

FOR LEASE
RED ROCK PLAZA
±2,010 – 2,800 SF

5191 W Charleston Blvd,
Las Vegas, NV 89146

120

190

Property Summary

LEASE RATE	Suite 120 \$2.95/SF/NNN Suite 190 \$0.85/SF/NNN
CAM RATE	\$ 0.54
TOTAL MONTHLY	Suite 120 \$9,772.00 Suite 190 \$2,793.90
TOTAL AVAILABLE	Suite 120 ±2,800 SF Suite 190 ±2,010 SF
LOT SIZE	±3.74 Acres
ZONING	C-1
PROPERTY TYPE	Office Central Business District
YEAR BUILT	2006

- Signalized Ingress and egress
- Dense residential trade area
- Busy center
- Only vacant suite in the center
- Recently painted buildings and pylon sign



OR TEXT 22362 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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Highlights

Suite 120

- 2nd generation restaurant ready for its new owner.
- Former Lebanese, Mediterranean restaurant.
- Kitchen has: a walk-in refrigerator, a rotating oven that can hold up to 13 lambs and 30 turkeys, a freezer, a range, a grill, three-compartment sink, prep table, hand sink, office, and a bathroom.
- Restaurant also has a private hookah lounge area with a men's and ladies bathroom.
- The three air conditioning units have all be recently serviced and are in great working order.
- Tenant is still in place and will need 30 - day notice to vacate. Please do not disturb the Tenant. All tours will be set up with 24 hour notice given to the current Tenant, and much more.

Suite 190

- Suite has individual offices which can be used as executive suites.

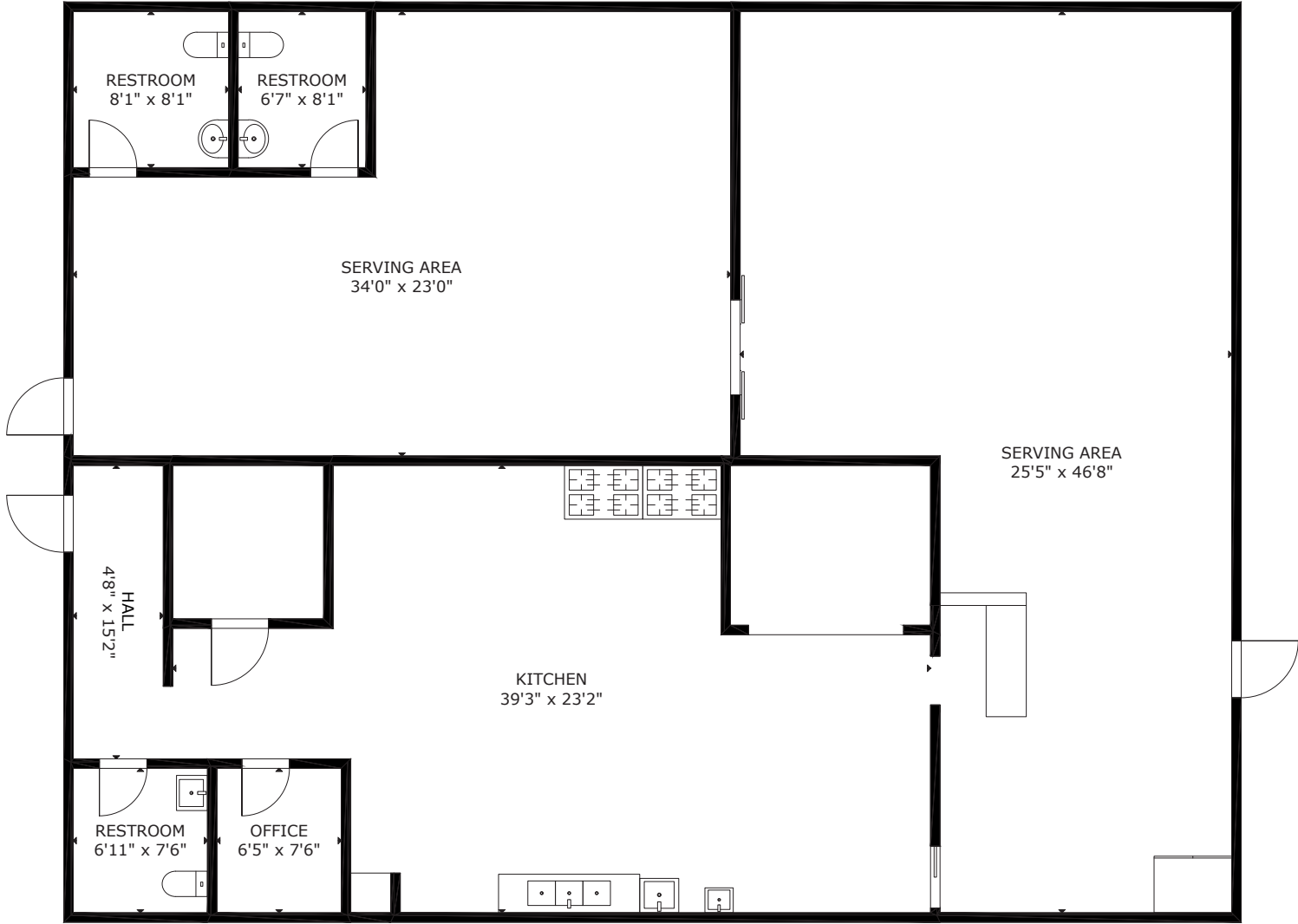




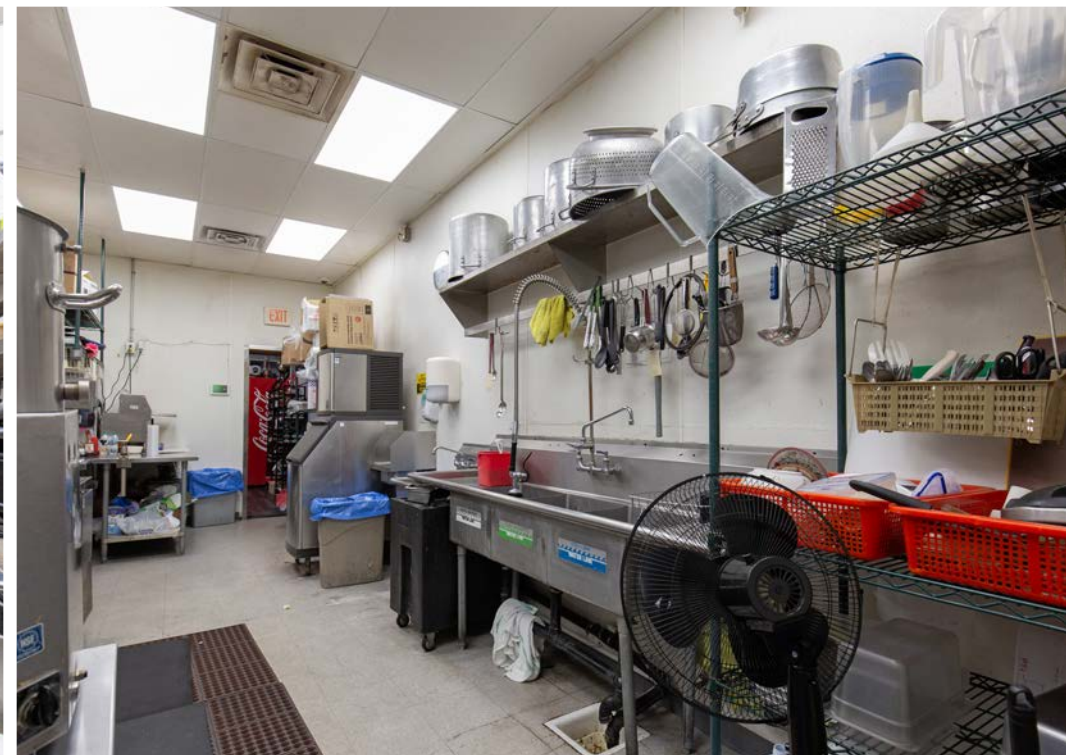
Floor Plan - Suite 120



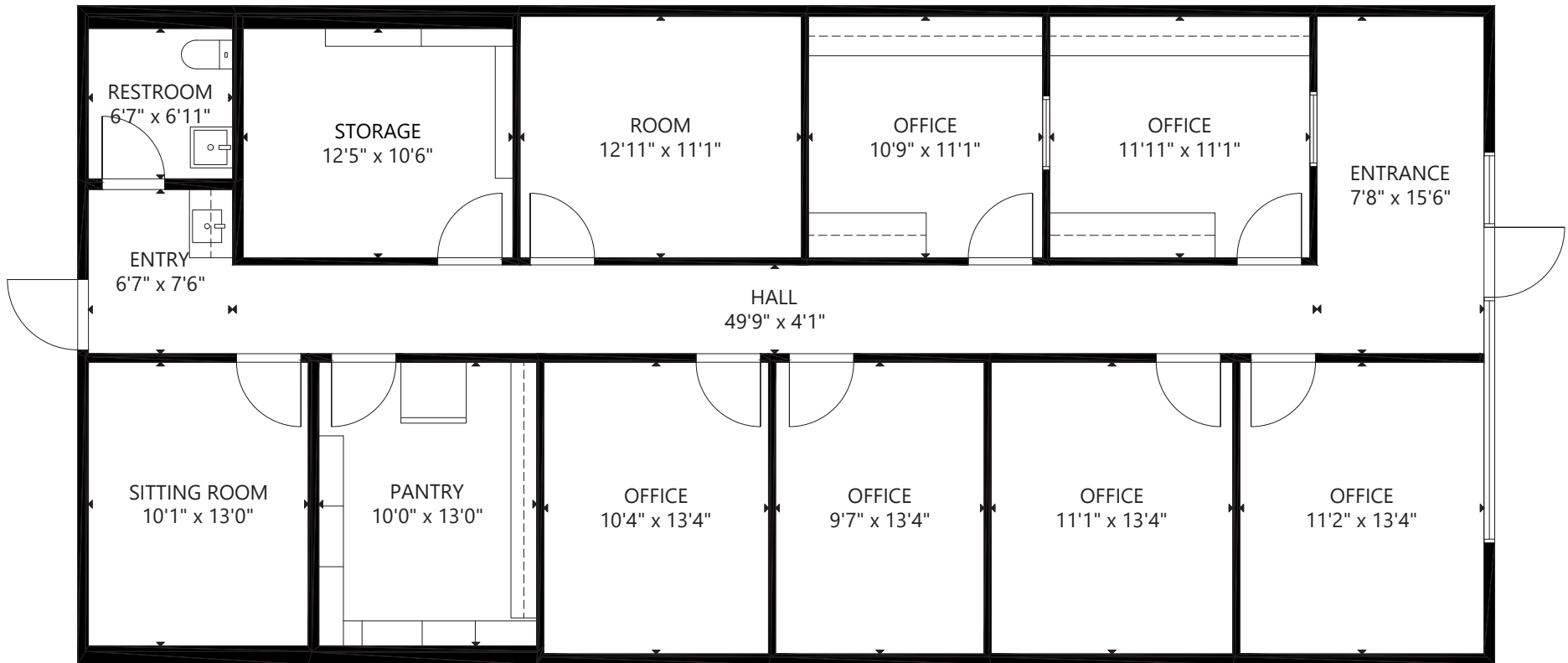
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FOR A 3D TOUR



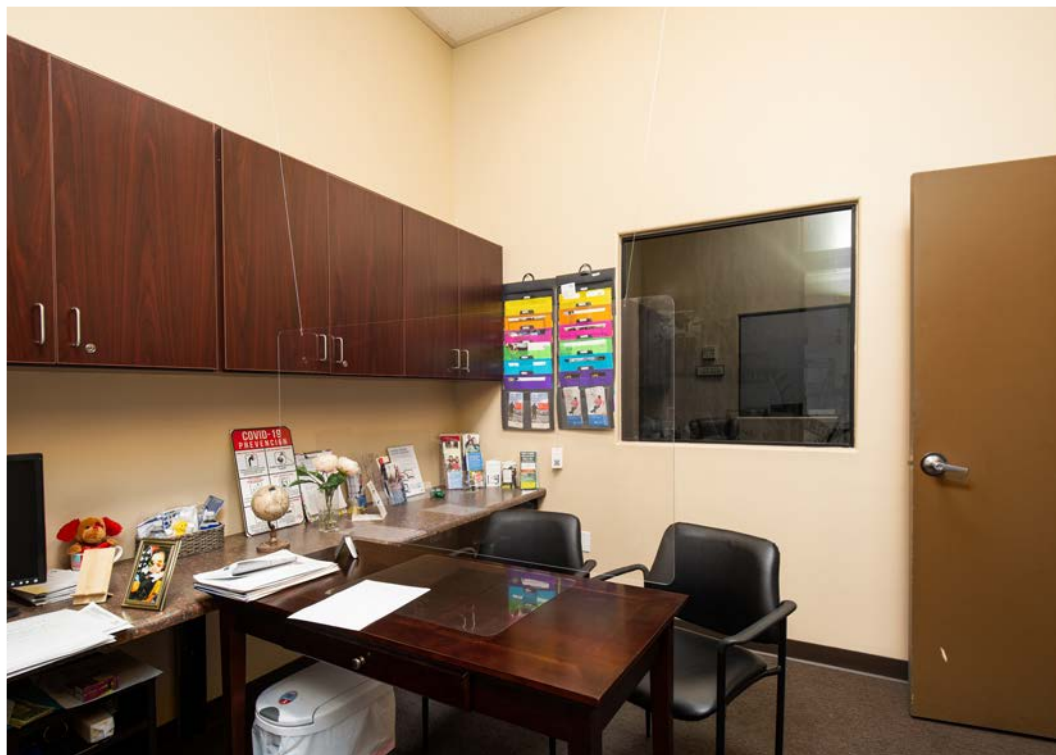
SUITE 120



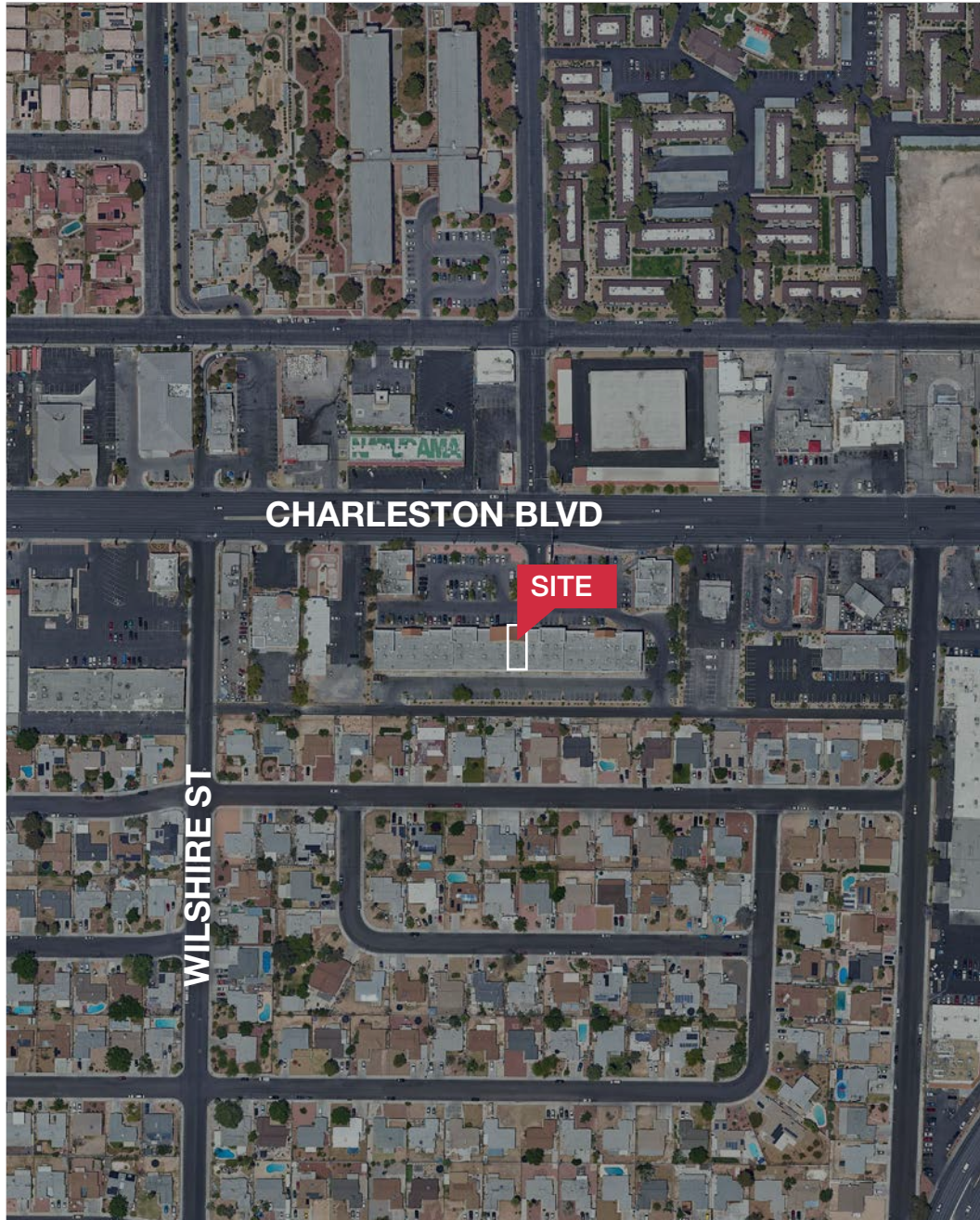
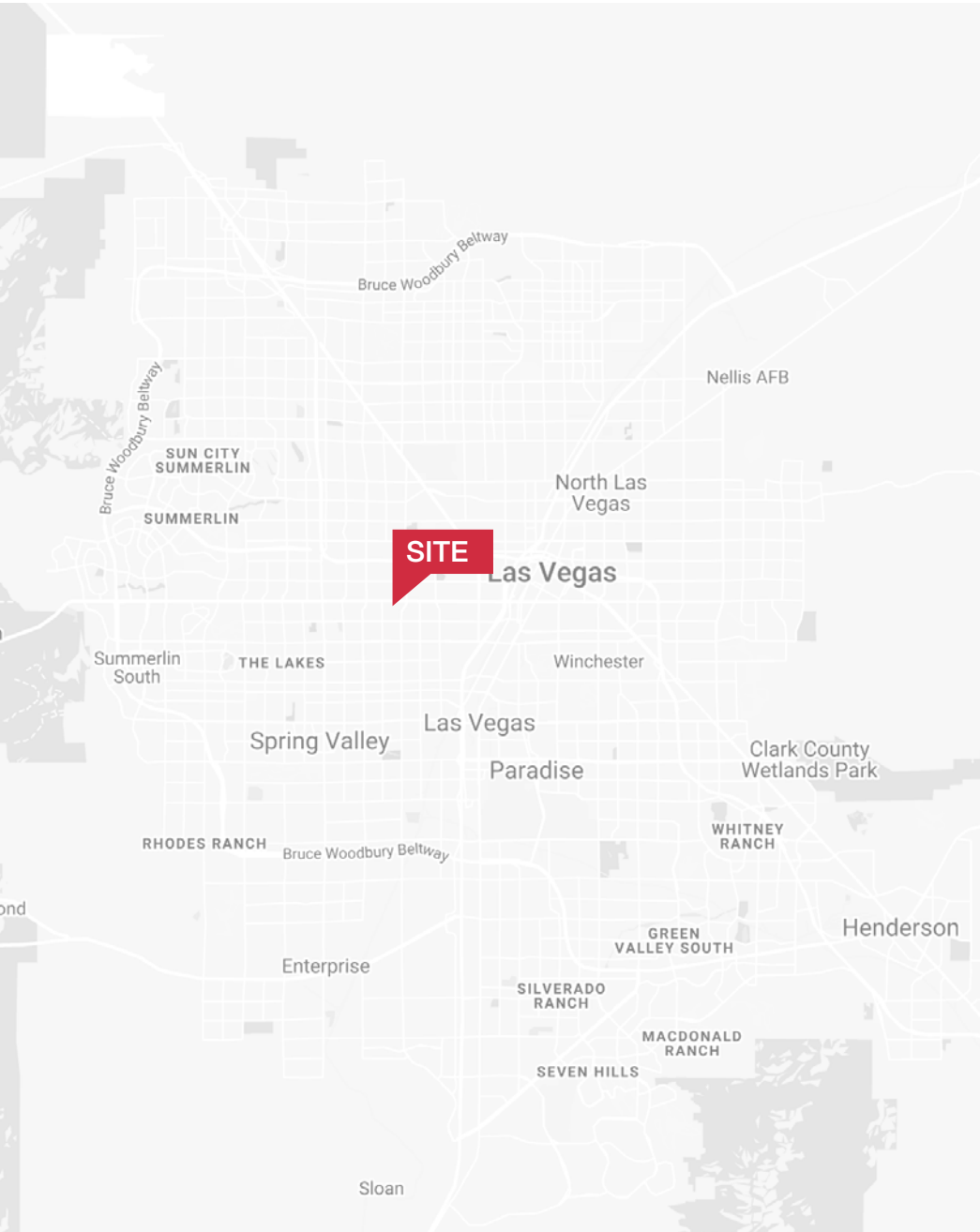
Floor Plan - Suite 190



SUITE 190



Area Map



Area Map

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

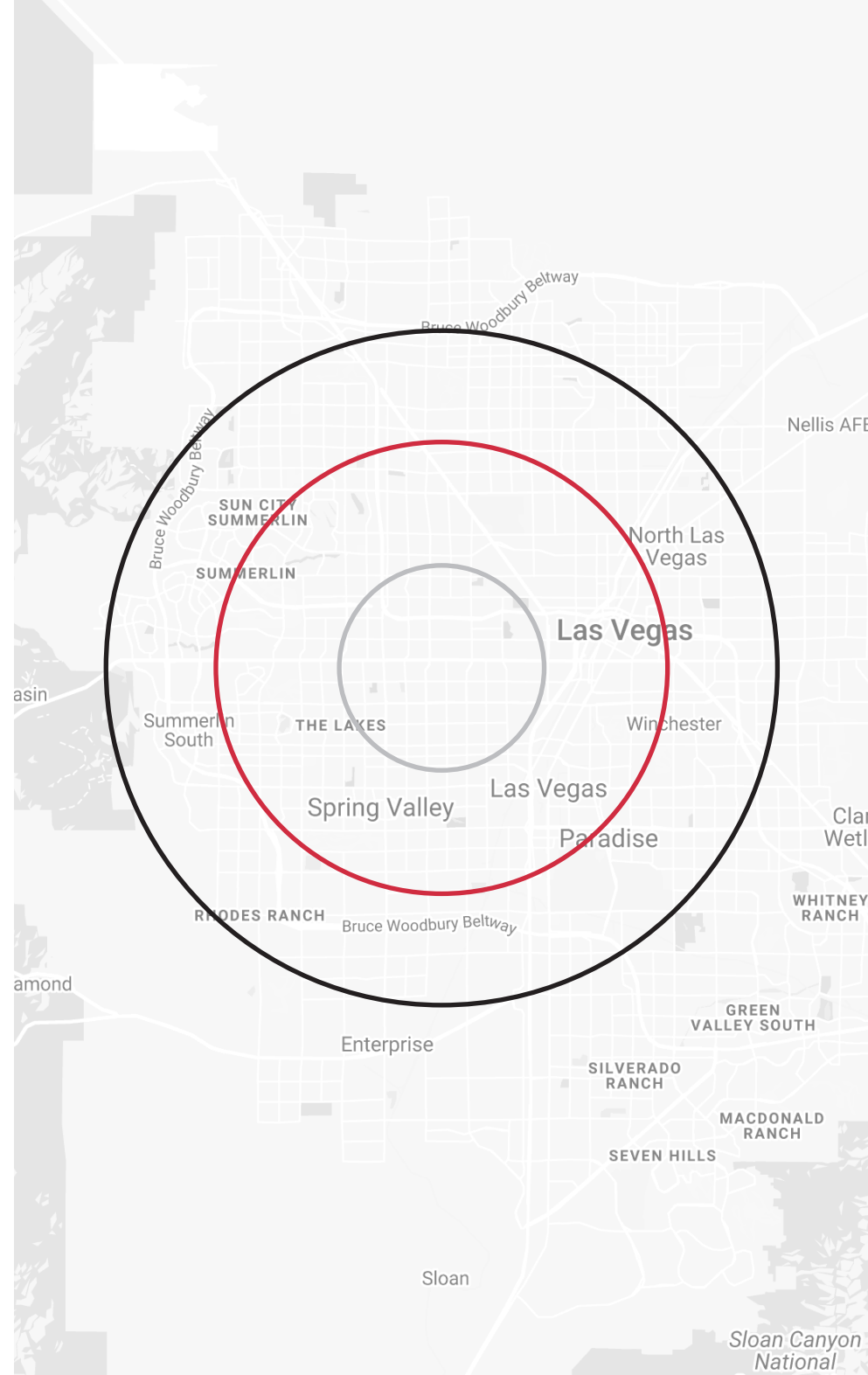


Demographics

POPULATION	1-mile	3-mile	5-mile
2023 Population	19,869	178,220	479,936
HOUSEHOLDS	1-mile	3-mile	5-mile
2023 Households	7,365	67,369	193,457
INCOME	1-mile	3-mile	5-mile
2023 Average HH Income	\$59,401	\$70,245	\$71,546

Traffic Counts

STREET	CPD
Charleston Blvd / Wilshire St	32,488
Charleston Blvd / Brush St	39,588





Distance to Major Cities

Salt Lake City, Utah	302 miles
Las Vegas, Nevada	120 miles
Los Angeles, California	387 miles
San Diego, California	449 miles
Denver, Colorado	630 miles
Phoenix, Arizona	419 miles

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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