

# 5602

west charleston blvd

**FREESTANDING  
BUILDING WITH DRIVE-THRU**

**CBRE**

CONFIDENTIAL OFFERING MEMORANDUM



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# EXECUTIVE SUMMARY

# the offering

CBRE is pleased to present an exceptional opportunity for owner-users to acquire a freestanding, retail building for sale. Built in 2023, the building is approximately 600 square feet and features a drive-thru and is located in the Central West Las Vegas submarket.

This highly visible property boasts exceptional frontage on West Charleston Boulevard, one of Las Vegas' busiest thoroughfares, ensuring high traffic counts and easy access to major residential neighborhoods and commercial hubs. The freestanding design and existing drive-thru make this location perfect for quick-service restaurants, coffee shops, and other retail establishments looking for a premier spot with outstanding visibility and accessibility.







# PROPERTY DESCRIPTION

# property overview



## ADDRESS

5602 West Charleston Boulevard,  
Las Vegas, NV 89146



## MARKET/SUBMARKET

Central West  
Las Vegas Submarket



## SQUARE FOOTAGE

±600 SF



## LOT SIZE

±0.49 Acres



## OFFERING PRICE

\$1,699,000



## YEAR BUILT

2023



## ZONING

C-1



## OPERATING EXPENSES

\$14,701.00/Year



Freestanding Building  
with Drive-Thru



Exceptional Visibility  
with Frontage on West  
Charleston Boulevard



# interior photos







# LOCATION OVERVIEW



# location & market overview

**5602 West Charleston Boulevard is strategically positioned in the Central West Las Vegas submarket, offering excellent visibility and accessibility along one of the city's most traveled corridors.**

West Charleston Boulevard is a major east-west arterial with strong daily traffic, connecting to US-95 and serving dense residential and commercial neighborhoods. The area is surrounded by national and regional brands, including grocery stores, banks, fitness centers, and restaurants, creating a strong retail synergy.



DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
POPULATION			
2024 Population - Current Year Estimate	20,821	182,984	485,116
2029 Population - Five Year Projection	21,343	187,079	498,737
2024 Median Age	38.60	38.00	39.20
2024 Average Household Size	2.72	2.64	2.43
HOUSEHOLDS			
2024 Households - Current Year Estimate	7,609	69,044	197,615
2029 Households - Five Year Projection	7,925	71,258	205,329
HOUSEHOLD INCOME			
2024 Average Household Income	\$78,167	\$83,788	\$86,833
2029 Average Household Income	\$88,874	\$94,219	\$96,757
EDUCATION			
2024 Population 25 and Over	14,540	126,101	345,030
Less than 9th Grade	1,090	11,168	22,761
9-12th Grade - No Diploma	1,544	12,139	28,963
High School Diploma	4,296	34,638	91,387
GED or Alternative Credential	864	6,659	16,987
Some College - No Degree	2,989	25,448	73,148
Associate's Degree	1,120	10,364	28,914
Bachelor's Degree	1,827	18,143	56,520
Graduate or Professional Degree	810	7,542	26,350



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**FOR MORE INFORMATION,  
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