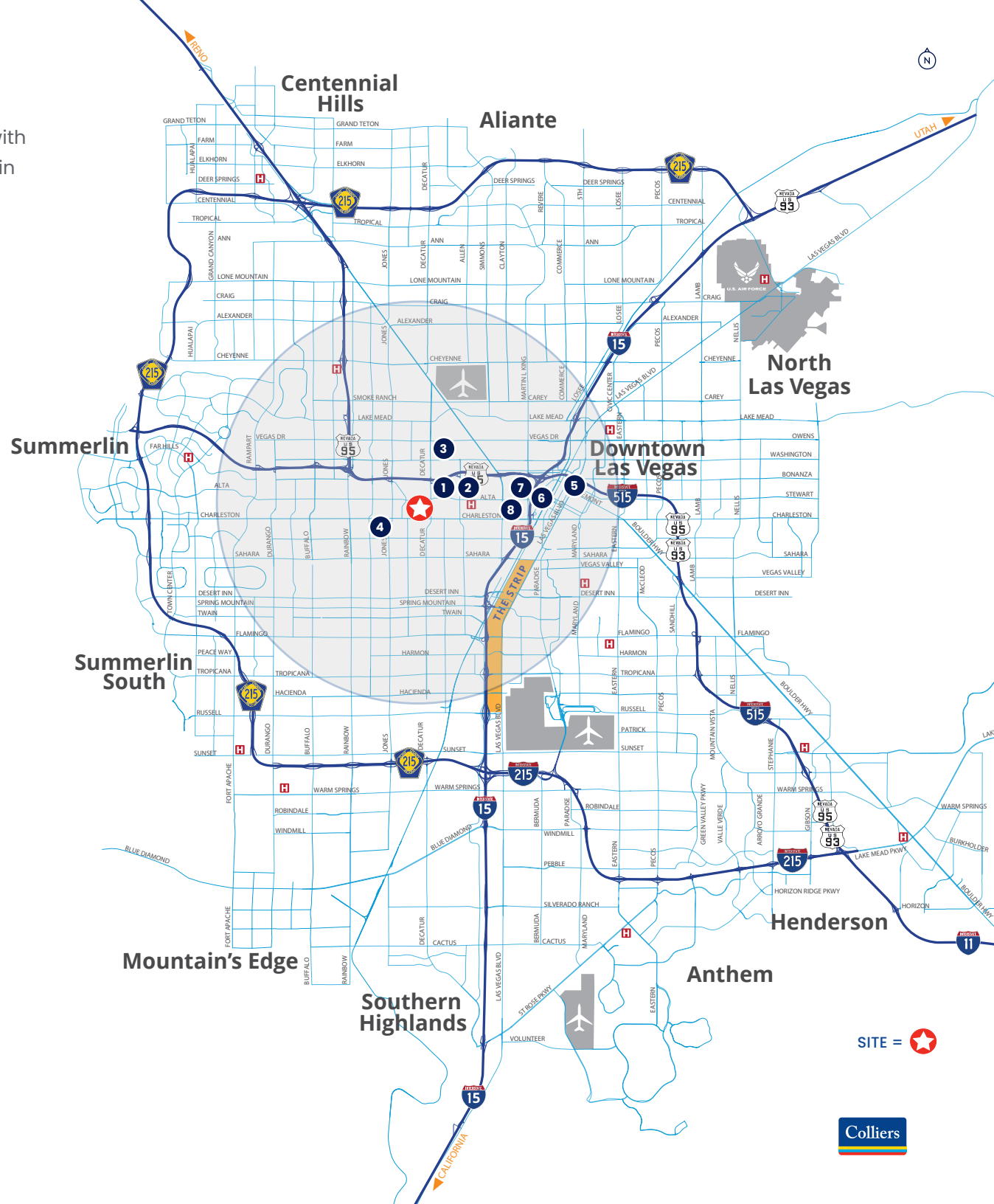


Married Households

39.4%

Nearby Amenities ± 5 -Mile Radius

- 1 Meadows Mall
- 0.8 miles
- 2 Springs Preserve
- 1.1 miles
- 3 Las Vegas Golf Club
- 1.7 miles
- 4 College of Southern NV ($\pm 29,965$ Students)
- 2.0 miles
- 5 Downtown Las Vegas
- 4.3 miles
- 6 Las Vegas Premium Outlets North
- 2.8 miles
- 7 Valley Hospital (± 370 Beds)
- 2.4 miles
- 8 University Medical Center (± 564 Beds)
- 2.7 miles



SITE =

TRADE AREA MAP



NEC CHARLESTON BLVD.
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SOUTHWEST FACING AERIAL



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WEST FACING AERIAL



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Malan + Marcello Investment Team

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