

**Price:****\$300,000****APN:**

140-34-810-025

Lot Size:

0.47 Acres

Zoning:Residential Single-Family
20 (RS20)**Planned Land Use:**Ranch Estate
Neighborhood (RN)**Land Use Plan
Area:**

Sunrise Manor

Parcel 140-34-810-025 is located along East Charleston Boulevard in Las Vegas, Nevada, a well-traveled corridor known for its blend of commercial businesses, retail centers, and nearby residential neighborhoods. This location offers excellent visibility and accessibility, with close proximity to major roadways and established community amenities, making it an attractive site for development or investment.

The parcel sits within a dynamic area ideal for commercial or mixed-use opportunities, benefiting from Las Vegas' strong population growth and robust local economy.

For Sale ±0.47 Acres at E. Charleston Blvd.

6358 E. Charleston Blvd.
Las Vegas, NV



Area Description:

Parcel 140-34-810-025 is located along East Charleston Boulevard in Las Vegas, Nevada, a major east-west corridor in the heart of the city. The surrounding area features a mix of commercial businesses, retail centers, and established residential neighborhoods, creating a vibrant urban environment. This location offers excellent visibility and access within one of Las Vegas' most active trade areas.

Location and Accessibility:

The property benefits from direct frontage on East Charleston Boulevard, a high-traffic arterial road that connects to major routes such as Nellis Boulevard and I-515/US-95. These corridors provide convenient access to Downtown Las Vegas, the Las Vegas Strip, and surrounding residential communities, ensuring strong connectivity for both local and regional travel.

- **Geographic Context:** Situated within a dense commercial zone, the parcel is surrounded by retail establishments, service businesses, and residential housing, making it well-suited for commercial development or investment. The area's urban setting supports a variety of uses, from retail and office to mixed-use projects, with consistent demand driven by Las Vegas' growing population and economic activity.
- **Connectivity:** The site offers excellent accessibility to major employment centers and entertainment districts, with public transit options available along Charleston Boulevard. Its central location positions it within minutes of Downtown Las Vegas and less than 20 minutes from McCarran International Airport, supporting both local business operations and regional connectivity.

Demand and Activity:

East Charleston Boulevard remains a high-traffic corridor in Las Vegas, attracting interest for its strong commercial presence and proximity to established neighborhoods. Demand is supported by retail, service businesses, and nearby residential communities, creating opportunities for mixed-use or redevelopment.

Transportation Links:

- **Highways:** Quick access to I-515/US-95 for regional connectivity.
- **Airport Proximity:** Approximately 20 minutes from Harry Reid International Airport.
- **Access to Key Hubs:** Convenient routes to Downtown Las Vegas, Henderson, and the Strip support both local and visitor traffic.

**AVISON
YOUNG**

10845 Griffith Peak Drive, Suite 100, Las Vegas, NV 89135
Office: 702.472.7979 Fax: 702.475.7545

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Demographics

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	20,745	146,109	341,301
2030 Projected Population	20,415	143,206	339,347
Projected Annual Growth 2025 to 2030	-0.3%	-0.4%	-0.1%
2025 Estimated Households	6,350	47,875	116,802
2030 Projected Households	6,341	47,554	117,842
Projected Annual Growth 2025 to 2030	0%	-0.1%	0.2%
2025 Est. Median Age	34.9	34.4	34.6

Household Income

2025 Est. Average Household Income	\$99,965	\$82,049	\$76,871
2025 Est. Median Household Income	\$82,662	\$64,664	\$61,290

Education

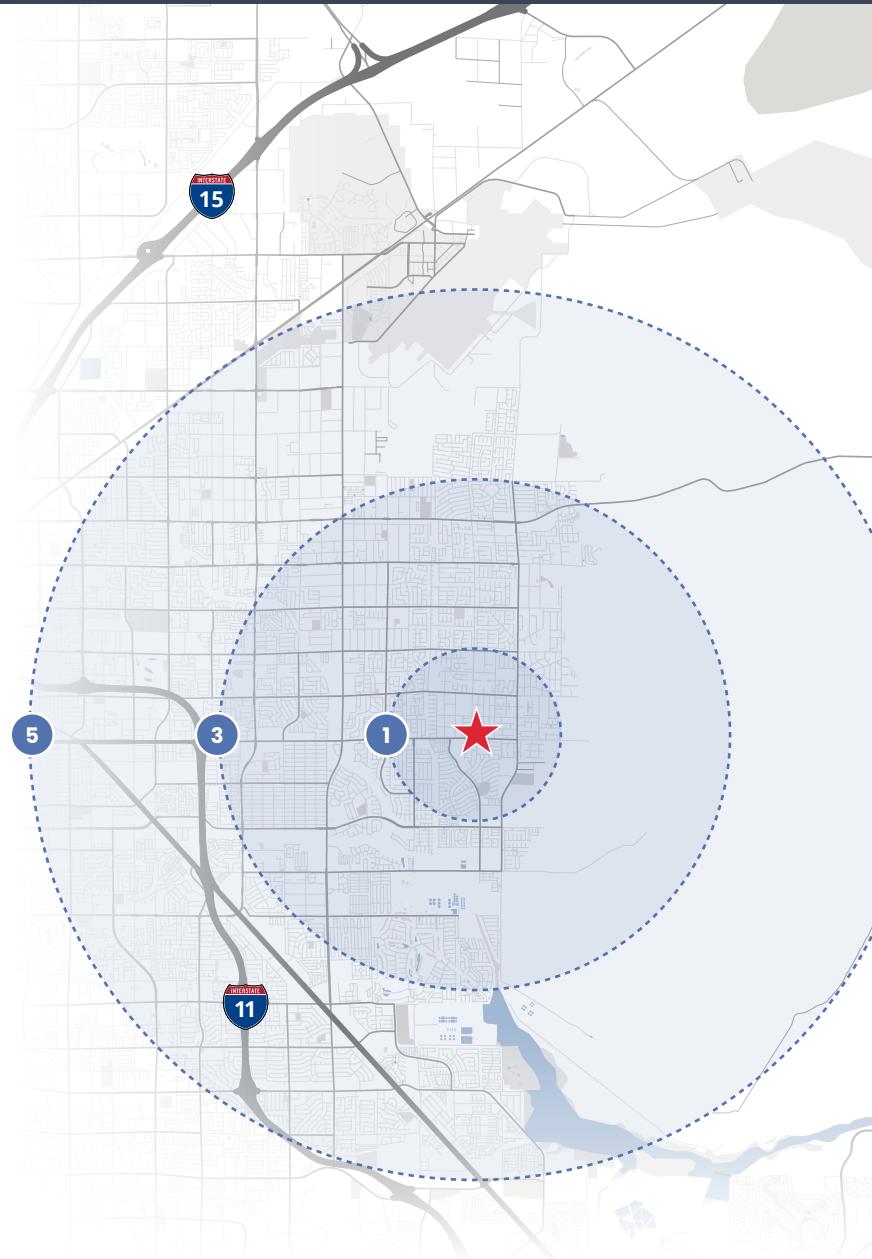
2025 Est. Some College	16.4%	20.5%	20.1%
2025 Est. Bachelor Degree Only	10.4%	10.0%	9.9%

Workforce

2025 White Collar Workers	44.2%	43.6%	41.7%
2025 Blue Collar Workers	55.8%	56.4%	58.3%

Housing

2025 Est. Owner-Occupied	67.1%	55.0%	48.3%
2025 Est. Renter-Occupied	32.9%	45.0%	51.7%



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