



FOR LEASE

HYDE PARK PLAZA

4616-4676 W. Charleston Boulevard, Las Vegas, NV 89102

RICHELLE PRIDE

Associate Advisor

O: 702.527.7684

richelle.pride@svn.com

NV #S.201503.LLC

ERIC ROGOSCH

Vice President

O: 702.527.5313

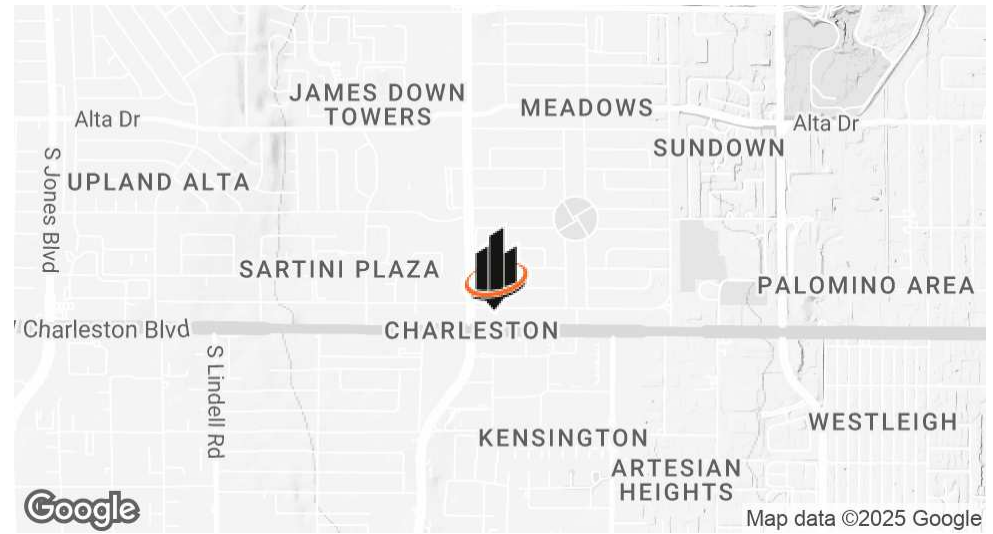
eric.rogosch@svn.com

NV #S.52003



W CHARLESTON BLVD | ±41,700 VPD

PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|----------------------|------------------------------|
| LEASE RATE: | \$1.75 - 2.00 SF/month (NNN) |
| NNN RATE: | \$0.58 SF/mo |
| AVAILABLE SF: | ±648 SF |

| DEMOGRAPHICS | 1 MILE | 2 MILES | 3 MILES |
|--------------------------|----------|----------|----------|
| TOTAL HOUSEHOLDS | 7,674 | 29,709 | 64,646 |
| TOTAL POPULATION | 19,089 | 82,144 | 171,980 |
| AVERAGE HH INCOME | \$66,962 | \$70,941 | \$70,421 |

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LOCATION DESCRIPTION

Position your business for success at Hyde Park Plaza, a high-visibility retail center in the heart of Las Vegas. Ideally located on the heavily trafficked W Charleston Blvd, this dynamic plaza offers exceptional exposure, easy access, and a strong tenant mix. Hyde Park Plaza is surrounded by national and regional retailers and by dense residential neighborhoods, schools, and medical centers.

PROPERTY HIGHLIGHTS

- Prime location with excellent frontage on W Charleston Blvd
- High daily traffic counts (±91,700 VPD) and strong local demographics
- Ample parking and easy ingress and egress
- Strong co-tenancy and neighborhood synergy
- Minutes from the Las Vegas Strip and Downtown
- Well maintained by a professional property management company

LOCATION MAP



Google

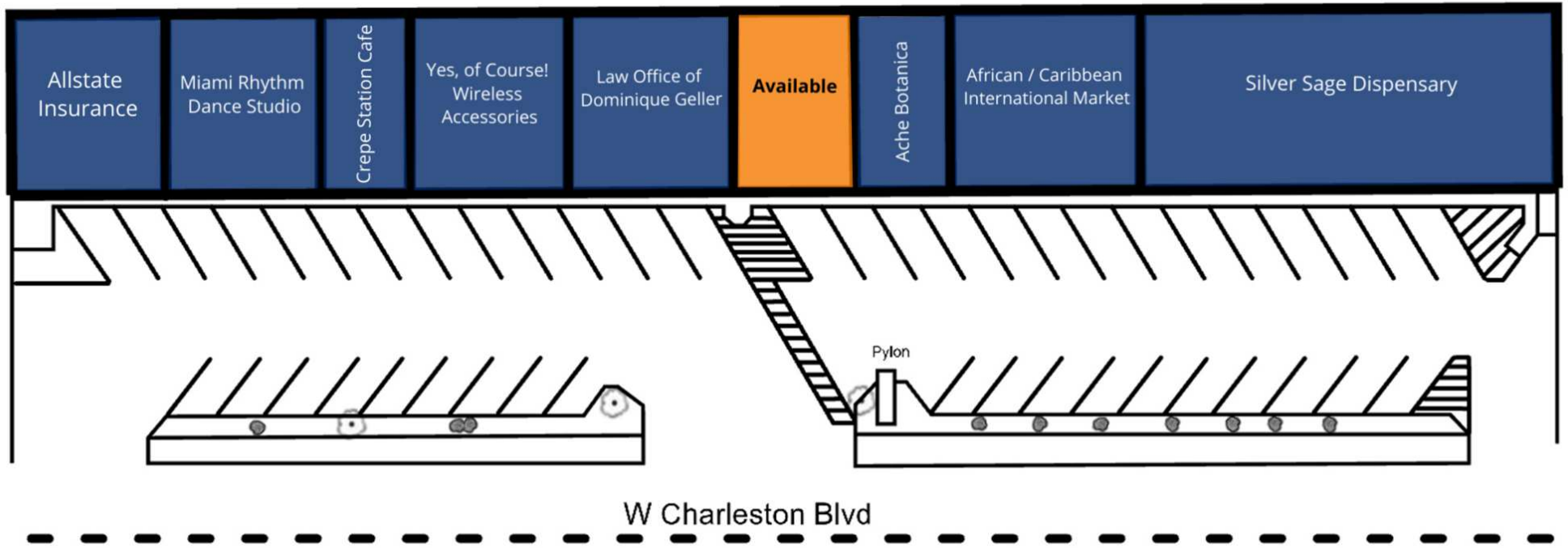
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SITE PLAN

(Not to Scale)

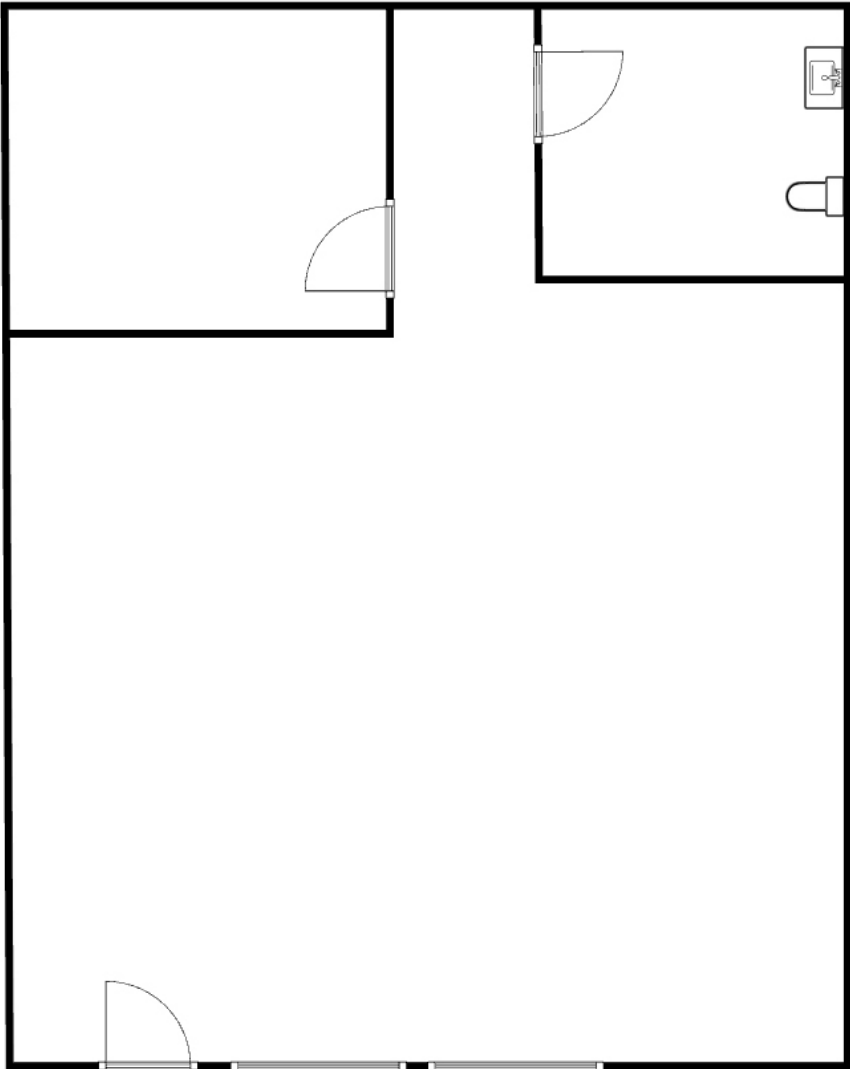


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FLOOR PLAN

(not to scale)



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LEASE SPACES

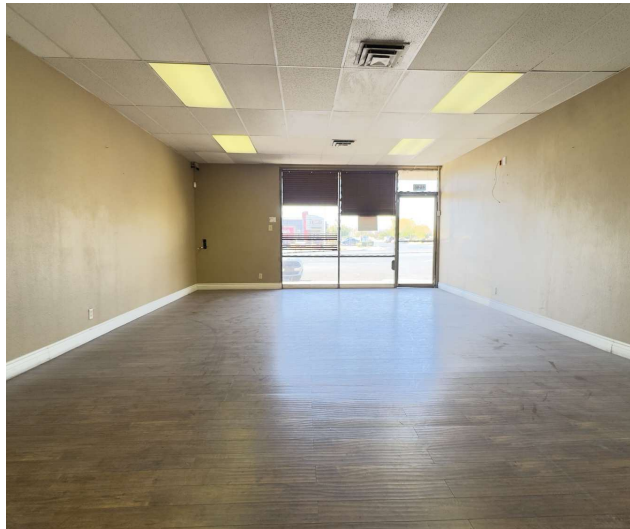
AVAILABLE SPACES SUITE

| TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION | |
|-------------------------------|--|------------|-----------------|------------------------|-----------------|
| 4626 - 4630 W Charleston Blvd | Silver Sage Dispensary | 3,504 SF | NNN | Negotiable | - |
| 4640 W Charleston Blvd | African / Caribbean International Market | 1,440 SF | NNN | Negotiable | - |
| 4644 W Charleston Blvd | Ache Botanica | 972 SF | NNN | Negotiable | - |
| 4646 W Charleston Blvd | Available | 648 SF | \$0.58 SF (NNN) | \$1.75 - 2.00 SF/month | Open Floor Plan |
| 4650 W Charleston Blvd | Law Office of Dominique Geller | 1,173 SF | NNN | Negotiable | - |
| 4660 W Charleston Blvd | Yes, of Course! Wireless Accessories | 1,162 SF | NNN | Negotiable | - |
| 4664 W Charleston Blvd | Crepe Station Cafe | 1,085 SF | NNN | Negotiable | - |
| 4666 W Charleston Blvd | Miami Rhythm Dance Studio | 1,512 SF | NNN | Negotiable | - |
| 4676 W Charleston Blvd | Allstate Insurance | 1,004 SF | NNN | Negotiable | - |

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ADDITIONAL PHOTOS



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