

**FOR SALE | 22,757 SF BUILDING**  
FREESTANDING RETAIL



## FOR SALE

### PROPERTY OVERVIEW

Property Group USA is pleased to present the opportunity to purchase this 22,757 SF freestanding retail building, prominently located in the growing market of Las Vegas, NV.

#### PROPERTY SNAPSHOT

**ADDRESS:** 3995 E. Charleston Blvd., Las Vegas, NV 89104

**BUILDING SIZE:** 22,757 SF

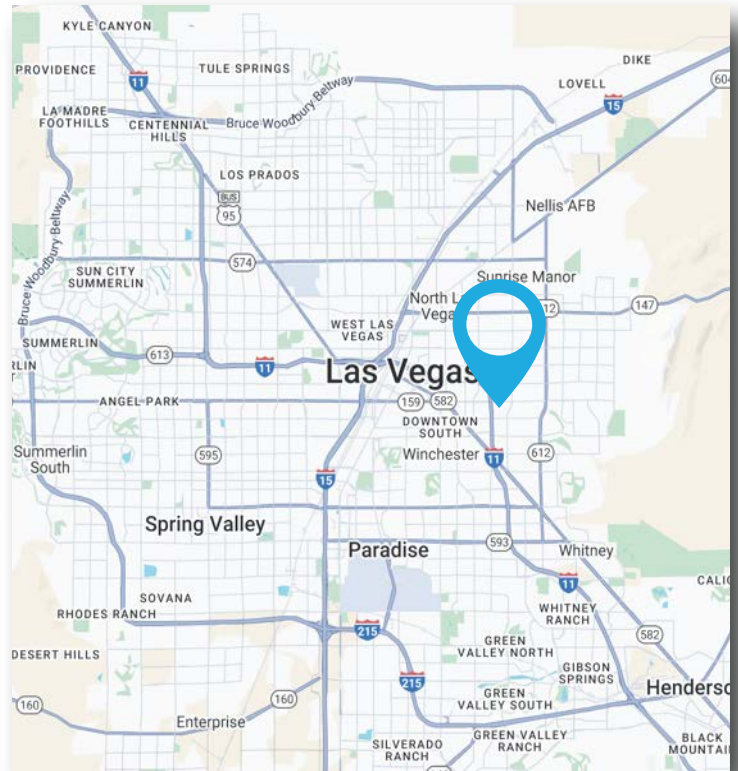
**PARCEL SIZE:** ± 1.8 acres

**PARCEL ID:** 161-06-501-003

**SALE PRICE:** \*Inquire for price

**HIGHLIGHTS:**

- Strong retail corridor (high traffic counts)
- Good road frontage
- Former Pep Boys Auto Shop

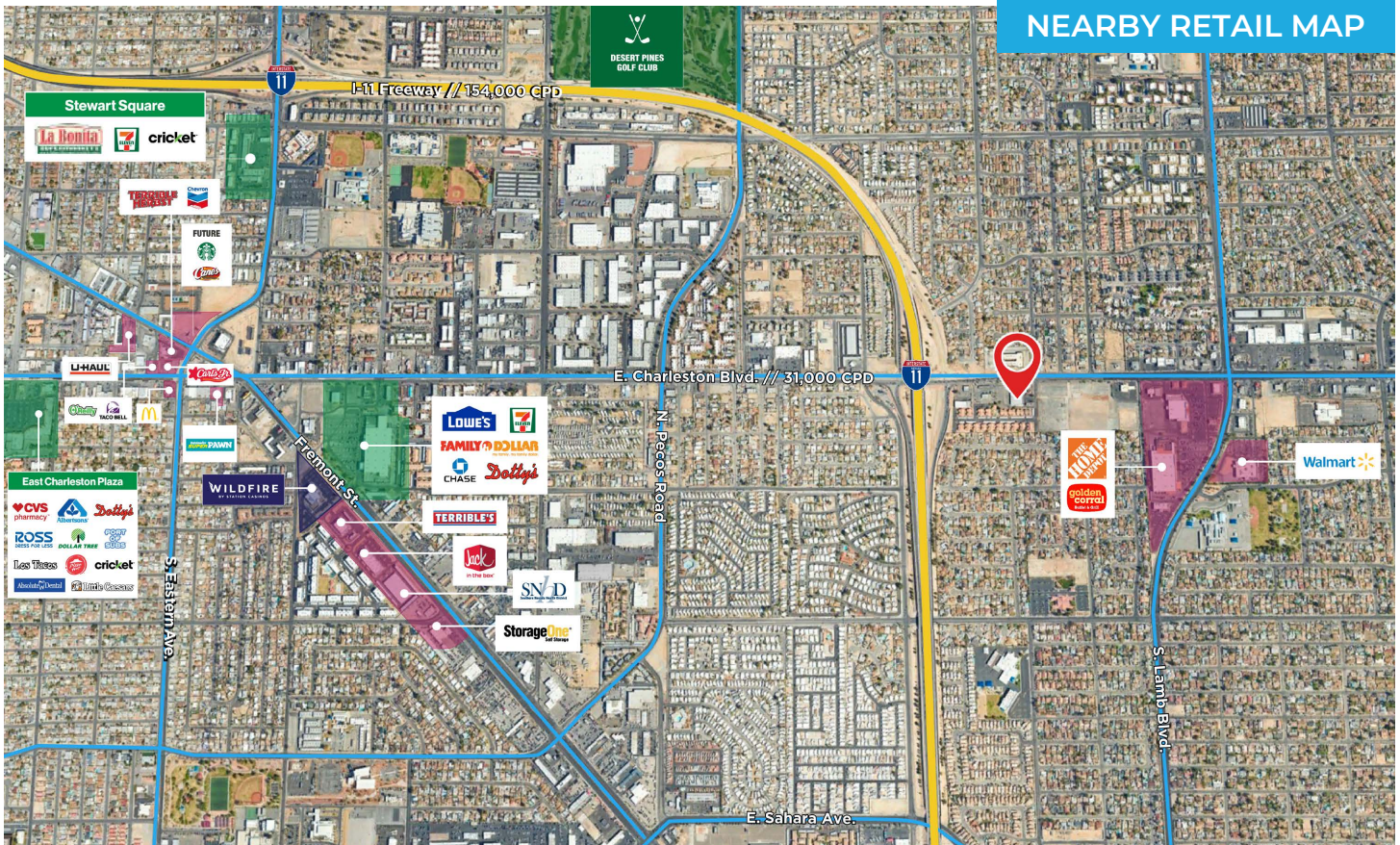




PROPERTY AERIAL



NEARBY RETAIL MAP



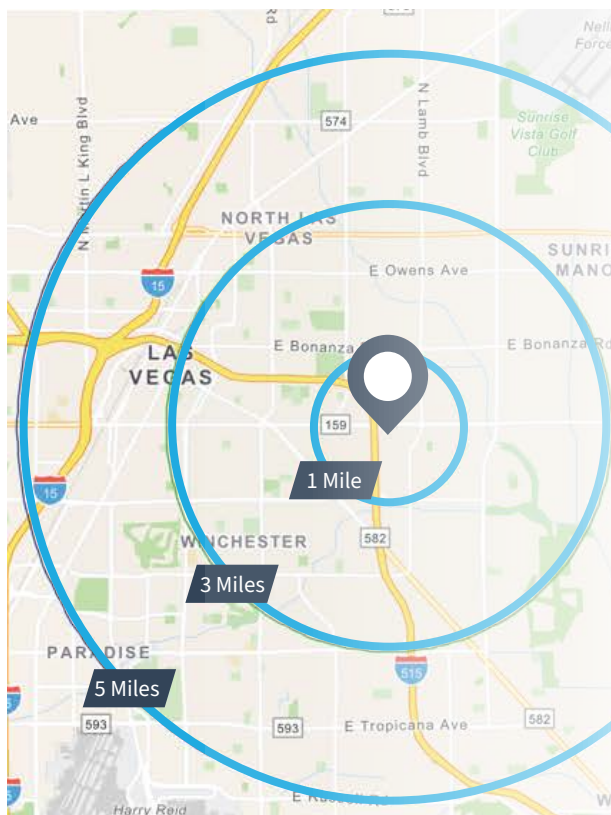


## AREA OVERVIEW

Las Vegas, officially the City of Las Vegas and often known simply as Vegas, is the 28th-most populated city in the United States, the most populated city in the state of Nevada, and the county seat of Clark County. The city anchors the Las Vegas Valley metropolitan area and is the largest city within the greater Mojave Desert. Las Vegas is an internationally renowned major resort city, known primarily for its gambling, shopping, fine dining, entertainment, and nightlife.

The Las Vegas Valley as a whole serves as the leading financial, commercial, and cultural center for Nevada. The city bills itself as The Entertainment Capital of the World, and is famous for its mega casino-hotels and associated activities. It is a top three destination in the United States for business conventions and a global leader in the hospitality industry, claiming more AAA Five Diamond hotels than any other city in the world. Today, Las Vegas annually ranks as one of the world's most visited tourist destinations. The city's tolerance for numerous forms of adult entertainment earned it the title of Sin City, and has made Las Vegas a popular setting for literature, films, television programs, and music videos.

\*Source: <https://earth.esa.int/web/earth-watching/image-of-the-week/content/-/article/lake-mead-in-las-vegas-nevada>



## DEMOGRAPHICS

### 2024 Summary

	1 MILE	3 MILES	5 MILES
Population	27,041	247,109	524,521
Households	8,847	86,623	188,655
Families	5,933	53,977	113,032
Average Household Size	3.02	2.84	2.74
Owner Occupied Housing Units	5,128	39,896	83,718
Renter Occupied Housing Units	3,719	46,727	104,937
Median Age	35.4	35.3	35.7
Median Household Income	\$47,908	\$48,503	\$50,999
Average Household Income	\$62,666	\$64,310	\$68,206

### Projected 2029 Summary

	1 MILE	3 MILES	5 MILES
Population	27,720	252,149	538,430
Households	9,204	89,526	196,301
Families	6,136	55,496	116,865
Average Household Size	2.98	2.81	2.70
Owner Occupied Housing Units	5,510	42,521	89,220
Renter Occupied Housing Units	3,693	47,004	107,081
Median Age	36.0	36.1	36.6
Median Household Income	\$55,065	\$55,674	\$57,786
Average Household Income	\$74,647	\$75,728	\$79,912