

CHARLESTON WEST PLAZA

6106 - 6152 W. Charleston Blvd. Las Vegas, NV 89146

AVAILABLE
For Lease



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Las Vegas, Nevada 89118
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Charleston West Plaza
6106 - 6152 W. Charleston Blvd.
Las Vegas, NV 89146

+ Parcel ID	138-35-806-001, 138-35-806-002, 138-35-806-003
+ Zoning	Commercial General (C-2)
+ Year Built	1977
+ Property Size	±20,517 SF
+ Parking	+/- 2.42/1,000 SF (75x)
+ Cross Streets	Charleston Blvd. & Jones Blvd.
+ Submarket	West
+ Traffic Counts	Charleston Blvd. ±26,000 VPD Jones Blvd. ±35,500 VPD

Property Details



\$1.25 - \$1.50 PSF NNN

Lease Rate



±1,200 SF

Available Space



West

Submarket

Demographics

Population	1 mile	3 miles	5 miles
2025 Population	22,743	189,069	469,528
Ave. Household Income	1 mile	3 miles	5 miles
2025 Ave. Household Income	\$85,153	\$84,299	\$91,286

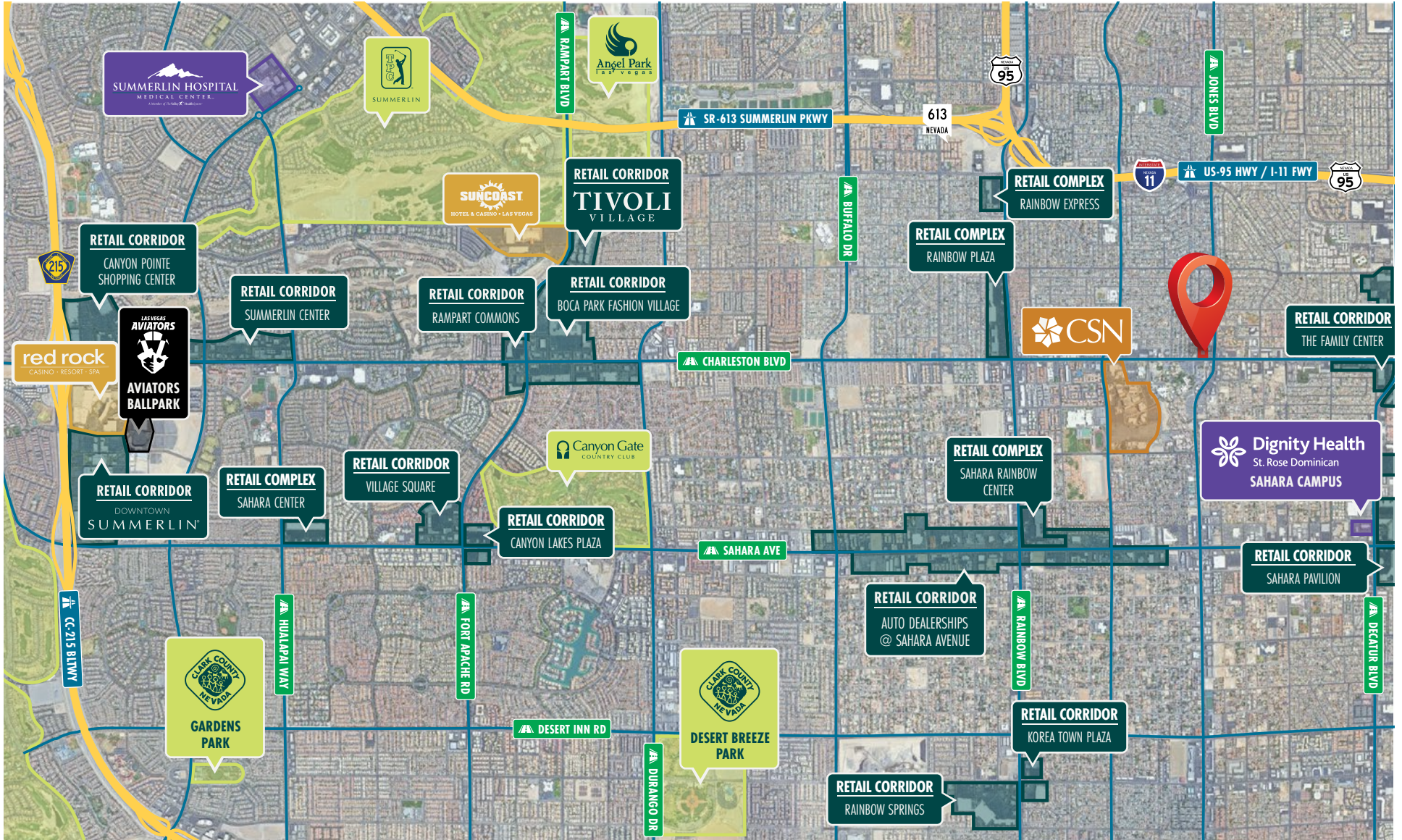
Property Highlights

- Prime retail location at the signalized intersection of W Charleston Blvd & S Jones Blvd
- Strong combined traffic counts of ±62,100 VPD
- Zoned C-2 (General Commercial) allowing for a wide range of retail and service uses
- Established neighborhood strip center with strong west-side demographics
- ±20,517 SF retail strip center built in 1977
- Convenient surface parking with ±75 spaces (±2.42/1,000 SF)
- Excellent accessibility to Summerlin, Downtown Las Vegas, and major arterial roadways

Property Overview

MDL Group is pleased to present Charleston West Plaza, a neighborhood retail leasing opportunity located at 6106–6152 W. Charleston Blvd., in Las Vegas, NV. Positioned at the signalized intersection of W. Charleston Blvd. and S. Jones Blvd., the property benefits from strong visibility and traffic counts exceeding 62,000 vehicles per day. The center features a functional strip-center layout suitable for a variety of retail, service, and food users, with multiple points of ingress and egress for convenient access. Located within the West Las Vegas submarket, the property is surrounded by dense residential communities and established retail corridors, offering a stable customer base and strong commuter exposure. This high-traffic location provides an excellent opportunity for businesses seeking a prominent west-side presence.

- Power Retail
- Hotel & Casino
- Hospital
- Parks & Recreation
- Sports



CHARLESTON WEST PLAZA

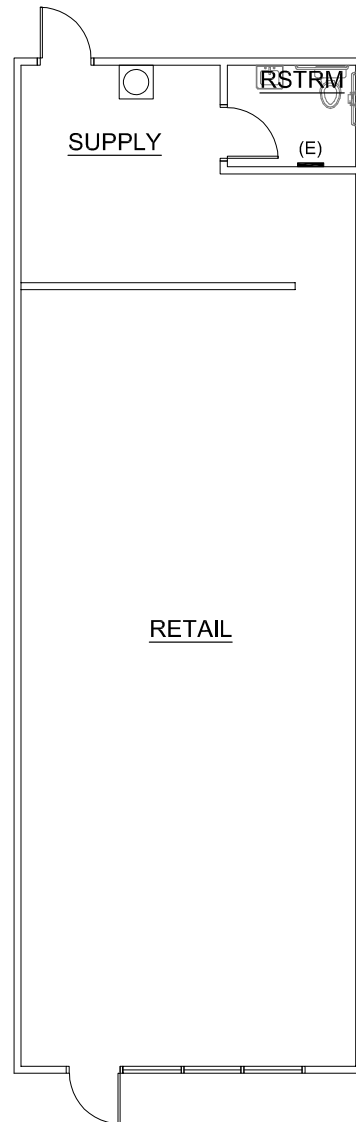
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For Lease



UNIT	TENANT	SF
6106	Trac-B Wellness	1,000
6108	Trac-B Wellness	1,000
6110	Daniela's Beauty Salon	1,000
6112	Tapatias Cellular	1,000
6114	Trac-B Wellness	1,200
6116	Professional Services	1,200
6118-6120	Tacos El Compita	2,400
6122	Bakery	1,200
6126	The Furniture Guy	900
6130	AVAILABLE	1,200
6132	Las Tapatias Ice Cream Shop	1,200
6134	LV Car Stereo	1,200
6138 - 6144	Time Out Sports Bar	4,200
6148	Farm Basket	1,276
6150	Bad Ass Coffee	541

FLOOR PLAN:



Lease Details



\$1.25 - \$1.50 PSF NNN

Monthly Lease Rate



\$0.72 PSF

CAM Charges



\$2,364 - \$2,664

Monthly Rent

Unit 6130 Details

+ Total SF

±1,200

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

Unit 6130 - Photos



Clark County Nevada


Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**
Land Area
(Square Miles)

 **2,265,461**
Population

 **298**
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Professional Sports

Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



WORLD CHAMPIONS



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Nevada Tax Advantages

NEVADA

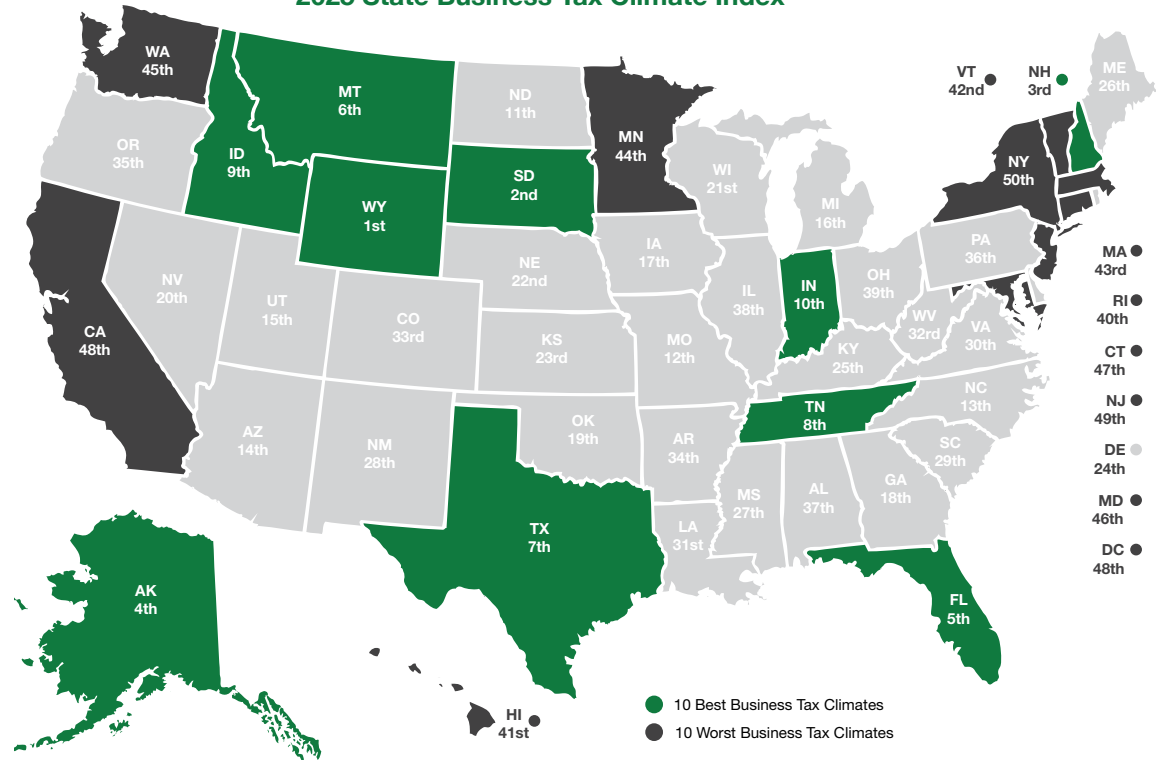
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking
California ranks 48th, Arizona 14th,
Idaho 9th, Oregon 35th and Utah 15th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2025 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation's 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development; www.TaxFoundation.org



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



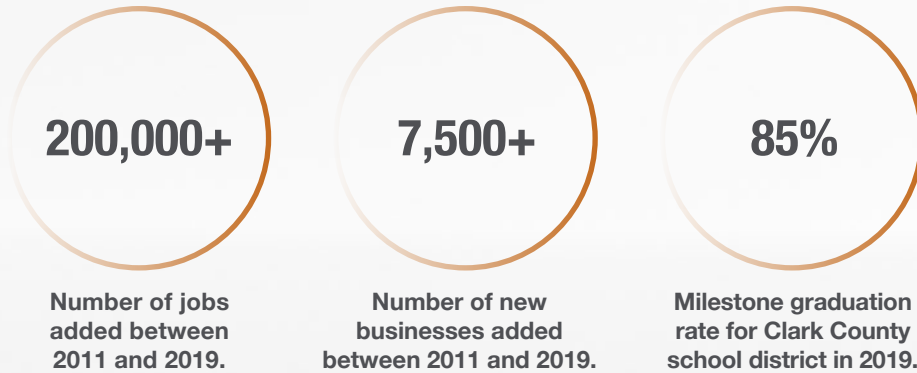
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Southern Nevada Growth



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)