

CHARLESTON COMMONS

NWC Charleston Blvd & Nellis Blvd
Las Vegas, NV 89110



LEASING CONTACT



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PROPERTY HIGHLIGHTS

CHARLESTON COMMONS
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Charleston Commons

Is a prime retail property located in East Las Vegas offering high visibility in a densely populated area with strong traffic flow. Its strategic location near residential neighborhoods and major thoroughfares make it an ideal destination for tenants seeking to attract consistent foot traffic and drive revenue growth.

± 1,600 SF AVAILABLE NOW

±7,200 SF
AVAILABLE DEC. 2025

- Located at the dynamic retail corridor of Charleston Blvd and Nellis Blvd
- Highly visible along Nellis Blvd which is the main north-south arterial in the East Las Vegas area
- Site is easily accessible to US-95 just 1.5 miles west of the property



 **E CHARLESTON BLVD N & NELLIS BLVD**
CROSS STREETS

 **LIMITED COMMERCIAL (C-1)**
ZONING | CLARK COUNTY

Join major
RETAILERS



SITE PLAN

CHARLESTON COMMONS
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[CLICK HERE FOR VIRTUAL TOUR](#)

Suite	Tenant	Size (SF)	Suite	Tenant	Size (SF)	Suite	Tenant	Size (SF)
15	Dotty's	4,800	69	First Dentist	1,950	111-140	Boba King	1,008
21	Teriyaki Madness	1,600	71	Better Buzz Coffee	3,500	111-150	Chipotle Mexican Grill	2,400
23	AVAILABLE - 2nd Gen Restaurant	1,600	81	La Michoacana Plus	1,572	121	Ross	25,160
25	Hansen & Hansen Insurance	1,600	83	GameStop	1,600	131	Sally Beauty	1,600
27	CosmoProf	2,400	85	Super Nails	1,600	135	Supercuts	1,600
29	H&R Block	2,400	87	GNC	1,600	141	Rainbow	8,400
31	Desert Radiologists	2,000	89	Best Mattress	3,200	147	Carter's	5,000
41	Burlington	30,000	93	Rhapsodielle	10,000	151	Buffet@Asia	6,300
45	Grocery Outlet	29,849	105	Bath & Body Works	3,167	163	Half Price Furniture	6,400
51	In-N-Out Burger	3,000	111-120	T-Mobile	2,500	169	Absolute Dental	4,550
61	AVAILABLE - DO NOT DISTURB	7,200	111-130	Optic Gallery	2,120	171	PetSmart	25,430
						201	Walmart	116,792

FLOOR PLAN

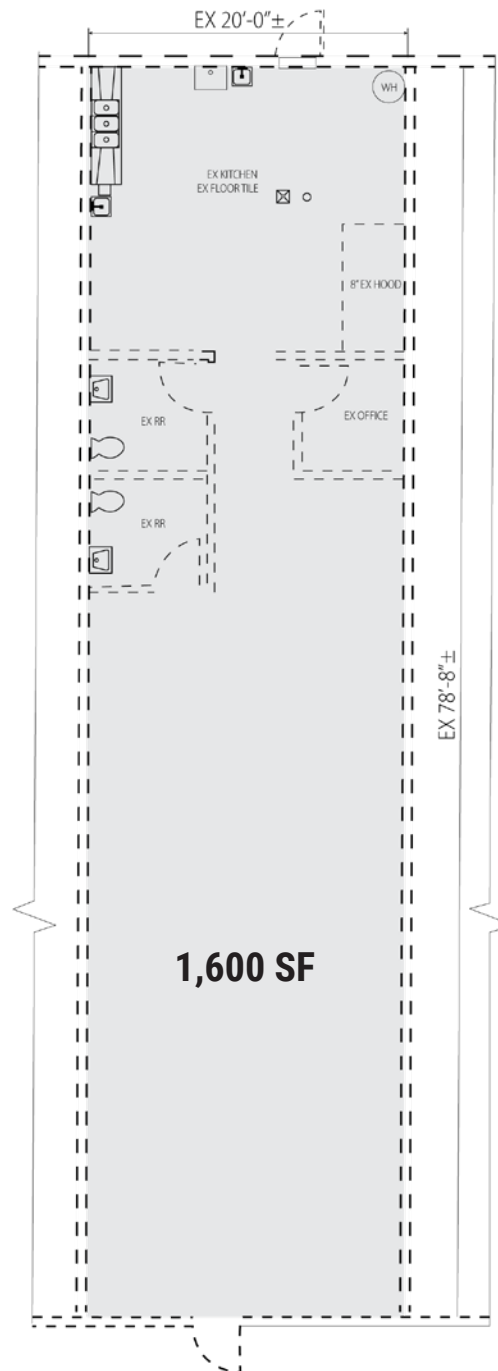
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SUITE 23

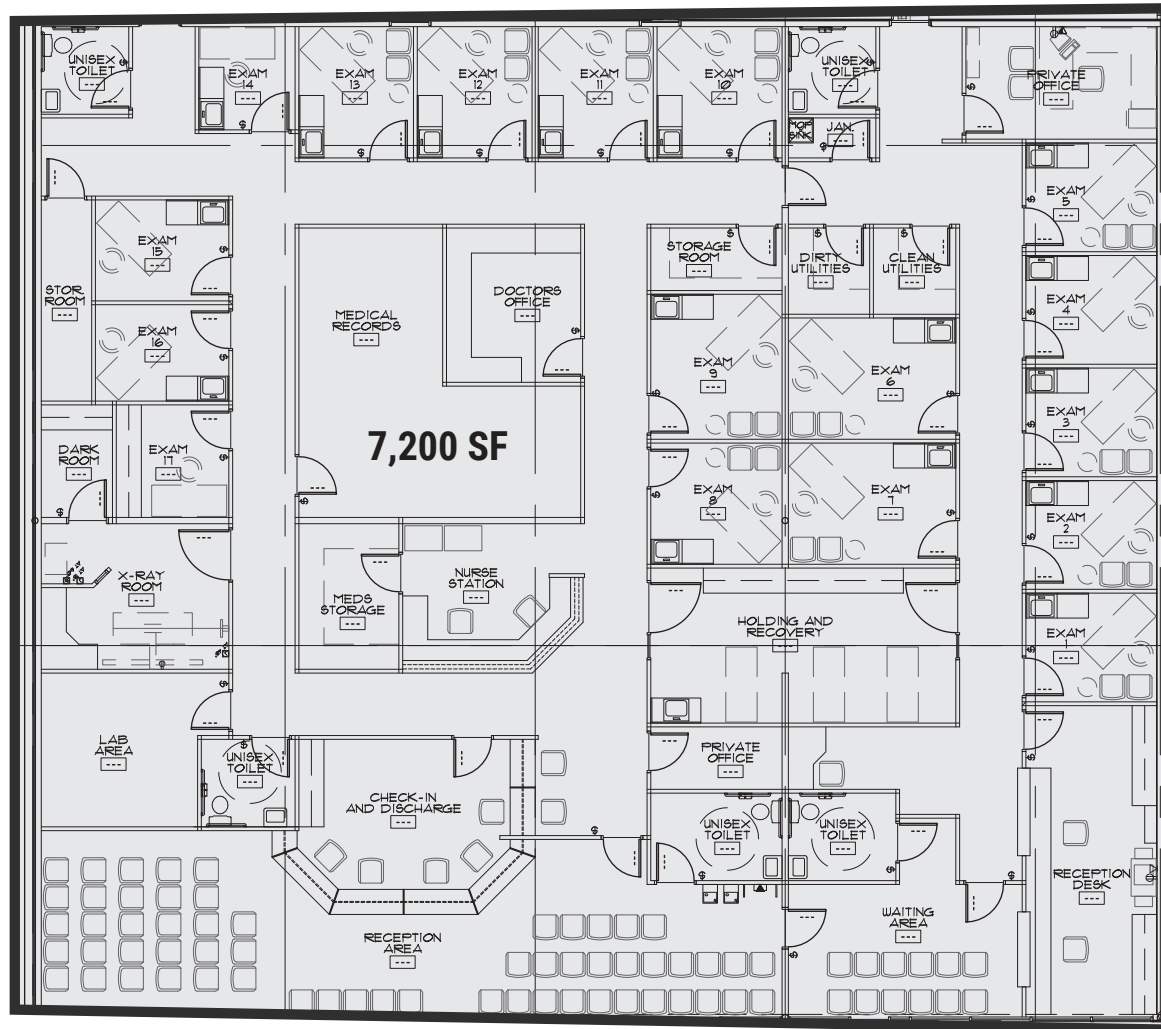
2nd Gen Restaurant Space



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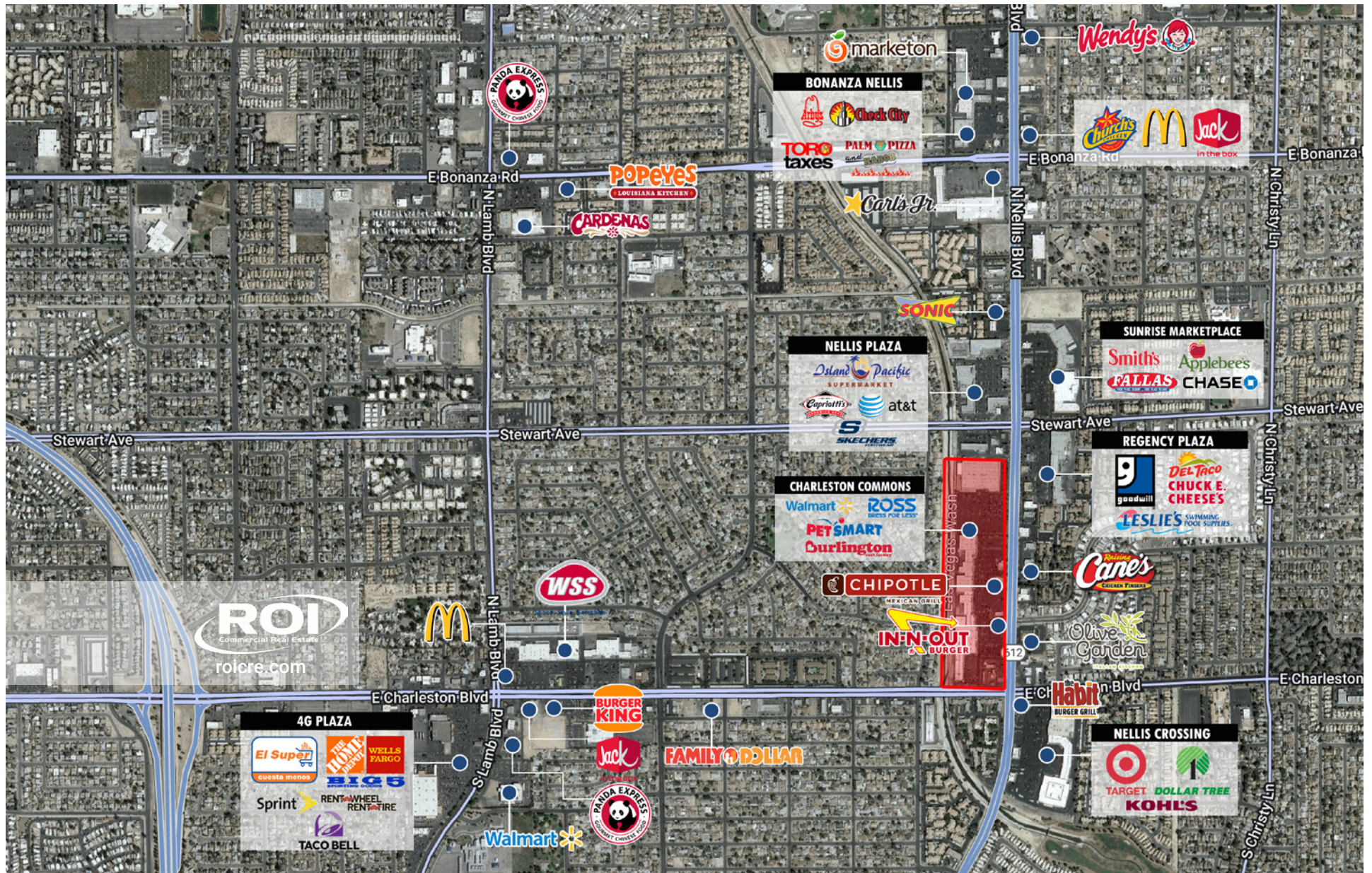
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SUITE 61
AVAILABLE DEC. 2025
DO NOT DISTURB

TRADE AREA AERIAL

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AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
32,315	219,172	458,351



AVERAGE HOUSEHOLD INCOME

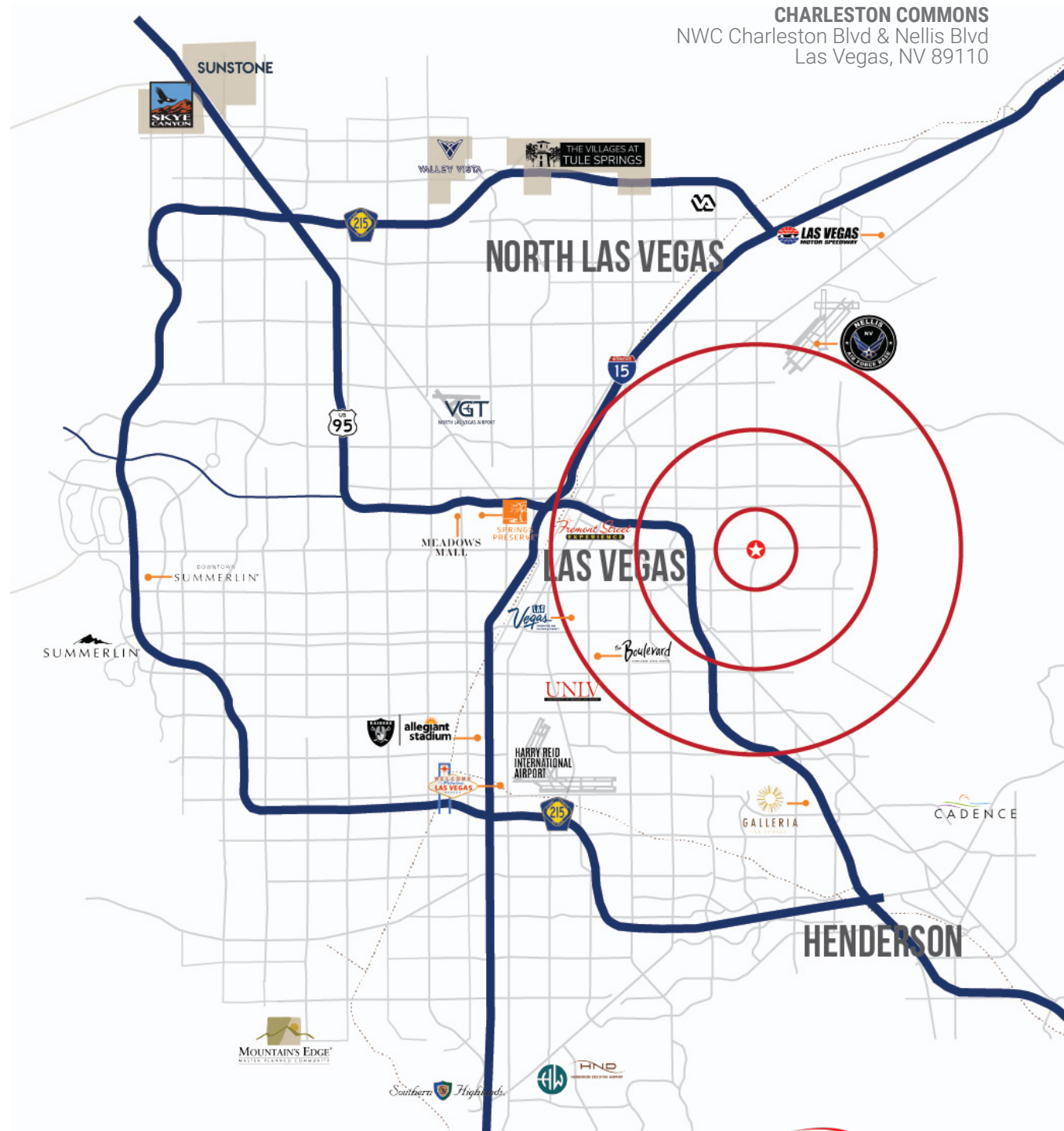
1 Mile	3 Miles	5 Miles
\$72,300	\$74,600	\$75,833



TRAFFIC COUNTS

Charleston Blvd	Nellis Ave
35,000 VPD	48,000 VPD

Sources:
SitesUSA 2025
TRINA, NV DOT 2023



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FOR MORE INFORMATION

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07/29/25