



NOLAN JULSETH-WHITE, CCIM

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NV #BS.146060.LLC

FOR LEASE

# 5641 W Charleston Boulevard

Las Vegas, Nevada 89146

ERIC ROGOSCH

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NV #S.52003

The Las Vegas "Strip"



W Charleston Boulevard | ±30,000 VPD

Westwind Road

±0.75 Acres  
Build-to-Suit or  
Ground Lease

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

SVN | The Equity Group is proud to offer for lease, 5641 W Charleston Blvd, available for a Build to Suit or Ground Lease. Located on a main artery of Las Vegas, W Charleston Blvd provides +/- 30,000 VPD with great visibility on the "going to work" side of the street. The property is within 2 miles from US Hwy 95 (future I-11) freeway, Meadows Mall, Nevada State Museum, Arizona Charlies - Decatur, and the College of Southern Nevada, along with a plethora of shopping centers.

## PROPERTY HIGHLIGHTS

- +/- 0.75 AC vacant land
- Available for Build To Suit or Ground Lease
- +/- 30,000 VPD on W Charleston Blvd
- Nearby tenants include Dollar Tree and Tap House
- Located near the College of Southern Nevada and Meadows Mall

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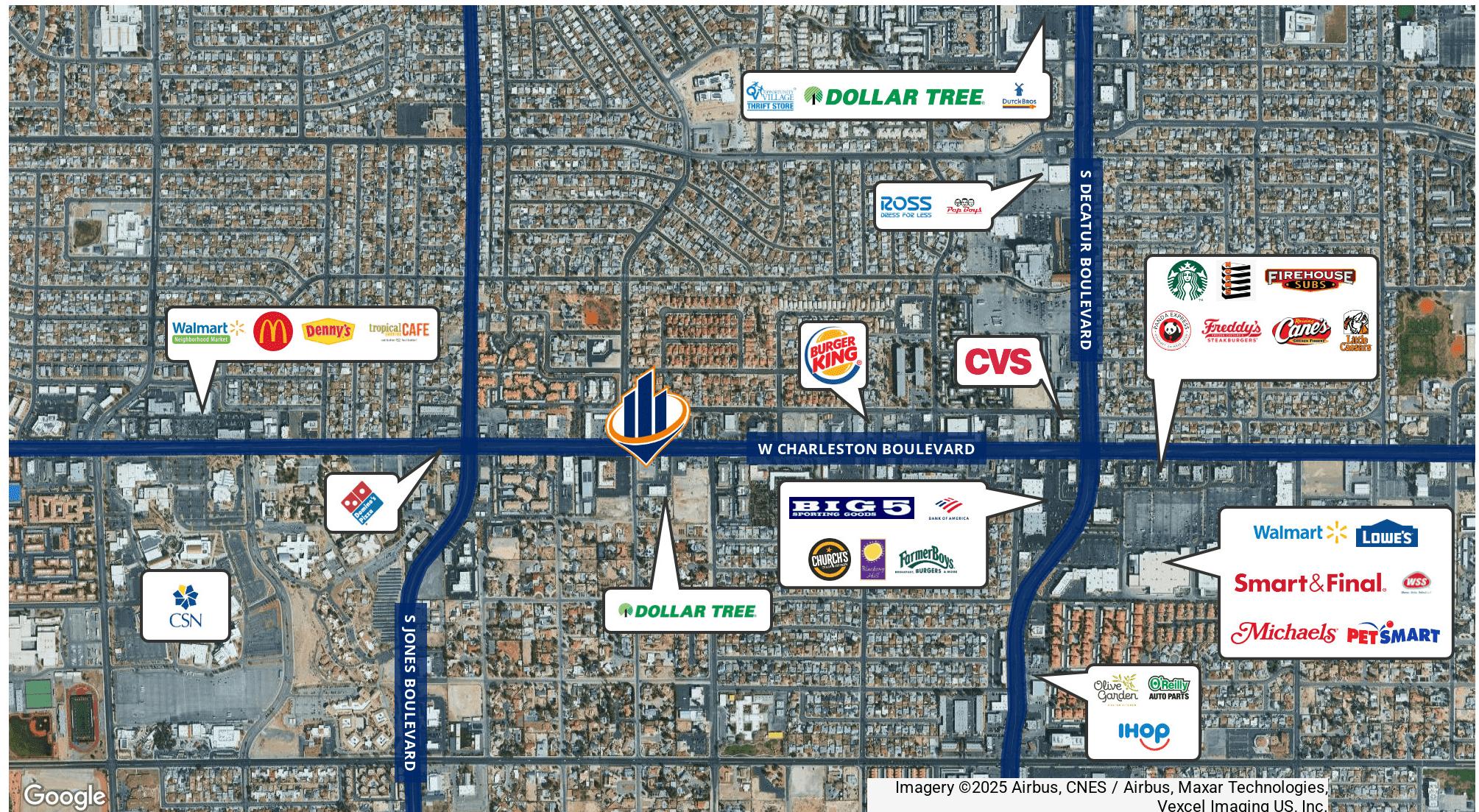


## OFFERING SUMMARY

<b>LEASE RATE:</b>	Negotiable
<b>LOT SIZE:</b>	0.75 Acres
<b>LEASE TYPE:</b>	Build to Suit or Ground Lease

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	7,473	70,122	192,010
<b>TOTAL POPULATION</b>	20,498	184,488	478,777
<b>AVERAGE HH INCOME</b>	\$65,744	\$72,568	\$74,830

## RETAILER MAP



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