

4215-4275 E. CHARLESTON BLVD.

Las Vegas, Nevada 89104

AVAILABLE
For Lease



5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800
F 702.388.1010
www.mdlgroup.com

Buck Hujabre
Senior Vice President
Lic#: BS.1002453.LLC
225.284.0985
bhujabre@mdlgroup.com

POINT OF CONTACT

Brian Singleton
Senior Associate
Lic#: S.0194212 | PM.0167980
702.569.2700
bsingleton@mdlgroup.com

Brendon Pereira
Associate
Lic#: S.0203564
702.415.3683
bpereira@mdlgroup.com

Espen Hild
Associate
Lic#: BS.0147014
702.715.3057
ehild@mdlgroup.com

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4215-4275 E. Charleston Blvd. Las Vegas, NV 89104

+ Parcel ID	161-05-110-002, 161-05-110-003, 161-05-110-004, 161-05-110-005, 161-05-110-006
+ Zoning	Commercial General (C-G)
+ Year Built	1983 (undergoing renovation)
+ Property Size	±78,894 SF
+ Parking	5.58/1,000 SF
+ Cross Streets	Charleston Blvd. & Lamb Blvd.
+ Submarket	East
+ Traffic Counts	Charleston Blvd. ±81,000 VPD Lamb Blvd. ±39,000 VPD

Property Details



\$2.15 PSF NNN

Lease Rate



±3,000 SF - ±12,000 SF

Available Space



\$0.78 PSF/MO

CAM Charges

Demographics

Population	1 mile	3 miles	5 miles
2025 Population	±19,264	±157,066	±321,053
Ave. Household Income	1 mile	3 miles	5 miles
2025 Ave. Household Income	\$120,876	\$128,476	\$130,187

Property Highlights

- Busy retail trade center located in the heart of East Las Vegas, with strong retail synergy and consistent consumer traffic
- Join established tenants including Taco Bell, Big 5 Sporting Goods, and Boca Dental
- Shadow-anchored by Home Depot, adjacent to Golden Corral, Walmart Neighborhood Market, Panda Express, and O'Reilly Auto Parts
- Signalized intersection with exceptional visibility, a minute from I-11/US-95, providing excellent regional access
- High traffic counts totaling ±120,000 vehicles per day on E. Charleston Blvd. & S. Lamb Blvd.

Property Overview

MDL Group is pleased to present a highly visible retail opportunity at 4215 E. Charleston Boulevard, located at a signalized intersection in the heart of East Las Vegas. This well-positioned property benefits from exceptional exposure and strong daily traffic counts, making it an ideal location for retail, restaurant, or service-oriented users seeking immediate market presence. The site is shadow-anchored by Home Depot and surrounded by a dense concentration of national retailers, creating consistent daytime and evening traffic. With convenient access just a minute from the I-11/US-95, the property offers outstanding connectivity and ease of access for both local residents and commuters.

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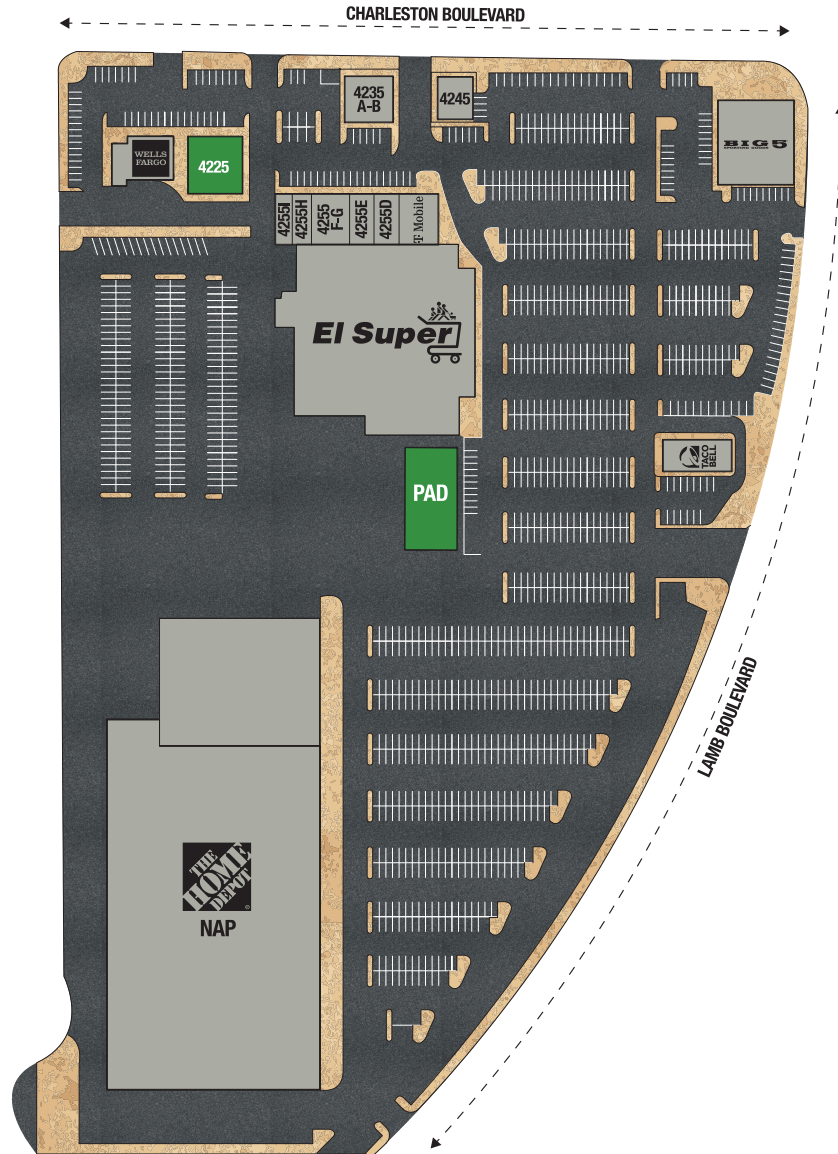
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UNIT	TENANT	SF	USAGE
1255	El Super	44,016	Grocery
1275	Taco Bell	2,304	Fast Food
4215	Wells Fargo	3,972	Financial Services
4225	VACANT / AVAILABLE	4,550	RETAIL
4235 A - B	Boca Dental and Braces	2,998	Medical / Dental
4245	AP Dentistry	1,900	Dental
4255 A - C	T-Mobile	3,000	Retail
4255 D	GGV Multi-services	943	Retail
4255 E	Alexandra Lozano I.L.	1,165	Office
4255 F - G	San Juan Medical	2,634	Medical / Dental
4255 H	Freeway Insurance	900	Insurance Services
4255 I	Clinical Pathology Laboratories	1,512	Medical / Dental
4275	Big 5 Sporting Goods	9,000	Retail
PAD	PAD AVAILABLE	3,000 - 12,000	BUILT-TO-SUIT

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



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HENDERSON
SILVER KNIGHTS™



LAS VEGAS
MOTOR SPEEDWAY
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Nevada Tax Advantages

NEVADA

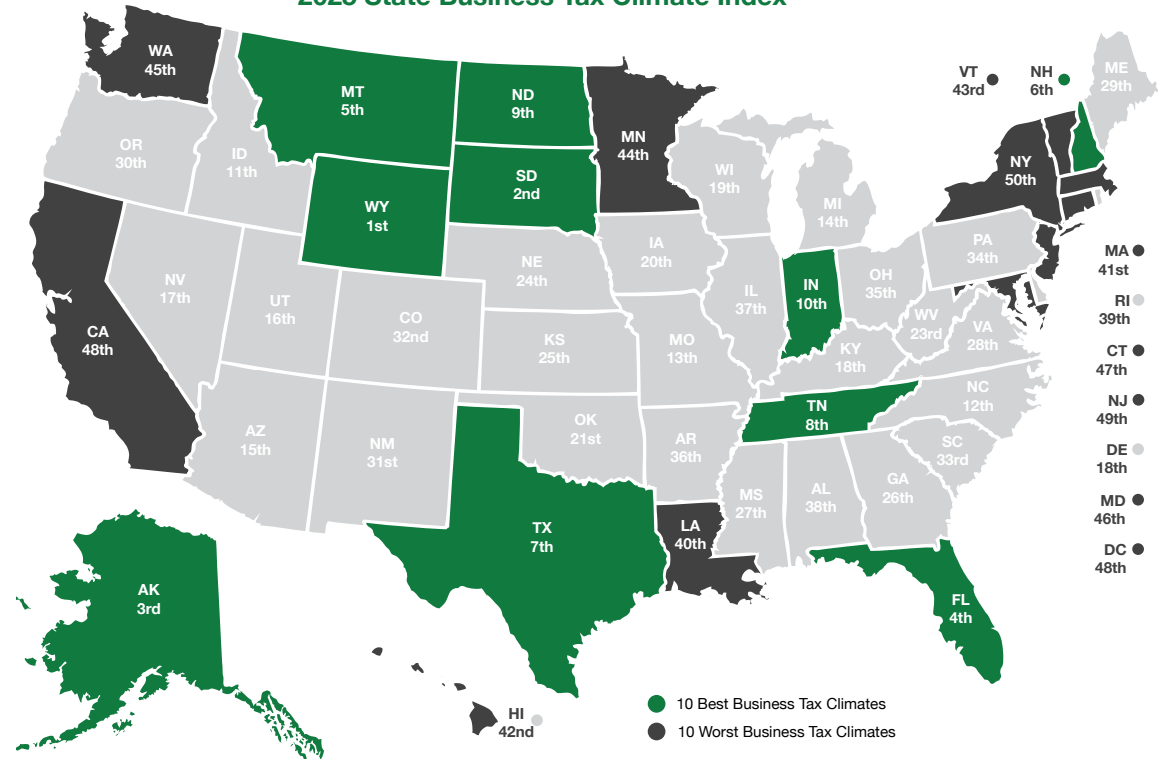
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking
California ranks 48th, Arizona 14th,
Idaho 9th, Oregon 35th and Utah 15th.

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

2025 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation's 2025 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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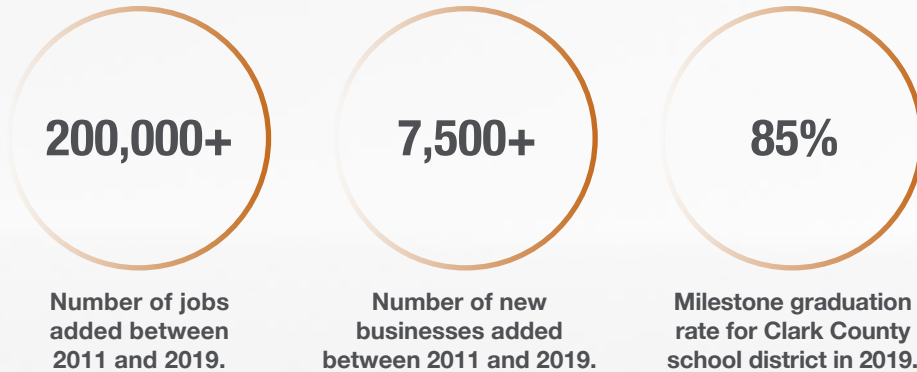


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Southern Nevada Growth



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)