

ANCHOR/SHOP SPACE FOR LEASE



AVAILABLE
±15,000 SF

AVAILABLE
±11,300 SF

PENDING
±21,424 SF

AVAILABLE
±4,342 SF

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

E. Charleston Boulevard

CHARLESTON BLVD ±32,500

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



SITE PLAN

Charleston Plaza



1710	Los Tacos
1720	Bonanza Swap Meet
1722	Ross Dress for Less
1730	Port of Subs
1732	Salon
1734	For Lease ±1,200 SF
1736	Mail Boxes
1740	Aaron Rents
1744	For Lease ±4,344 SF
1750	For Lease 2,000 SF
1752	Let's Go Auto
1754	Paul's Auto
1756	Mexican Food
1758	Little Caesar's Pizza
1812	For Lease PENDING ±21,424 SF
1822	For Lease ±15,000 SF
1828	For Lease ±11,300 SF
1830	For Lease ±1,400 SF
1832	For Lease ±4,200 SF
1842	For Lease ±1,540 SF
1848	For Lease ±1,625 SF
1850	For Lease ±1,300 SF
1862 PAD	Interior Space For Lease ±3,662 SF





TRADE AREA MAP

Charleston Plaza



DEMOGRAPHICS

1720 E CHARLESTON BLVD

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

Source: ESRI, 2025



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ANCHOR BOX / IMMEDIATE AVAILABILITY!

PENNY J. MENDLOVIC

Vice President

+1 702 369 4932

penny.mendlovic@cbre.com

Lic. S.0039894


JENNIFER F. OTT, CCIM

First Vice President

+1 702 369 4806

jennifer.ott@cbre.com

Lic. BS.0054344



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