



**NOLAN JULSETH-WHITE, CCIM**

**Managing Director**

**O: 702.527.7562**

**nolan.jwhite@svn.com**

**NV #BS.146060.LLC**

**FOR LEASE**

**5641 W Charleston Boulevard**

**Las Vegas, Nevada 89146**

**ERIC ROGOSCH**

**Vice President**

**O: 702.527.5313**

**eric.rogosch@svn.com**

**NV #S.52003**

**The Las Vegas "Strip"**

**±0.75 Acres  
Build-to-Suit or  
Ground Lease**

**W Charleston Boulevard | ±30,000 VPD**

**Westwind Road**

All SVN® offices are independently owned and operated.



PROPERTY SUMMARY



PROPERTY DESCRIPTION

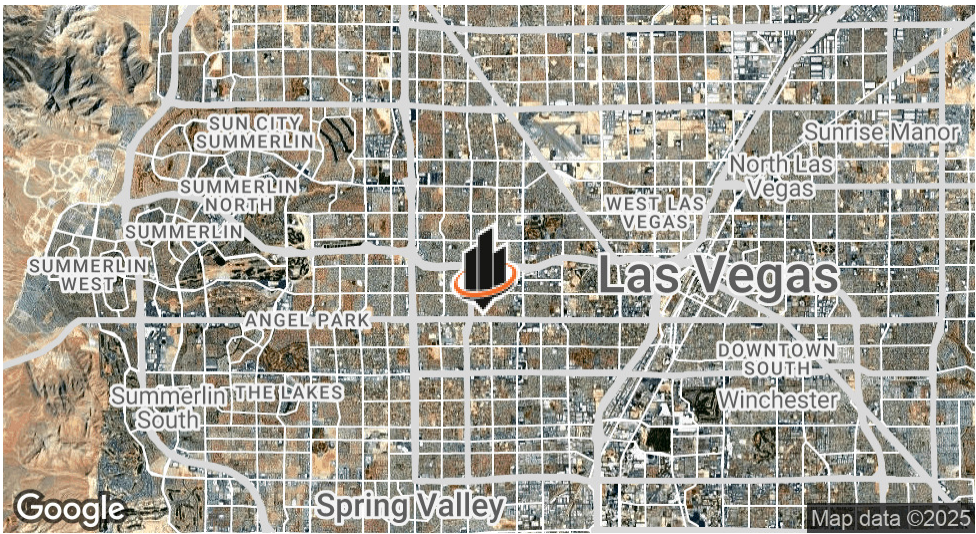
SVN | The Equity Group is proud to offer for lease, 5641 W Charleston Blvd, available for a Build to Suit or Ground Lease. Located on a main artery of Las Vegas, W Charleston Blvd provides +/- 30,000 VPD with great visibility on the "going to work" side of the street. The property is within 2 miles from 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

**NOLAN JULSETH-WHITE, CCIM**  
O: 702.527.7562  
nolan.jwhite@svn.com  
NV #BS.0146060.LLC

**ERIC ROGOSCH**  
O: 702.527.5313  
eric.rogosch@svn.com  
NV #S.0052003



OFFERING SUMMARY

LEASE RATE:	Negotiable
LOT SIZE:	0.75 Acres
LEASE TYPE:	Build to Suit or Ground Lease

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



## RETAILER MAP



**NOLAN JULSETH-WHITE, CCIM**  
 O: 702.527.7562  
 nolan.jwhite@svn.com  
 NV #BS.0146060.LLC

**ERIC ROGOSCH**  
 O: 702.527.5313  
 eric.rogosch@svn.com  
 NV #S.0052003