

FOR SUBLEASE

±13,848 SF
Former Drug Store

4800 W Charleston Blvd
Las Vegas, NV 89146



LEASING
CONTACTS

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bc | THE **boyer civish**
RETAIL GROUP

Photos do not guarantee the current
condition of the property.

PROPERTY HIGHLIGHTS

Former Drug Store

4800 W Charleston Blvd
Las Vegas, NV 89146

±13,848 SF Freestanding Building

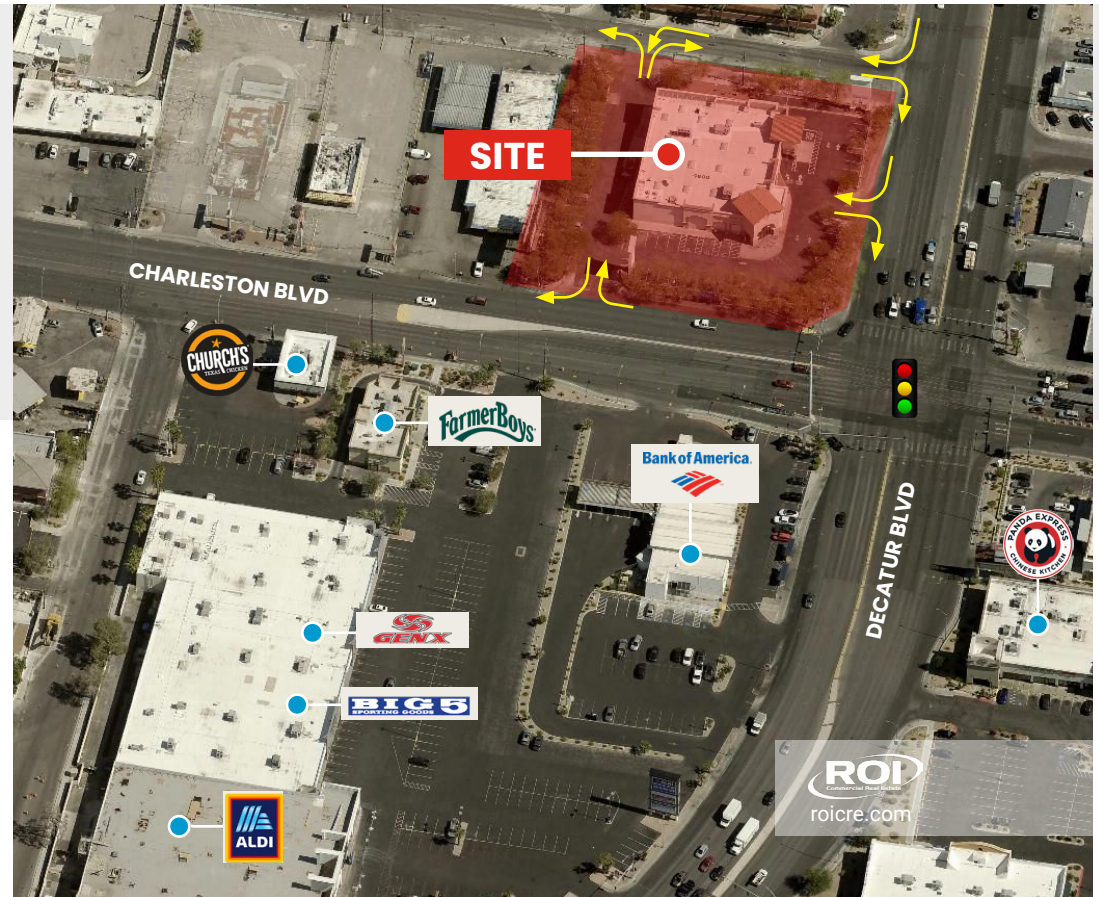
A freestanding, former drug store available for sublease on the hard corner of W Charleston Boulevard and S Decatur Boulevard. The property benefits from excellent visibility and is surrounded by national and international brands servicing in the Spring Valley trade area.

PROPERTY HIGHLIGHTS

- ✓ Freestanding building with corner exposure to both Charleston Blvd & Decatur Blvd
- ✓ This high visibility building provides ample parking and is ideal for a variety of users
- ✓ Across from major grocery anchored shopping centers with Aldi, Walmart and Smart & Final Extra
- ✓ 1.5 Mile from College of Southern Nevada with more than 30,000 students every semester

138-36-804-009
APN

📍 Limited Commercial (C-1)
ZONING



JOIN NEARBY RETAILERS



TRADE AREA AERIAL

Former Drug Store

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AREA DEMOGRAPHICS

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POPULATION



1 MILE	3 MILES	5 MILES
20,785	177,027	494,322

AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILES	5 MILES
\$77,818	\$83,236	\$85,714

TRAFFIC COUNTS



CHARLESTON BLVD	DECATUR BLVD
26,000 VPD	51,000 VPD



Sources:
SitesUSA 2025
TRINA, NV DOT 2024



FOR SUBLEASE

Freestanding Building

Former Drug Store

4800 W Charleston Blvd
Las Vegas, NV 89146



roicre.com

9121 W Russell Rd
STE 111
Las Vegas, NV 89148



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Contact our team today!

ROBIN CIVISH, CCIM
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