

ANCHOR/SHOP SPACE FOR LEASE



AVAILABLE  
±11,300 SF

PENDING  
±15,000 SF

AVAILABLE  
±4,342 SF

dds  
DISCOUNTS

Albertsons

Aaron's

ROSS  
DRESS FOR LESS

BONANZA SHAW MCGI

SIGNALIZED INTERSECTION  
OF CHARLESTON & BRUCE  
(BETWEEN MARYLAND PARKWAY  
& EASTERN AVENUE)

E. Charleston Boulevard

CHARLESTON BLVD ±32,500 CPD

Source: NDOT, 2024

E. Charleston Boulevard

# Charleston Plaza

Retail | For Lease

IMMEDIATE AVAILABILITY!

CBRE

# Property Overview

## CENTRAL EAST SUBMARKET

Mature dense trade area with street front exposure to Charleston Blvd.  
With close proximity to both I (15) to west and US (95) to east along Charleston Blvd.



### Available

For Lease from  
±1,200 SF - ±25,00 SF



### Central East

Submarket - close proximity  
to both I(15) and to the east  
of US(95) from  
Charleston Boulevard



### Demographics

2024 estimated demographics;  
(1) mile - population 28,088  
(3) mile - population 202,051



### Traffic Counts

Charleston Blvd ±32,500  
Eastern Ave ±30,000



### Access

Includes multiple points  
of entry including signalized  
intersection at Charleston  
Boulevard & Bruce Street

# Charleston Plaza

## LEASING DETAILS

### Junior Anchor Spaces for Lease

1822 For Lease | ± 15,000 SF

1828 For Lease | ± 11,300 SF

### Asking Lease Rate

\$1.00 - \$2.00 PSF NNN

### Estimated NNN

\$0.42 PSF

### Zoning

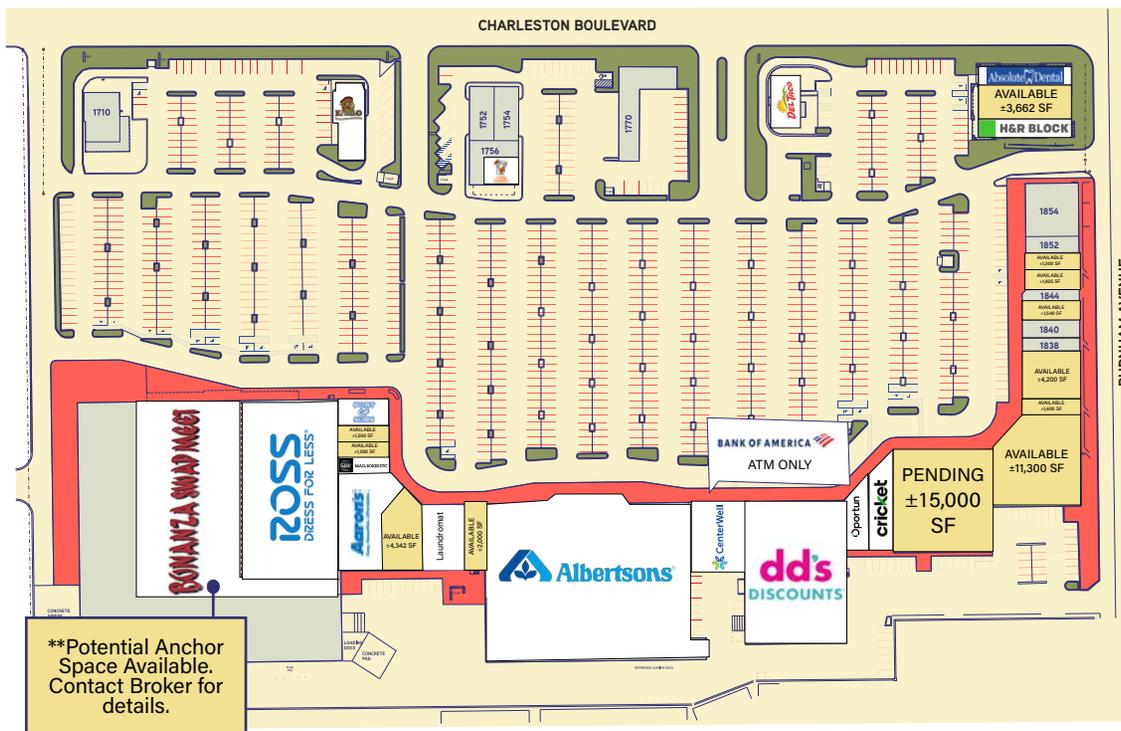
City of Las Vegas, limited commercial district (C-1)

## JOIN THESE TENANTS



# Charleston Plaza

## SITE PLAN



1710	Los Tacos
1720	Bonanza Swap Meet
1722	Ross Dress for Less
1730	Port of Subs
1732	For Lease   ±1,200 SF (plumbing installed for Salon)
1734	For Lease   ±1,200 SF (Salon/Barber)
1736	Mail Boxes
1740	Aaron Rents
1744	For Lease   ±4,342 SF
1750	For Lease   2,000 SF
1752	Let's Go Auto
1754	Paul's Auto
1756	Mexican Food
1758	Little Caesar's Pizza
1766	Centerwell
1812	dd's Discounts
1814	Oportun
1816	Cricket
1822	PENDING   ±15,000 SF
1828	For Lease   ±11,300 SF
1830	For Lease   ±1,400 SF
1832	For Lease   ±4,200 SF
1838	Smoke Shop
1840	Pizza Hut
1842	For Lease   ±1,540 SF
1844	Nail Tops
1848	For Lease   ±1,625 SF
1850	For Lease   ±1,300 SF
1860	Absolute Dental
1862 PAD	Interior Space For Lease   ±3,662 SF
1866	H&R Block





# Charleston Plaza

TRADE AREA MAP



## DEMOGRAPHICS

1720 E CHARLESTON BLVD

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Population - Current Year Estimate	28,263	202,051	539,025
2029 Population - Five Year Projection	29,387	207,980	555,866
<b>HOUSEHOLDS</b>			
2024 Households - Current Year Estimate	12,517	78,344	202,061
2029 Households - Five Year Projection	13,152	81,639	210,816
<b>HOUSEHOLD INCOME</b>			
2024 Average Household Income	\$58,137	\$69,095	\$72,036
2029 Average Household Income	\$63,728	\$76,792	\$80,647

Source: ESRI, 2025



# Charleston Plaza

## Retail | For Lease

ANCHOR BOX / IMMEDIATE AVAILABILITY!

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