



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

CLICK FOR DRONE FLY OVER

VALLEY VIEW DRIVE - 23,300 ADT

CHARLESTON BLVD - 33,000 ADT

3801 W CHARLESTON BLVD

SEC CHARLESTON BLVD & VALLEY VIEW BLVD • LAS VEGAS • NEVADA • 89102

FOR LEASE

PROPERTY DETAILS

- Hard Corner Signalized Intersection - Join Dunkin Donuts (Now Open)
- 1,000 SF - 2,230 SF Available
- High Traffic Intersection; Charleston - 33,000 Cars/Day & Valley View - 23,300 Cars/Day
- Located in the Las Vegas Medical District
- Across from Las Vegas Valley Water District Campus
- 1-mile West of University Medical Center
- 1.75 miles West of I-15; 1.25 miles South of US 95
- New Construction



14,919
2023 EST.
POPULATION



5,753
2023 EST.
HOUSEHOLDS



\$90,580
2023 EST.
AVERAGE HH
INCOME

1 MILE

168,562

2023 EST.
POPULATION

63,253

2023 EST.
HOUSEHOLDS

\$75,517

2023 EST.
AVERAGE HH
INCOME

3 MILE

506,300

2023 EST.
POPULATION

196,739

2023 EST.
HOUSEHOLDS

\$72,202

2023 EST.
AVERAGE HH
INCOME

5 MILE

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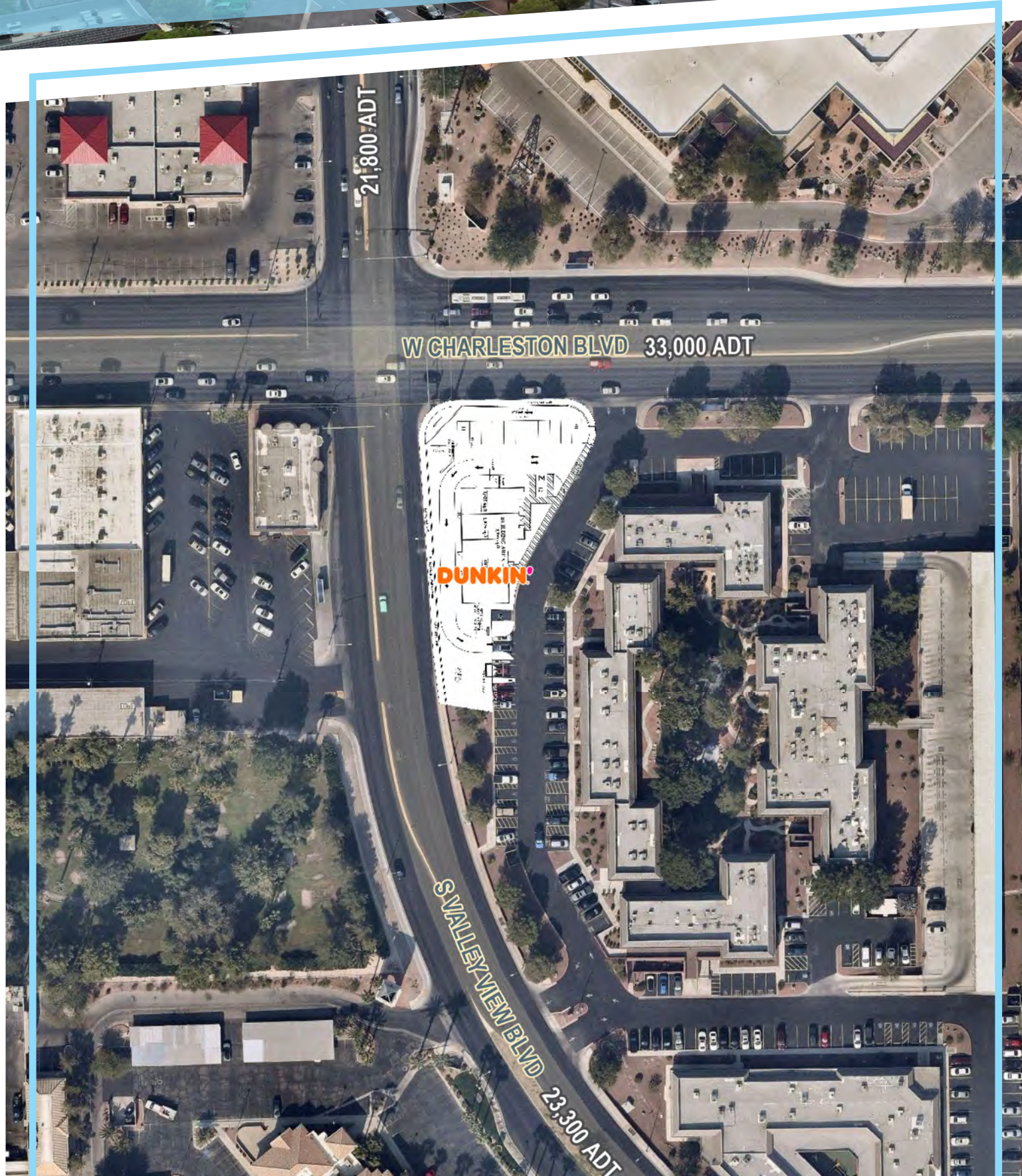
MW

FULL SERVICE COMMERCIAL REAL ESTATE

241 W. Charleston Blvd., Suite 103 | Las Vegas, NV 89102 | Office 702.374.0220 | www.mtnwest.com

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

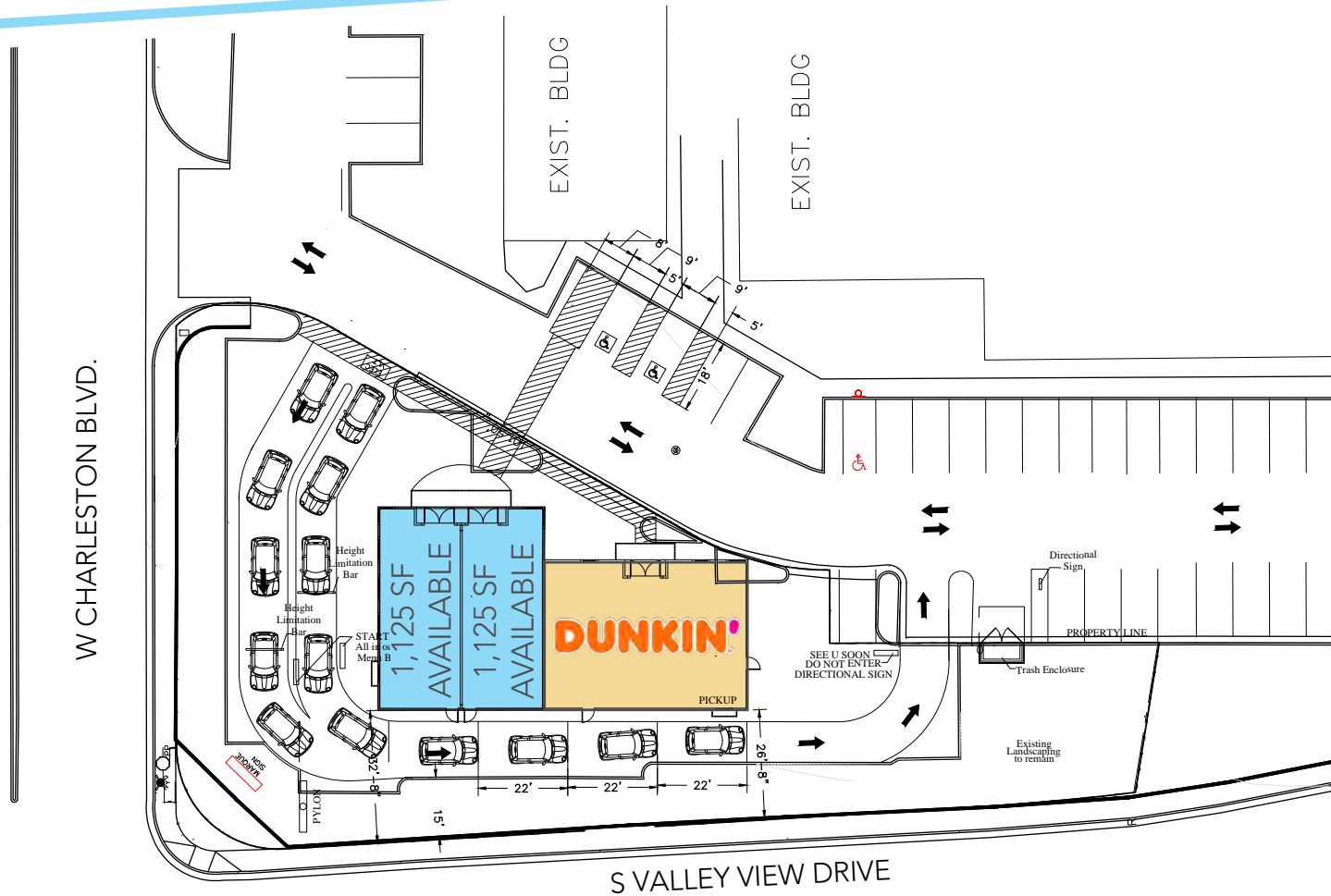
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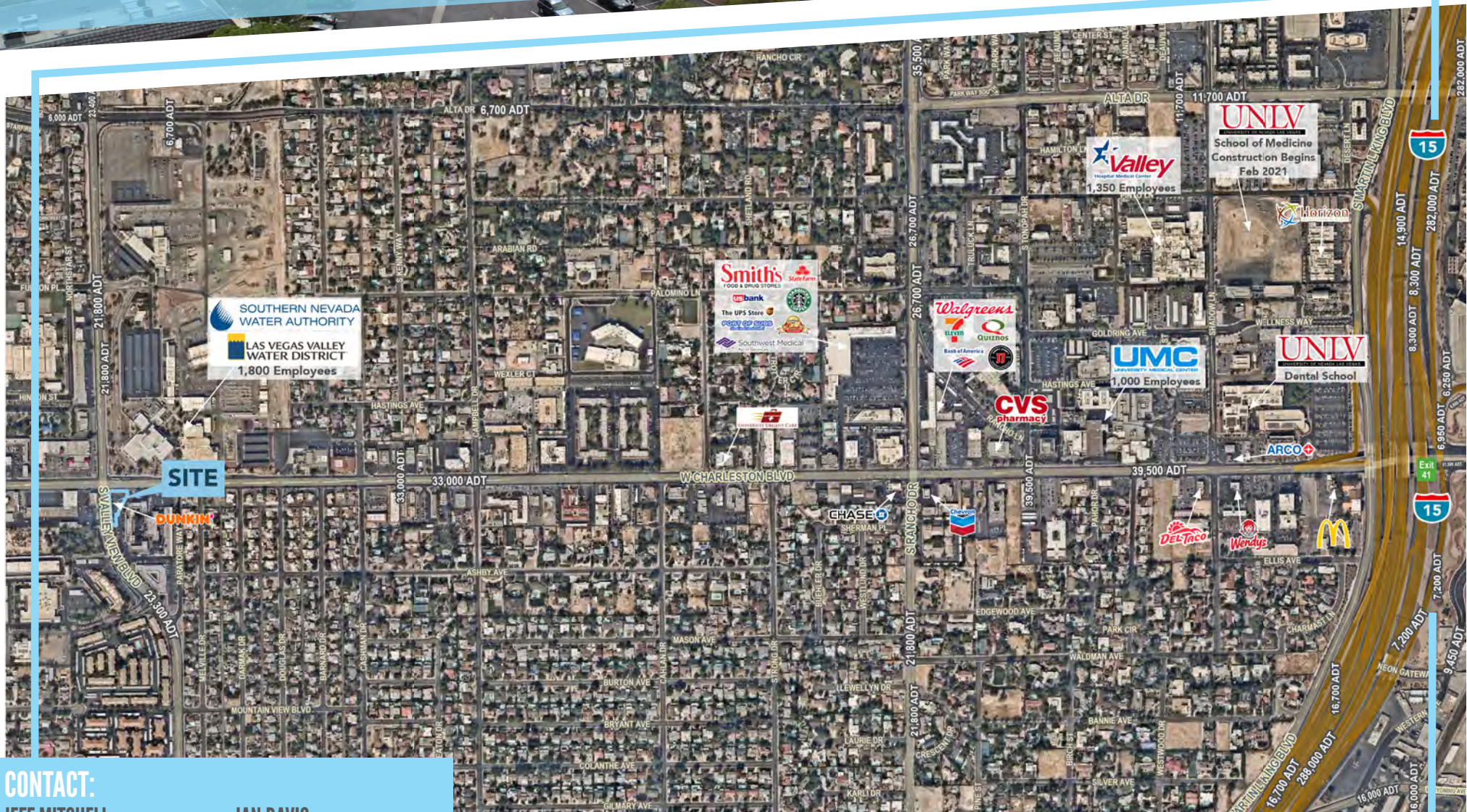
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An aerial photograph of a city street, likely in Los Angeles, showing a multi-lane road with traffic, buildings, and parking lots. A semi-transparent blue banner is overlaid across the top half of the image, containing the text '3801 W CHARLESTON BLVD' in a bold, dark blue, sans-serif font. The banner has a slight 3D effect with a lighter blue shadow on the right side. The background image shows a busy urban environment with various commercial buildings, including one with a sign that reads 'LEGAL FINANCIAL & TAX SERVICES'. The overall tone is professional and modern.

3801 W CHARLESTON BLVD

