

Charleston Retail Center

5240 W CHARLESTON AVENUE, LAS VEGAS, NV 89146

PRICE: \$6,000,000 | FOR SALE & LEASE



EXCLUSIVELY PRESENTED BY

Jodie Hoover | Managing Member

NV License S.172195 | NV License PM.165534

📞 702-521-1095

✉ Jodie@DreGroup.Vegas

 *Dimopoulos*
REAL ESTATE GROUP

Property Details & Highlights

FOR SALE & LEASE

Charleston Retail Center

Property Features

Sale Type	Owner User or Investment
Property Type	Retail
Property Subtype	Freestanding
Price Per Square Foot	\$292.06
Building Height	2 Stories
Zoning	Limited Commercial C-1
Parking	46 Spaces (2.24/1000)
Frontage	156 FT on Charleston

Property Overview

Dimopoulos Real Estate Group is pleased to offer for purchase or lease 5240 W Charleston Avenue, Las Vegas, NV 89146. A 20,544 square foot freestanding building located in the heart of Las Vegas. The property consists of +/- 10,272sf of office/retail and another +/- 10,272 of warehouse. The main level has several areas carved out that could be utilized as office or showroom. The high 12-foot ceilings give it a very open feeling and the large picture windows in the front offer an abundance of natural light. The warehouse has two secure areas, four small offices, dock and roll-up bay door. The building sits on .86 acres with 156 feet of frontage on the well-traveled Charleston Blvd, with a visible pylon sign and 46 parking spaces.

For Lease

20,544+/- \$1.75 NNN
10,272SF of office/retail & another +/-10,272 of warehouse
+/- 5397 office/retail \$2.25 Modified Gross
+/- 10,272 warehouse \$2.25 Modified Gross

Property Highlights

- Wide range of potential uses
- Property could make a great owner user or investment as the property can be demised for multiple tenants
- Good location, high visibility, solid car counts
- Newly renovated
- Security shades on windows
- New fiber optic internet installed

5240 W CHARLESTON AVENUE, LAS VEGAS, NV 89146

EXCLUSIVELY PRESENTED BY

Jodie Hoover | Managing Member

NV License S.172195 | NV License PM.165534

📞 702-521-1095

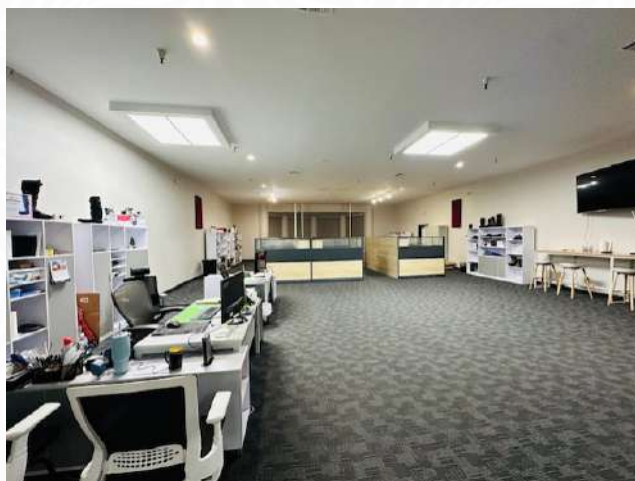
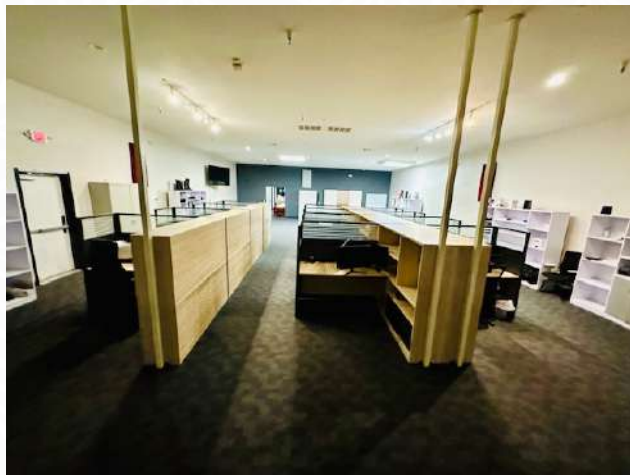
✉ Jodie@DreGroup.Vegas



Property Photos

FOR SALE & LEASE

Charleston Retail Center



5240 W CHARLESTON AVENUE, LAS VEGAS, NV 89146

EXCLUSIVELY PRESENTED BY

Jodie Hoover | Managing Member

NV License S.172195 | NV License PM.165534

📞 702-521-1095

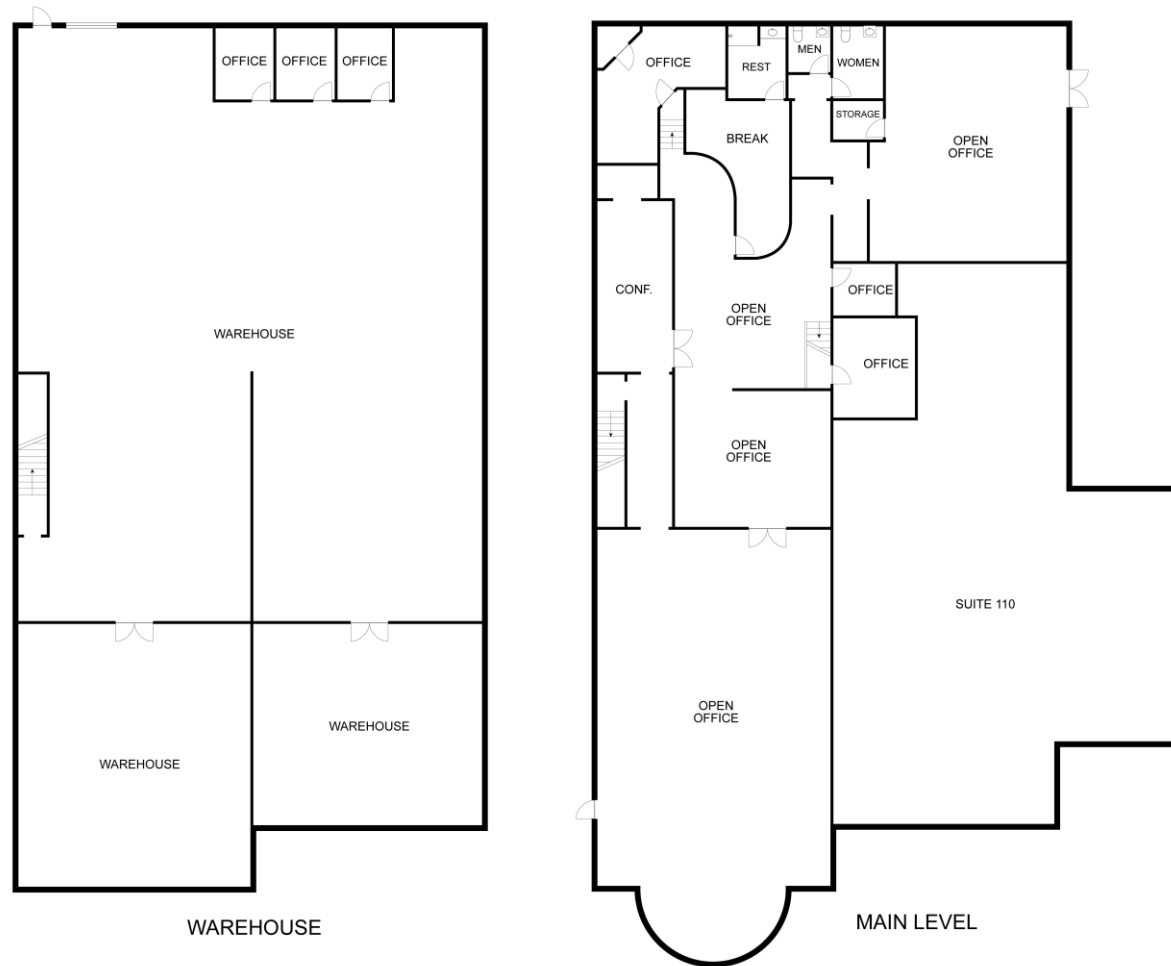
✉ Jodie@DreGroup.Vegas

 *Dimopoulos*
REAL ESTATE GROUP

Floor Plan

FOR SALE & LEASE

Charleston Retail Center



5240 W CHARLESTON AVENUE, LAS VEGAS, NV 89146

EXCLUSIVELY PRESENTED BY

Jodie Hoover | Managing Member

NV License S.172195 | NV License PM.165534

📞 702-521-1095

✉ Jodie@DreGroup.Vegas

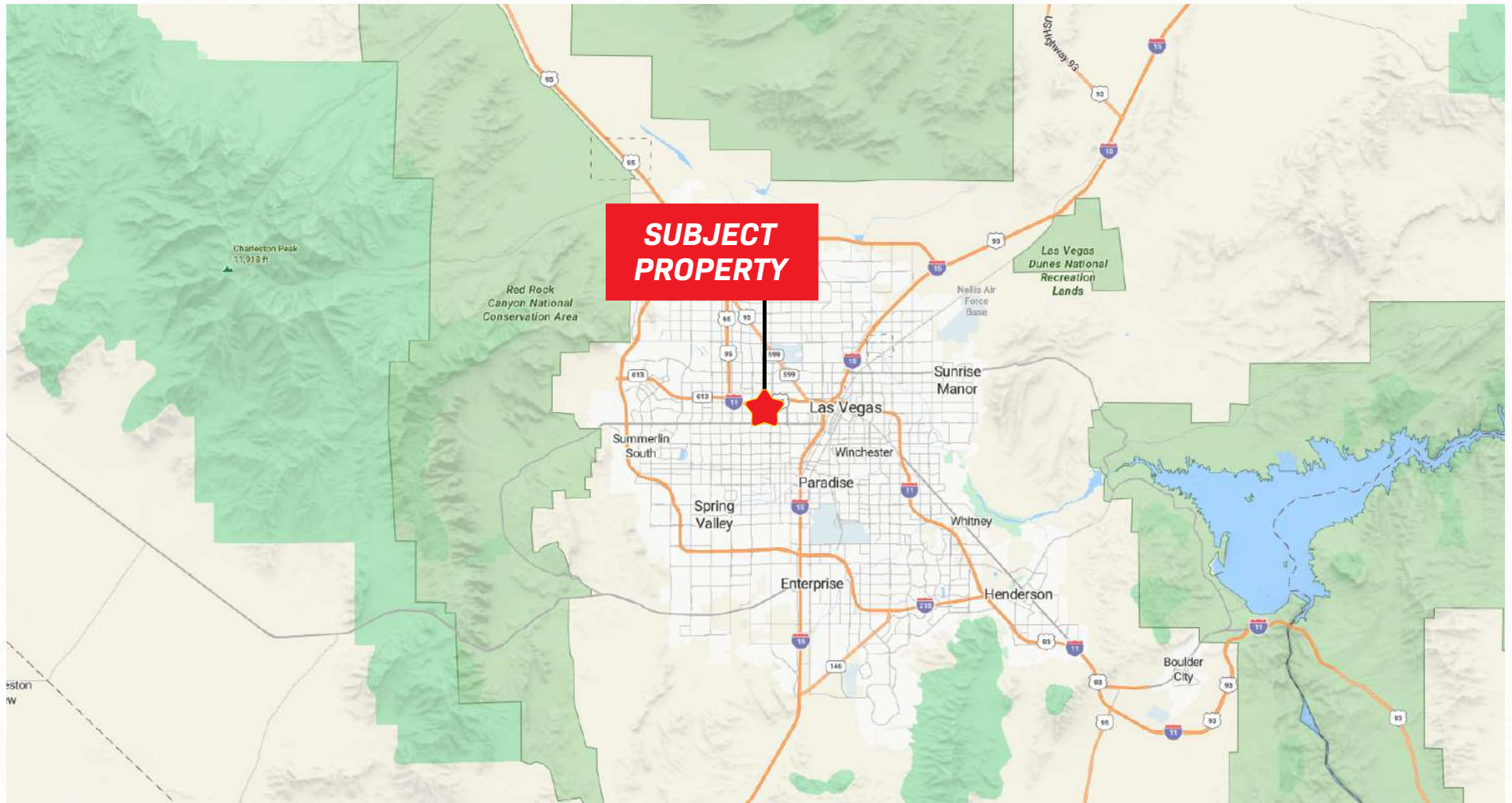


Dimopoulos
REAL ESTATE GROUP

Location Map

FOR SALE & LEASE

Charleston Retail Center



5240 W CHARLESTON AVENUE, LAS VEGAS, NV 89146

EXCLUSIVELY PRESENTED BY

Jodie Hoover | Managing Member

NV License S.172195 | NV License PM.165534

📞 702-521-1095

✉ Jodie@DreGroup.Vegas

 *Dimopoulos*
REAL ESTATE GROUP

Retail Map

FOR SALE & LEASE

Charleston Retail Center



EXCLUSIVELY PRESENTED BY

Jodie Hoover | Managing Member

NV License S.172195 | NV License PM.165534

📞 702-521-1095

✉ Jodie@DreGroup.Vegas



Dimopoulos

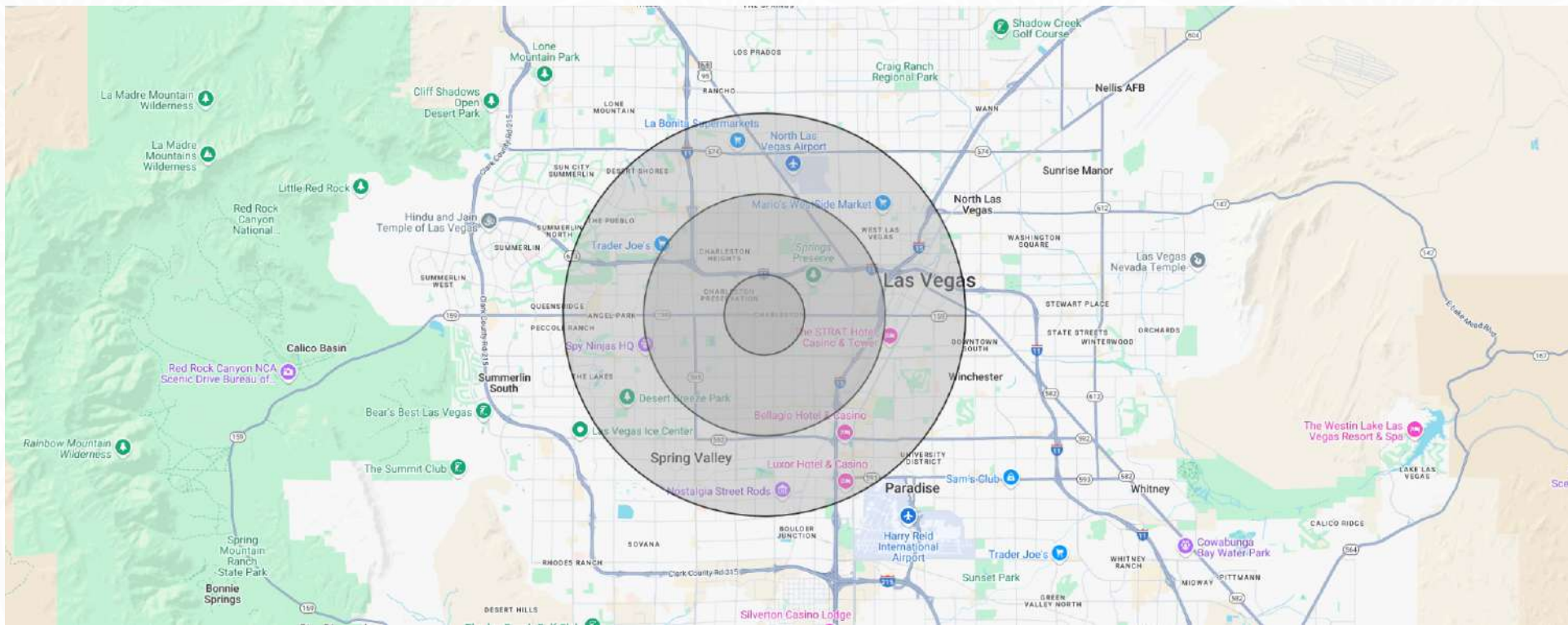
REAL ESTATE GROUP

Area Report

FOR SALE & LEASE

Charleston Retail Center

Property Features	1 Mile	3 Mile	5 Mile
2024 Total Population	15,609	168,517	498,899
2024 Average Household Income	\$89,137	\$74,936	\$73,160
Housing Units	6,460	64,868	199,559



5240 W CHARLESTON AVENUE, LAS VEGAS, NV 89146

EXCLUSIVELY PRESENTED BY
Jodie Hoover | Managing Member
NV License S.172195 | NV License PM.165534
📞 702-521-1095
✉ Jodie@DreGroup.Vegas



NON-ENDORSEMENT & DISCLAIMER NOTICES

CONFIDENTIALITY AND DISCLAIMER

This Marketing Brochure and any associated materials (the "Materials") provided by Dimopoulos Real Estate Group ("DREG") are proprietary and strictly confidential. They are intended solely for informational purposes and to assist prospective purchasers or investors in evaluating the subject property. These Materials may not be distributed, reproduced, or disclosed, in whole or in part, without the prior written authorization of DREG.

The information contained herein has been compiled from third-party sources believed to be reliable. However, DREG makes no warranties, representations, or guarantees, either express or implied, as to the accuracy, completeness, reliability, or currency of the information, and assumes no responsibility for errors, omissions, or inaccuracies. All information is subject to change without notice.

The Materials do not constitute a representation that there has been no change in the business or affairs of the property or its ownership since the date of preparation. DREG has not conducted any independent investigation regarding the property and shall not be liable for any failure to verify or investigate statements, conditions, or assumptions made by third parties. References to potential income, square footage, zoning classifications, permitted uses, or future development possibilities are for illustrative purposes only and must be independently verified by the recipient.

All prospective buyers and investors are encouraged to perform their own independent due diligence, including, without limitation:

- Review of public records
- Physical inspection of the premises
- Title verification and survey
- Zoning and land use approvals
- Environmental reports and site conditions
- Tax records and compliance with federal, state, and local laws
- Verification of lease terms, tenant financials, and rent rolls, if applicable

Any reliance on the contents of this brochure shall be at the sole risk of the recipient. DREG disclaims any and all liability for any damages or loss of any kind resulting from reliance on the information contained herein.

NON-ENDORSEMENT NOTICE

DREG is not affiliated with, sponsored by, or endorsed by any commercial entity, tenant, lender, or individual referenced in this brochure unless specifically stated. The use of any names, logos, or branding within this material is strictly for identification purposes only and does not indicate any affiliation, endorsement, or sponsorship by such third parties.

Nothing contained herein should be construed as legal, tax, investment, or other professional advice. All recipients are encouraged to consult their own licensed advisors, including legal counsel, tax professionals, and real estate consultants, before entering into any transaction.

NO AGENCY RELATIONSHIP

The provision of this Marketing Brochure shall not create or imply any agency relationship, partnership, or fiduciary duty between the recipient and DREG. DREG acts solely as a real estate broker and does not assume any legal responsibility for the actions of third parties.

Any communication between DREG and prospective parties shall not be construed as legal advice or representation. Any offer, contract, or transaction must be independently negotiated and documented by the parties and their respective counsel.

RELEASE AND INDEMNITY

By accepting these Materials, the recipient agrees to release, indemnify, and hold harmless Dimopoulos Real Estate Group, its affiliates, officers, agents, and employees from any and all liabilities, claims, costs, or damages (including attorneys' fees) arising out of or related to:

- The use or reliance upon the information provided
- Any error, omission, or misstatement
- Any third-party claim based on the content or distribution of this brochure
- Any investment or transaction decision made based on the brochure

EXCLUSIVELY PRESENTED BY

Jodie Hoover | Managing Member

NV License S.172195 | NV License PM.165534

📞 702-521-1095

✉ Jodie@DreGroup.Vegas

