

5111 EAST CHARLESTON BLVD.

Las Vegas, NV 89142

AVAILABLE
For Sublease

FREE RENT INCENTIVES
AVAILABLE!



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Property Highlights

- Power Center, anchored by Target and Kohl's
- Second-Generation Retail End Cap Space
- Former artificial turf design and showroom
- ±3,000 SF stand-alone corner building
- In front of a major signalized intersection (E. Charleston Blvd. & S. Nellis Blvd.) with ±89,500 VPD total
- ±5-minutes from Interstate 11 / US 95 freeway (±144,000 VPD)

Lease Details



\$3.17 PSF/MO

Tenant subsidized rate at:
\$3.17/PSF/MO



\$0.75 PSF

CAM
Charges



±3,000 SF

Space
Available

Demographics

	1 mile	3 miles	5 miles
Population			
2025 Population	32,307	214,477	453,051
Average Household Income			
2025 Average Household Income	\$72,943	\$73,565	\$74,630



PROPERTY NAME

5111 East Charleston Blvd.

+ Parcel ID	161-04-111-007
+ Zoning	Commercial General (CG)
+ Year Built	1997
+ Property Size	±3,000 SF
+ Available Space	±3,000 SF
+ CAM Charges	\$0.75 PSF
+ Sublease Expiration	08/31/2027
+ Parking	10/1,000 SF
+ Cross Streets	E. Charleston Blvd. & S. Nellis Blvd.
+ Submarket	East Las Vegas
+ Traffic Counts	E. Charleston Blvd. ±42,000 VPD S. Nellis Blvd. ±47,500 VPD

Property Overview

MDL Group is pleased to present 5111 E. Charleston Blvd. Ste A in Las Vegas, NV 89142 for sublease. A ± 3,000 SF stand-alone building situated within Nellis Crossing, this property has excellent visibility, being on the corner of E. Charleston Blvd. and S. Nellis Blvd. The property was built in 1997, and has been modernized several times recently. Zoned Commercial General with ample parking, plus ingress/egresses leading directly to Target, the property is suitable for retail uses.

Area Overview

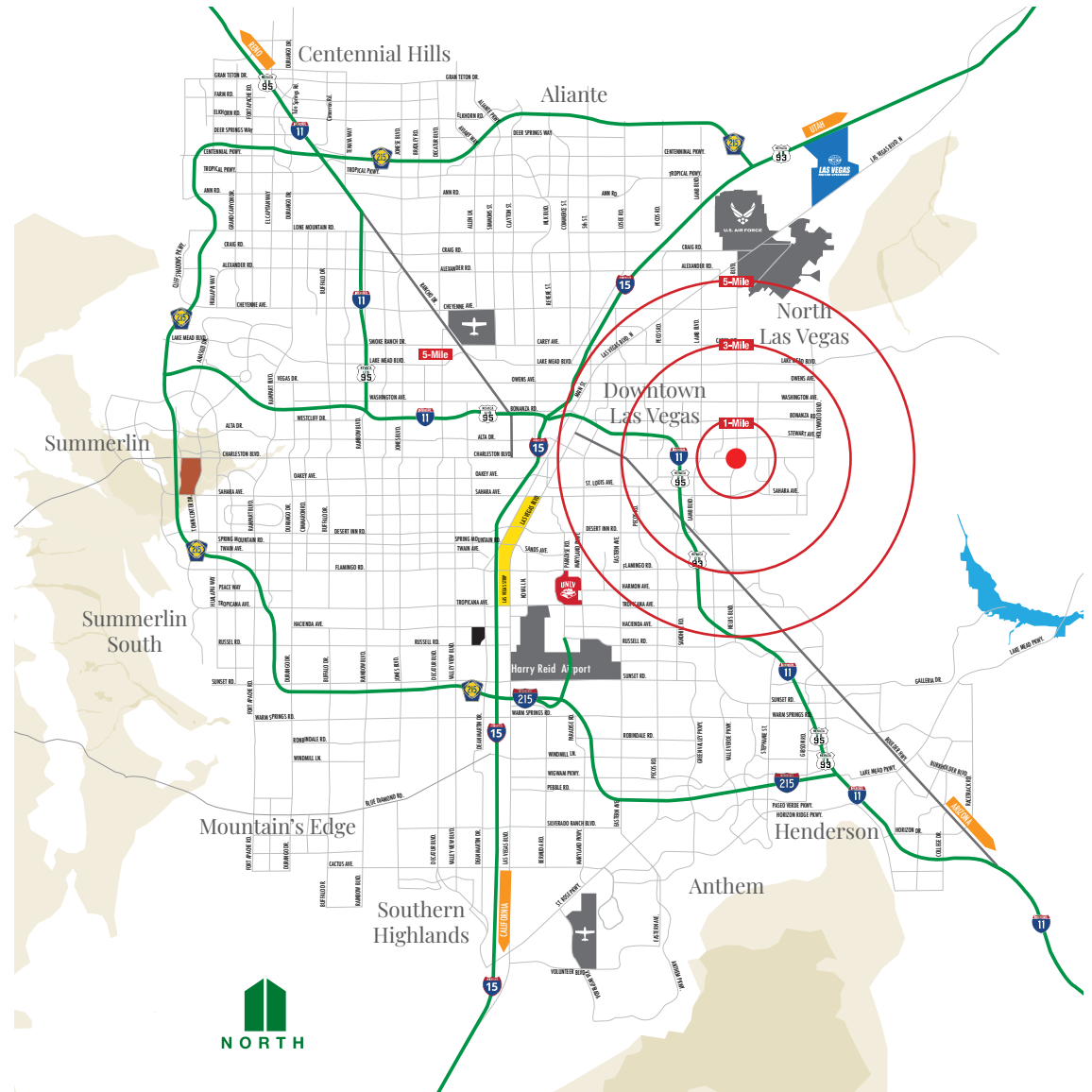
The property is positioned at the bustling Nellis Crossing, the epicenter of East Las Vegas. Anchored by high-profile retailers such as Target, Kohl's, and Dollar Tree, the property has a strong national co-tenant base within the shopping center itself, along with a Walmart, Grocery Outlet, Ross, PetSmart, In-N-Out, and Valvoline Quick Service across the street. The corner of E Charleston Blvd and S Nellis Blvd handles ±89,500 VPD, making this one of the most sought-after locations in all of East Las Vegas, while only being a five-minute drive to the Interstate 11 / US-95 freeway. In addition, the property is next to The Club at Sunrise golf course, and is in close proximity to Sam's Town Hotel and Gambling Hall.

Population	1 mile	3 miles	5 miles
2010 Population	32,063	204,016	433,171
2020 Population	33,185	214,564	452,957
2025 Population	32,307	214,477	453,051
2030 Population	32,608	218,600	463,427
2010-2020 Annual Rate	0.34%	0.51%	0.45%
2020-2025 Annual Rate	-0.51%	-0.01%	0.00%
2025-2030 Annual Rate	0.19%	0.38%	0.45%
2025 Median Age	33.2	34.7	35.4

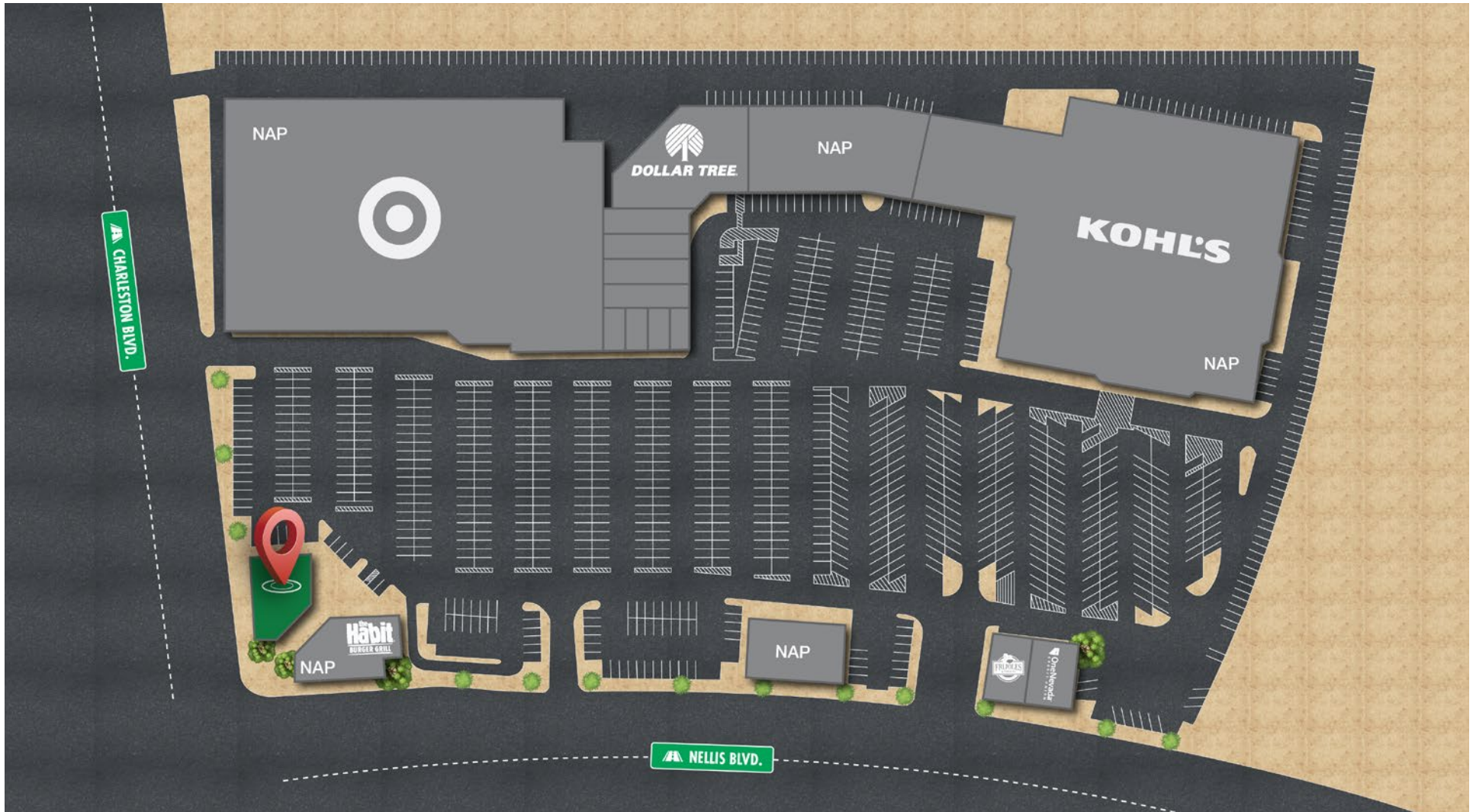
Households	1 mile	3 miles	5 miles
2025 Wealth Index	48	50	50
2010 Households	9,501	66,066	142,366
2020 Households	10,358	71,265	155,022
2025 Total Households	10,422	72,581	158,587
2030 Total Households	10,609	74,591	163,629
2010-2020 Annual Rate	0.87%	0.76%	0.86%
2020-2025 Annual Rate	0.12%	0.35%	0.43%
2025-2030 Annual Rate	0.36%	0.55%	0.63%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$72,943	\$73,565	\$74,630
2030 Average Household Income	\$82,753	\$83,130	\$83,898
2025-2030 Annual Rate	2.56%	2.47%	2.37%

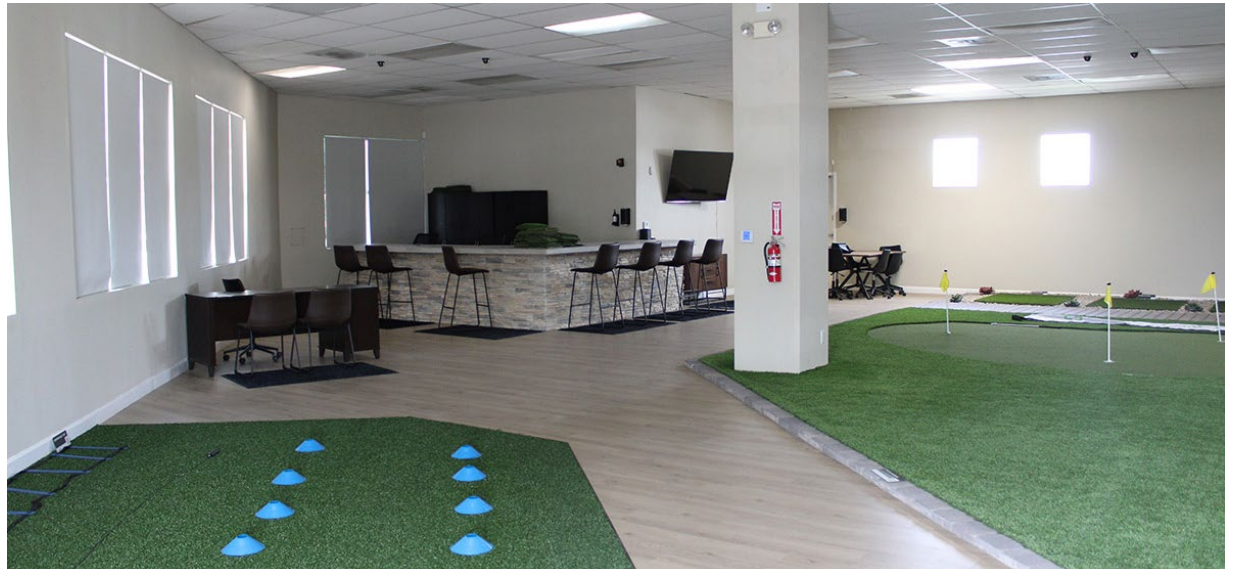
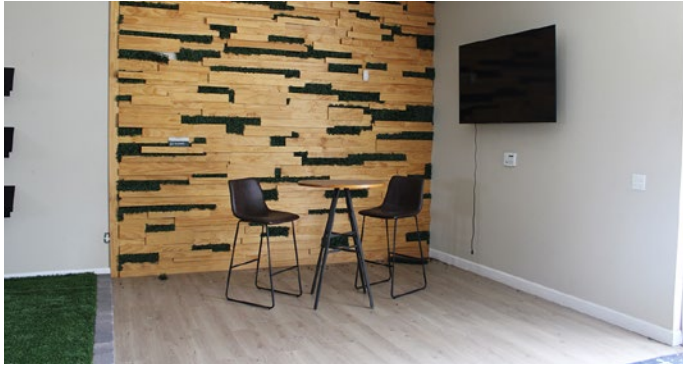
Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	10,489	75,262	165,403
2020 Total Housing Units	10,751	76,066	167,356
2025 Total Housing Units	10,675	76,467	168,877
2025 Owner Occupied Housing Units	5,926	38,000	76,501
2025 Renter Occupied Housing Units	4,496	34,581	82,086
2025 Vacant Housing Units	253	3,886	10,290
2030 Total Housing Units	10,949	79,177	175,529
2030 Owner Occupied Housing Units	6,122	40,058	81,086
2030 Renter Occupied Housing Units	4,487	34,533	82,543
2030 Vacant Housing Units	340	4,586	11,900







Property Photos



Clark County Nevada


Synopsis


As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**
Land Area
(Square Miles)

 **2,265,461**
Population

 **298**
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Professional Sports

Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



HENDERSON
SILVER KNIGHTS™



LAS VEGAS
MOTOR SPEEDWAY
AMERICA'S RACING SHOWPLACE!



Nevada Tax Advantages

NEVADA

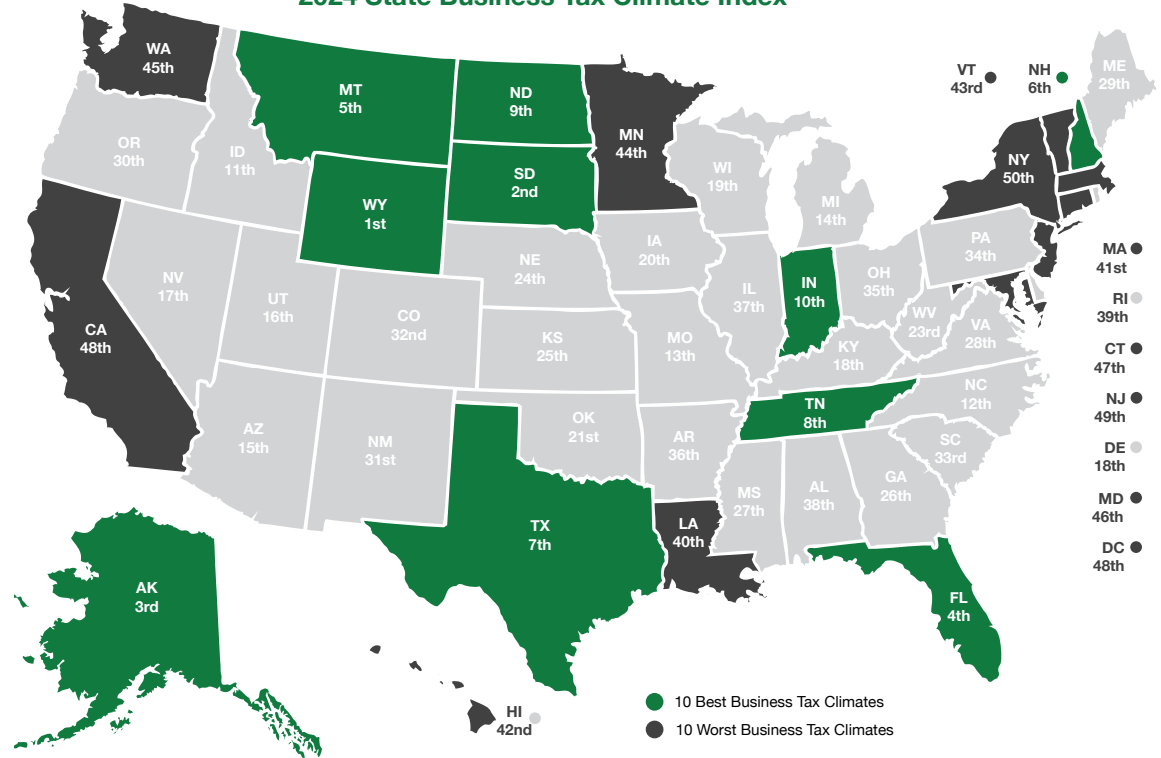
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2024 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation’s 2020 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor’s Office of Economic Development; www.TaxFoundation.org



Road Transportation

Las Vegas, and surrounding towns are less than one day’s drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world’s freight from the Pacific Coast to America’s Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



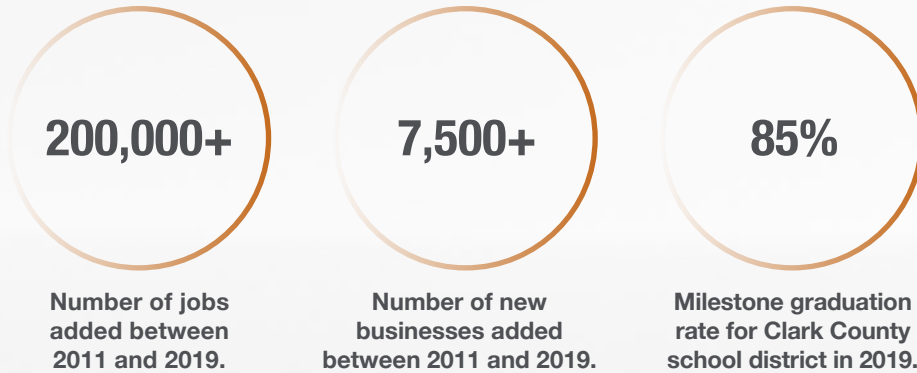
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Southern Nevada Growth



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)