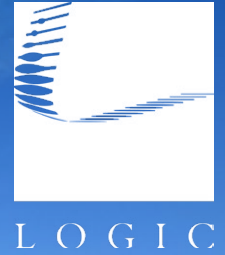


For Lease

# Endcap Retail Opportunity in Summerlin



10247 W. Charleston Blvd.  
Las Vegas, NV 89135

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# Listing Snapshot



**Contact Broker**  
Lease Rate



**± 1,536 SF**  
Available Square Footage

## Property Highlights

- Rare Sub-2,000 SF Availability in the Summerlin Core** — Currently available as a built out turnkey office (reception, two private offices, conference room, open workspace, kitchenette, storage and furniture). Ideally suited for retail or service use; one of the only sub-2000 SF vacancies in Summerlin, where small-suite vacancy historically holds below 5%.
- The Only Auto-Service-Approved Center in Summerlin** — Charleston Auto Care Plaza is one of the few retail centers within the Summerlin master plan permitted for automotive service uses (oil change, tire, brake, mechanical, detail) — creating a captive, daily-need audience and positioning the property as one of the busiest centers in Summerlin.
- #1 Taco Bell in Las Vegas at the Front Door** — Pad-anchored by the highest-trafficked Taco Bell in the city per Placer.ai (22,000+ monthly visits), alongside Big O Tires, Midas, Jiffy Lube, Papa John's, & Subway— driving constant customer flow past the suite.
- Among the Highest-Income Trade Areas in Nevada** — Average household income of approximately \$150,000 within both 1- and 3-mile radii, supporting 147,000+ residents within 3 miles and 333,000+ within 5 miles, plus daytime traffic from Faith Lutheran (~2,225 students), Summerlin Hospital, and Intermountain Healthcare.
- Heart of America's Premier Master-Planned Community** — Inside Summerlin, the 22,500-acre Howard Hughes master plan ranked among the nation's top-selling MPCs — anchored by Downtown Summerlin (100+ retailers, 35+ eateries, three Class A office towers), the Las Vegas Ballpark, City National Arena, 10 golf courses, three resorts, 26 schools, and 300+ parks.
- Premier Regional Access** — Less than 1 mile to the I-215 Beltway, Red Rock Casino Resort & Spa, and direct US-95 / Summerlin Pkwy. connectivity; ~1.5 miles to Suncoast Hotel & Casino, ~2 miles to Downtown Summerlin, ~5 miles to Summerlin Hospital, and ~20 minutes to both the Las Vegas Strip and Harry Reid International Airport.


## Demographics

	1-mile	3-mile	5-mile
2025 Population	14,339	147,421	333,046
2025 Average Household Income	\$150,190	\$149,921	\$130,479
2025 Total Households	6,297	61,448	136,784





Hotels / Casinos








± 432 Rooms

Multifamily

One Queensridge Place  
± 219 Units

Retail

Hualapai Commons



**AVAILABLE**

± 1,536 SF

Schools

Faith Lutheran Middle & High School  
± 2,225 Students

Downtown Las Vegas

Las Vegas Strip

Office

Hughes Plaza West  
± 148,000 SF  
Class-A Office

N. Rampart Blvd. // 28,700 CPD

W. Charleston Blvd. // 35,000 CPD



**Schools**

Faith Lutheran Middle & High School  
± 2,225 Students

**Retail**

Downtown Summerlin

REGAL CINEMAS Dillard's  
macy's H&M Apple  
SAVE & WASTER'S Lazy DOG Crate & Barrel

**Hotels / Casinos**

red rock  
CASINO · RESORT · SPA  
Las Vegas

± 796 Rooms

**AVAILABLE**

± 1,536 SF

**Retail**

Canyon Pointe

COSTCO WHOLESALE BEST BUY  
LOWE'S ROSS DRESS FOR LESS

**Retail**

Center Pointe Plaza

Albertsons DEL TACO  
McDonald's Starbucks

**Retail**

the hair standard  
Red Rock Nails

**Retail**

LIFETIME FITNESS

**Retail**

TACO BELL

**Retail**

Red Lobster

**Retail**

PAPA JOHN'S  
SUBWAY

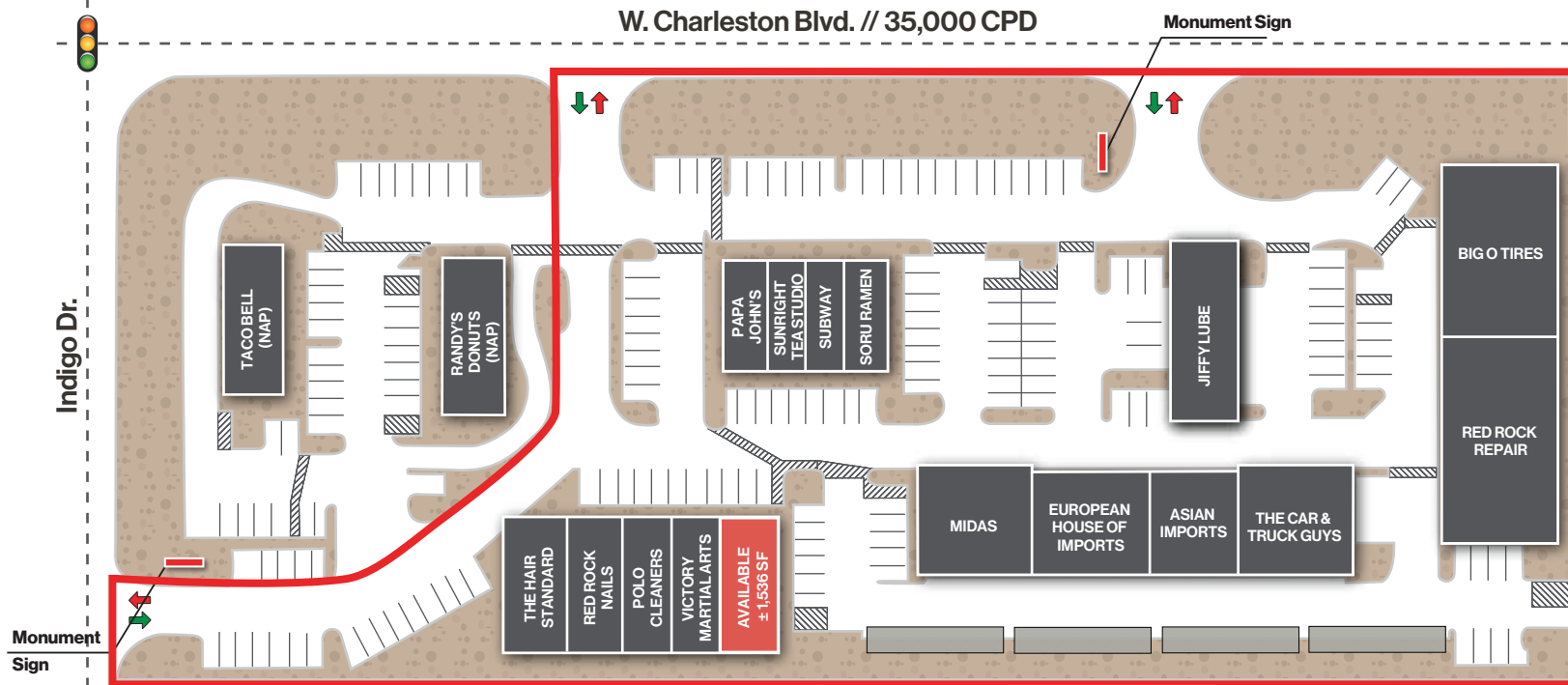
**Retail**

jiffylube

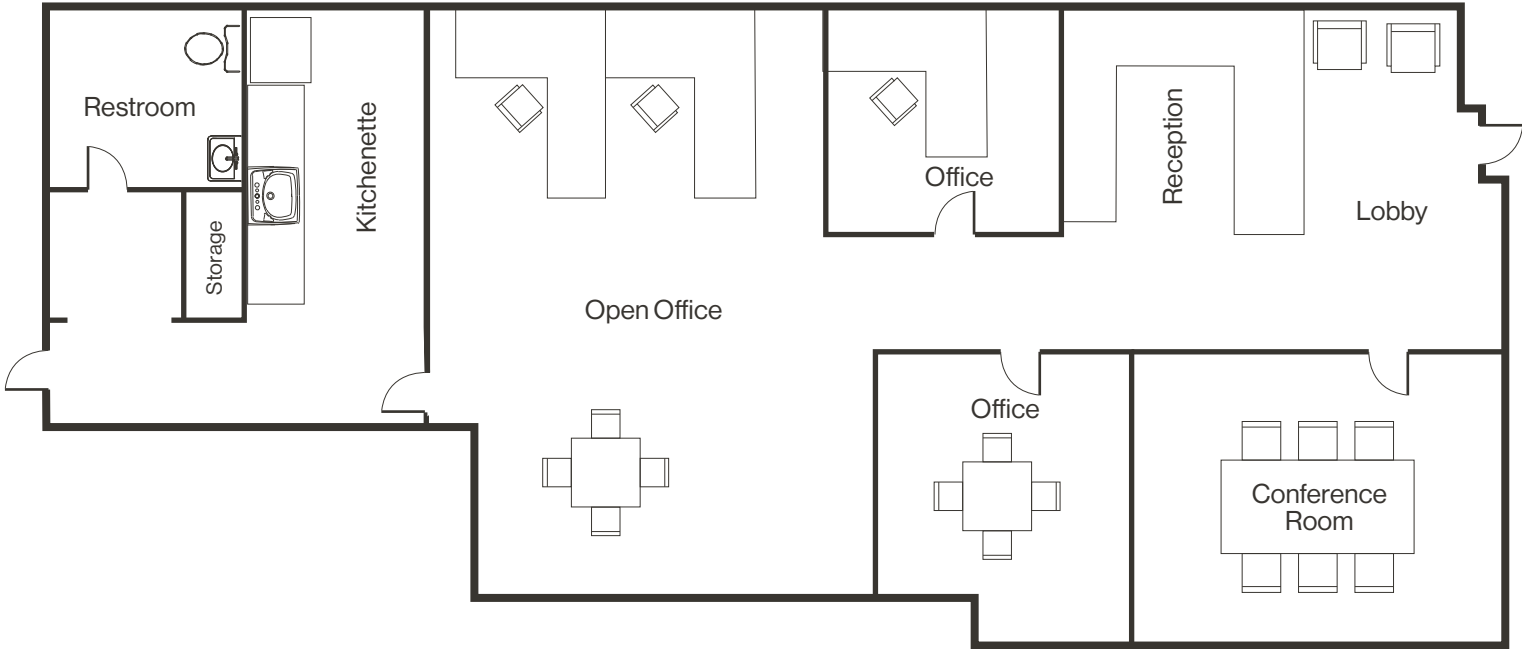
W. Charleston Blvd. / 35,000 CPD

# Site Plan

□ Subject    ■ Available    ■ NAP



[Click for a Virtual Tour](#) 



# Property Photos



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## Specializing in Brokerage and Receivership Services



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For inquiries please reach out to our team.

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