



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

CLICK FOR DRONE FLY OVER



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



1 MILE	14,919 2023 EST. POPULATION	5,753 2023 EST. HOUSEHOLDS	\$90,580 2023 EST. AVERAGE HH INCOME
3 MILE	168,562 2023 EST. POPULATION	63,253 2023 EST. HOUSEHOLDS	\$75,517 2023 EST. AVERAGE HH INCOME
5 MILE	506,300 2023 EST. POPULATION	196,739 2023 EST. HOUSEHOLDS	\$72,202 2023 EST. AVERAGE HH INCOME

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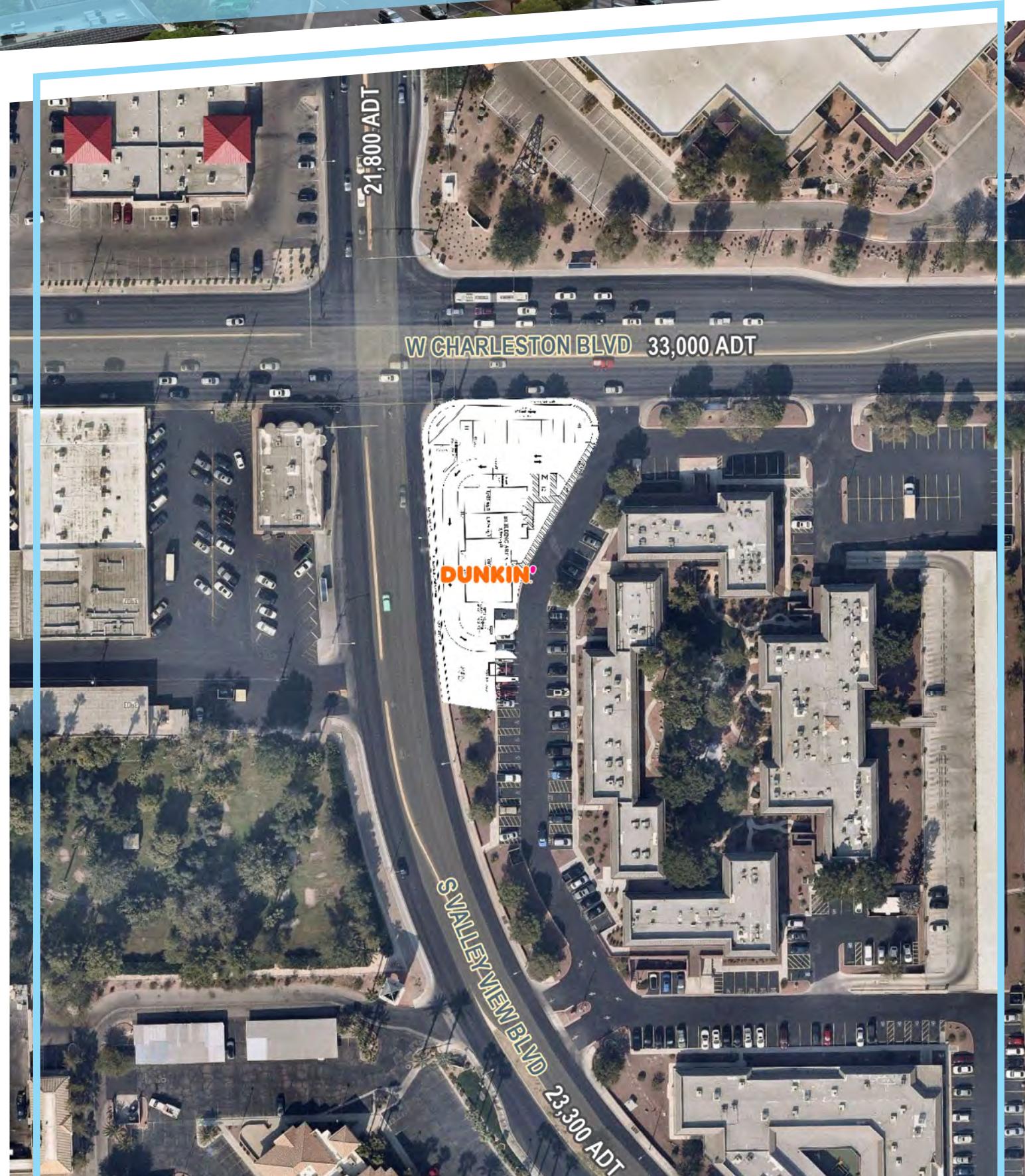
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FULL SERVICE COMMERCIAL REAL ESTATE

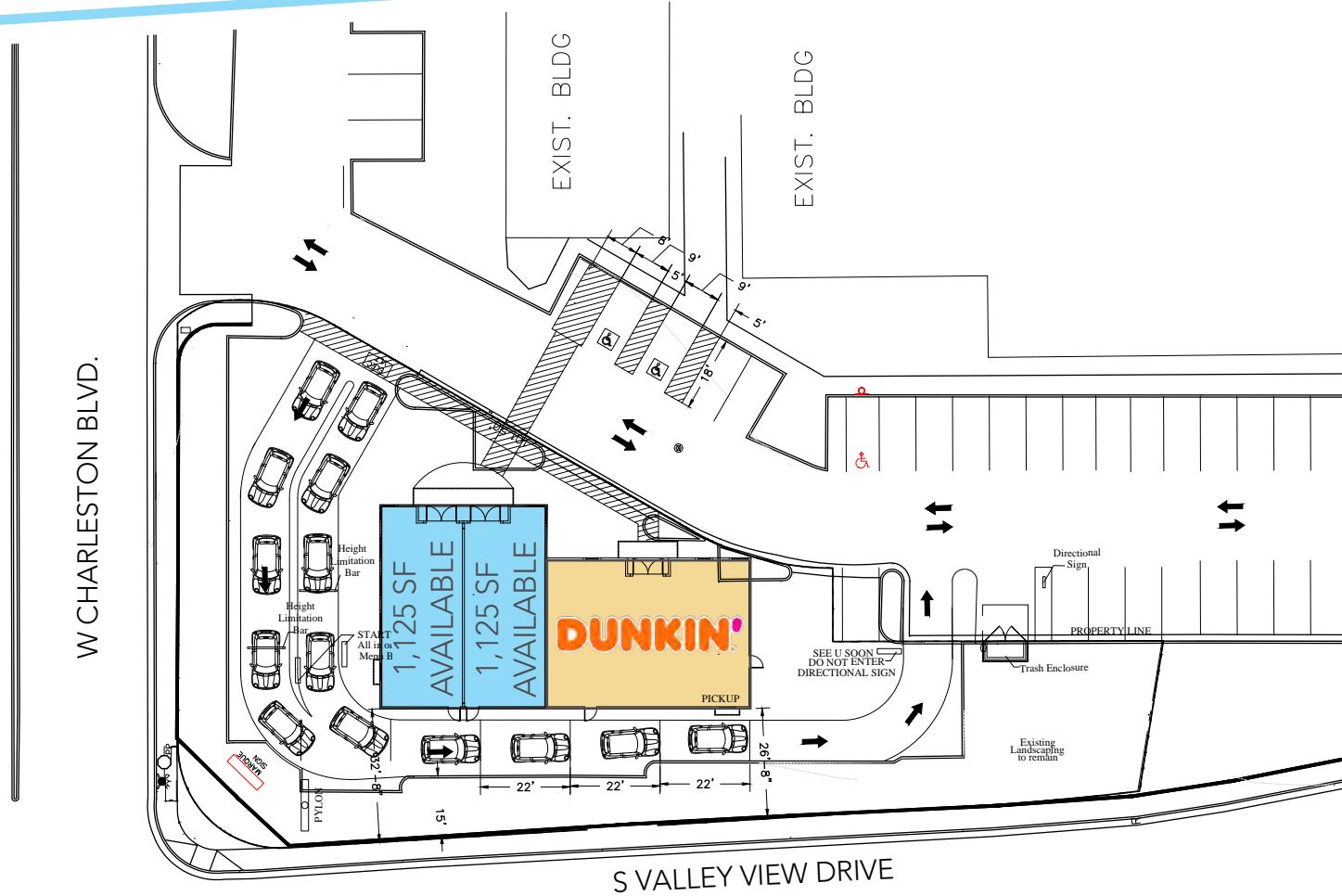
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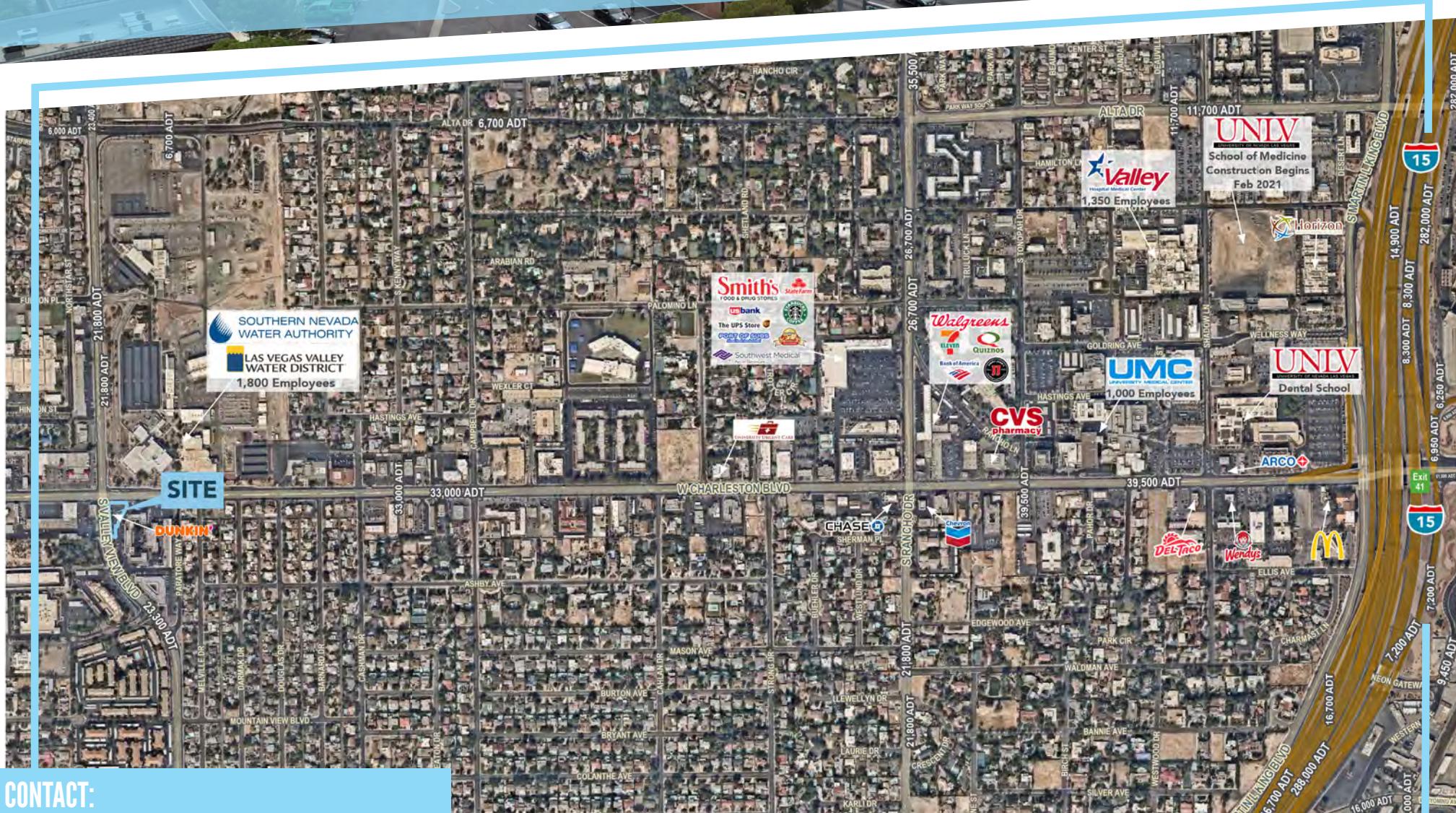
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