



# CHARLESTON HALL

110 EAST CHARLESTON BOULEVARD  
LAS VEGAS, NEVADA 89104

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**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE



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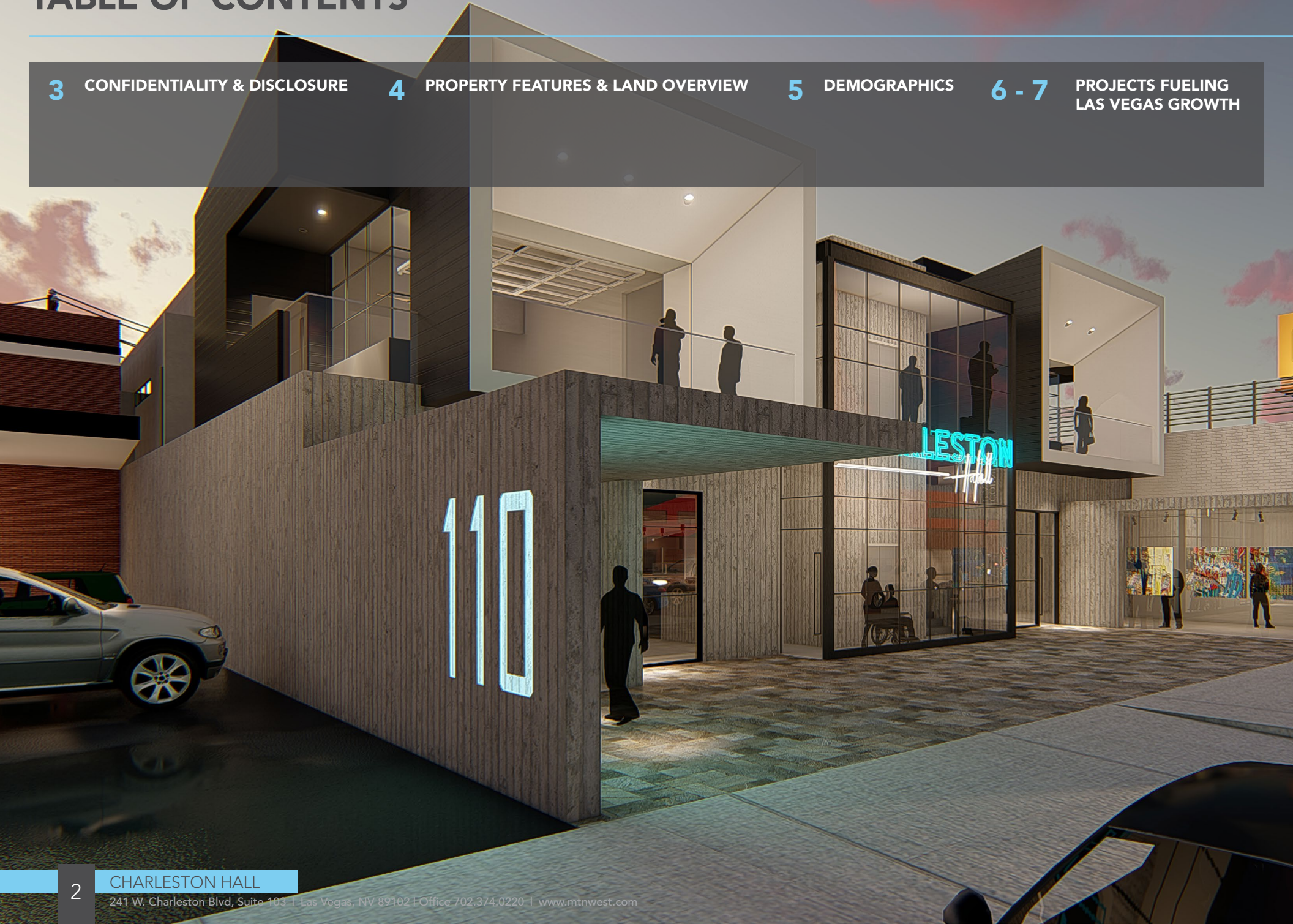
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LAS VEGAS GROWTH





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## PREPARED BY

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**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

# CONFIDENTIALITY AND DISCLOSURE

Mountain West Commercial Real Estate has been retained on an exclusive basis to market the property described as 110 East Charleston Boulevard, Las Vegas, Nevada. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

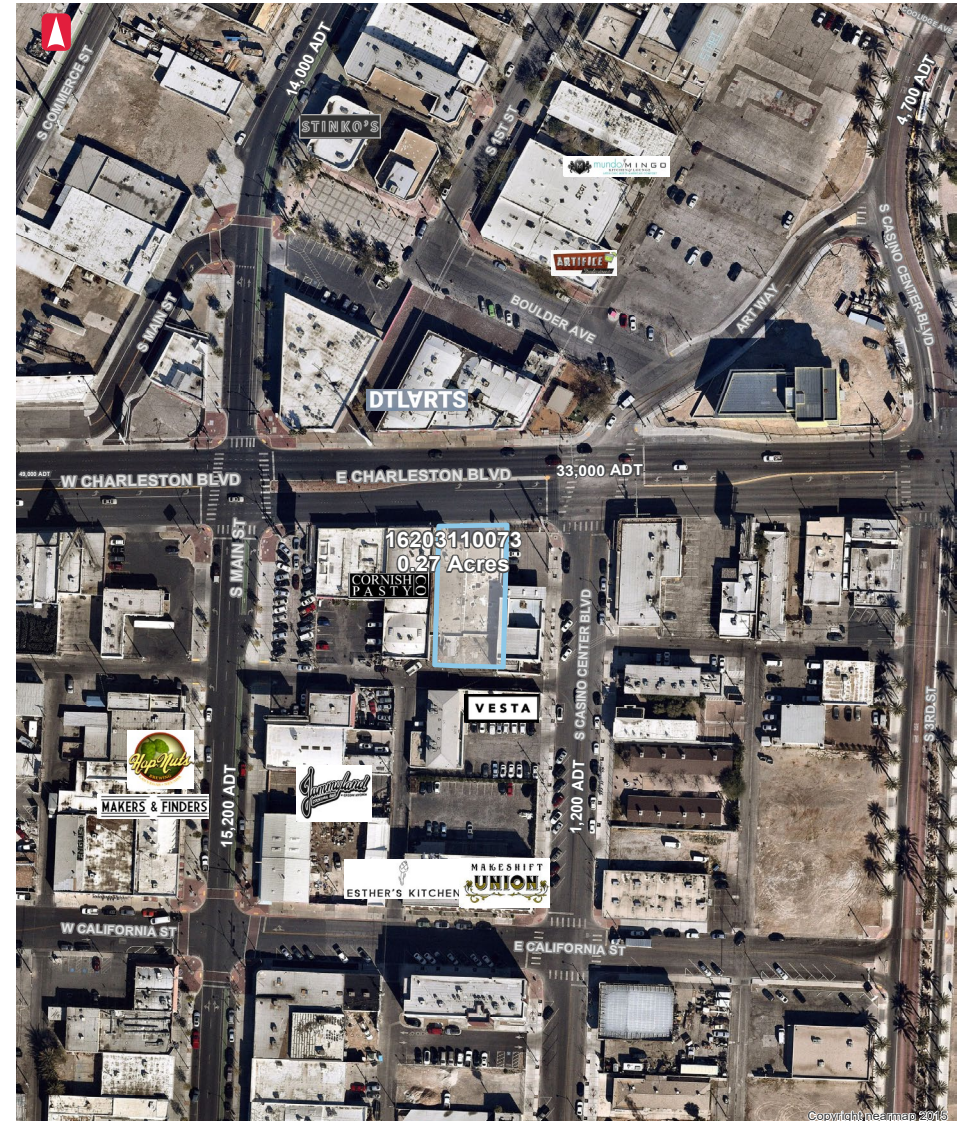
## PROPERTY FEATURES

Charleston Blvd - 76FT

C-2

## LAND OVERVIEW

APN #	ADDRESS	ACRES	SF
162-03-110-073	110 E. Charleston Blvd	0.27	11,767.2





# DEMOGRAPHICS

## POPULATION



**1 MILE**  
12,821  
2018 EST.  
POPULATION

**3 MILES**  
174,299  
2018 EST.  
POPULATION

**5 MILES**  
537,050  
2018 EST.  
POPULATION

## AVERAGE HOUSEHOLDS & INCOME



**1 MILE**  
4,250  
2018 EST.  
HOUSEHOLDS

**3 MILES**  
59,632  
2018 EST.  
HOUSEHOLDS

**5 MILES**  
182,170  
2018 EST.  
HOUSEHOLDS

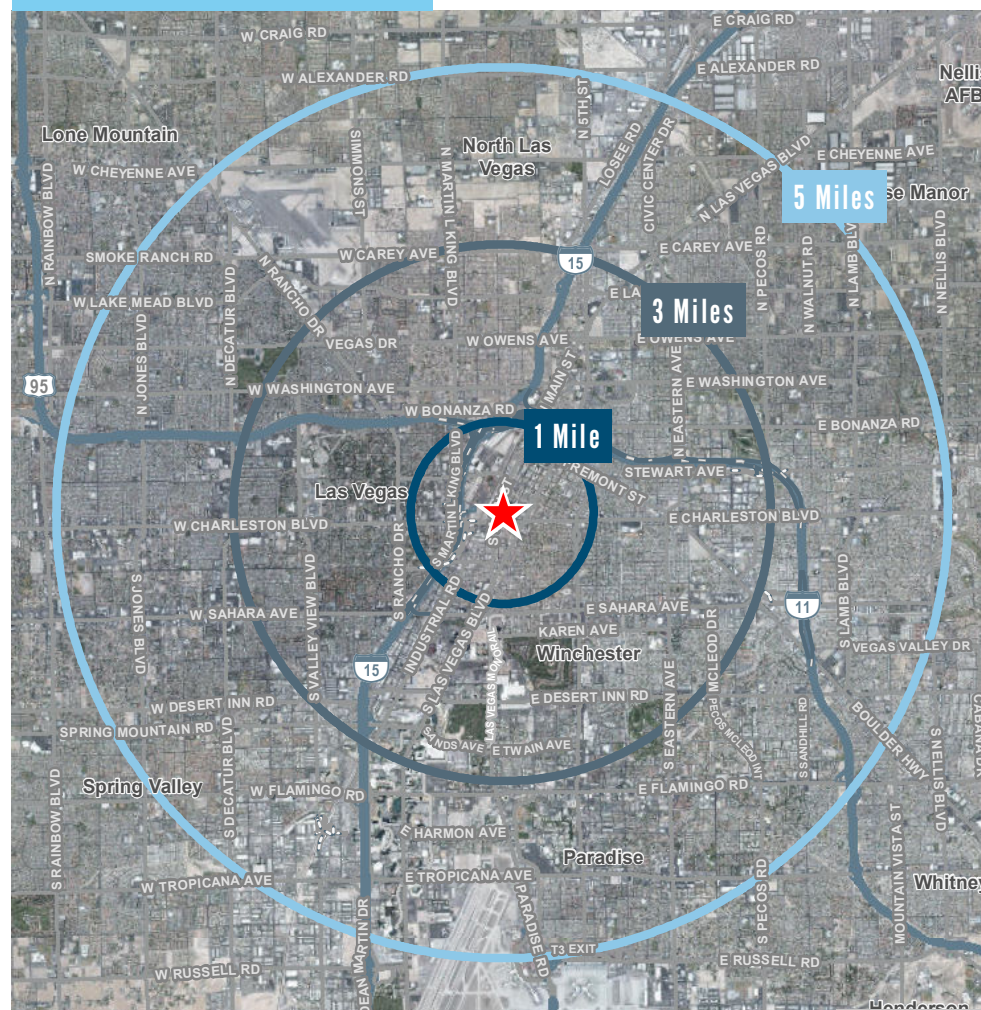


**1 MILE**  
\$45,342  
2018 EST.  
INCOME

**3 MILES**  
\$47,629  
2018 EST.  
INCOME

**5 MILES**  
\$50,475  
2018 EST.  
INCOME

## BUFFERS - 1, 3, 5 MILES





# PROJECTS FUELING LAS VEGAS GROWTH

## MSG SPHERE

Construction on the venue began in September 2018 and will be complete by 2021. The venue is being built in partnership between The Madison Square Garden Company and Las Vegas Sands Corporation.[3] The MSG Sphere will be located adjacent to The Venetian Las Vegas and just off the Las Vegas Strip. Once complete, the sphere-shaped venue will have a capacity of 18,000 and will feature LED screens inside and outside of the venue. An identical MSG Sphere will be built in London and will open sometime after the MSG Sphere in Las Vegas. In November 2018, it was reported that the MSG Sphere would be built along with new bars, private suites, a museum and retail space.

Photo source: reviewjournal.com



## LAS VEGAS STADIUM

Las Vegas Stadium is the working name for a domed stadium under construction in Paradise, Nevada for the Las Vegas Raiders of the National Football League (NFL) and the UNLV Rebels football team of the University of Nevada, Las Vegas (UNLV). It is located on about 62 acres west of Mandalay Bay at Russell Road and Hacienda Avenue and between Polaris Avenue and Dean Martin Drive, just west of Interstate 15. Construction of the \$1.8 billion stadium began in September 2017 and is expected to be completed in time for the 2020 NFL season.



## PROJECT NEON

Nearly two decades in the making, Project Neon is the largest public works project in Nevada history. Project NEON will widen 3.7 miles of Interstate 15 between Sahara Avenue and the "Spaghetti Bowl" interchange in downtown Las Vegas. It's currently the busiest stretch of highway in Nevada with 300,000 vehicles daily, or one-tenth of the state population, seeing 25,000 lane changes an hour. Traffic through the corridor is expected to double by 2035.



## UNLV SCHOOL OF MEDICINE

University of Nevada, Las Vegas (UNLV) School of Medicine, is an academic division of the University of Nevada, Las Vegas (UNLV) with 60 students matriculated on July 17, 2017. The students began their education with a 6 week EMT course. The school is the first to grant the Doctor of Medicine (MD) degree in Southern Nevada. The school uses facilities in the University Medical Center of Southern Nevada (UMCSN) clinical building at the Las Vegas Medical District.



# PROJECTS FUELING LAS VEGAS GROWTH



## CONVENTION CENTER

The \$1.4 billion Las Vegas Convention Center expansion and improvement project authorized in a special session of the Nevada Legislature in October took a big step forward Tuesday. The Las Vegas Convention and Visitors Authority board of directors approved the second phase of the project by unanimously authorizing an eight-month \$1.28 million contract extension with its builder representative, Cordell Corp., to begin the process of designing a 600,000-square-foot exhibit hall.

Photo source: [www.enr.com](http://www.enr.com)

## INTERSTATE 11

Construction of the first 15 miles of Interstate 11, which will link Las Vegas to Phoenix and could eventually stretch from Mexico to Canada, is making progress. The Nevada Department of Transportation is in charge of the 2.5-mile phase one, while the Regional Transportation Commission is heading the 12.5-mile phase two. Both phases have been under construction since 2015 and are expected to be completed by 2018. The first phase of the \$318 million Interstate 11 project is about 60 percent complete, according to the Nevada Department of Transportation.



## RESORT WORLD LAS VEGAS

Resorts World Las Vegas is a casino and resort currently under construction on the Las Vegas Strip in Clark County Nevada, planned to open in 2020. It is owned and operated by GentingGroup. The estimated cost is about US\$ 7.2 billion.

The \$7.2 billion project will include:

- 4 hotel towers with a total of 6,583
- hotel rooms[11]
- 175,000-square-foot (16,300 m2) casino
- 4,000-seat theater
- Retail, dining and convention space
- Rooftop sky park and observation deck
- Aquarium
- Movie theater
- Ice skating rink
- Bowling alley
- Indoor water park
- Panda exhibit
- 21,847,314-square-foot (2,029,681.9 m2)
- total area at completion

Photo source: <http://www.reliablesecurity.com>



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