



# FOR LEASE

5191 W Charleston Blvd,  
Las Vegas, NV 89146

- Signalized Ingress And Egress
- Dense Residential Trade Area
- Busy Center
- Five Suites Available In The Center
- Recently Painted Buildings And Pylon Sign

**±1,340 – 2,960 SF RETAIL**

## Property Specs

LEASE RATE	Building 5201: Suite 110	<b>\$2.50/SF/NNN</b>
	Building 5181: Suite 120	<b>\$2.50/SF/NNN</b>
	Building 5191: Suite 160	<b>\$1.85/SF/NNN</b>
	Building 5191: Suite 170	<b>\$1.85/SF/NNN</b>
	Building 5191: Suite 185	<b>\$1.00/SF/NNN</b>
CAM RATE		<b>\$ 0.70</b>
TOTAL MONTHLY	Building 5201: Suite 110	<b>\$6,400.00</b>
	Building 5181: Suite 120	<b>\$8,960.00</b>
	Building 5191: Suite 160	<b>\$7,344.00</b>
	Building 5191: Suite 170	<b>\$7,548.00</b>
	Building 5191: Suite 185	<b>\$2,278.00</b>
TOTAL AVAILABLE	Building 5201: Suite 110	<b>±2,000</b>
	Building 5181: Suite 120	<b>±2,800</b>
	Building 5191: Suite 160	<b>±2,880</b>
	Building 5191: Suite 170	<b>±2,960</b>
	Building 5191: Suite 185	<b>±1,340</b>
LOT SIZE		<b>±3.74 Acres</b>
ZONING		<b>C-1</b>
PROPERTY TYPE	<b>Office   Central Business District</b>	
YEAR BUILT		<b>2006</b>

- High density residential and commercial.
- Signalized entrance to the center.
- Built in generating factor with the 11,000 SF Academy for Hair, and Dotty's Casino.

### Building 5201: Suite 110

- 2nd gen restaurant available now.

### Building 5181: Suite 120

- 2nd generation restaurant ready for its new owner.
- Former Lebanese, Mediterranean restaurant.
- Kitchen has: a walk-in refrigerator, a rotating oven that can hold up to 13 lambs and 30 turkeys, a freezer, a range, a grill, three-compartment sink, prep table, hand sink, office, and a bathroom.
- Restaurant also has a private hookah lounge area with a men's and ladies bathroom.
- The three air conditioning units have all be recently serviced and are in great working order.
- Suite is vacant and ready for its new occupant.

### Building 5191: Suite 160

- 2nd gen retail suite, former Salon Centric.

### Building 5191: Suite 170

- 2nd gen retail suite, former pet supply and animal sales.

### Building 5191: Suite 185

- 2nd gen coffee shop
- Below fair market lease rate.



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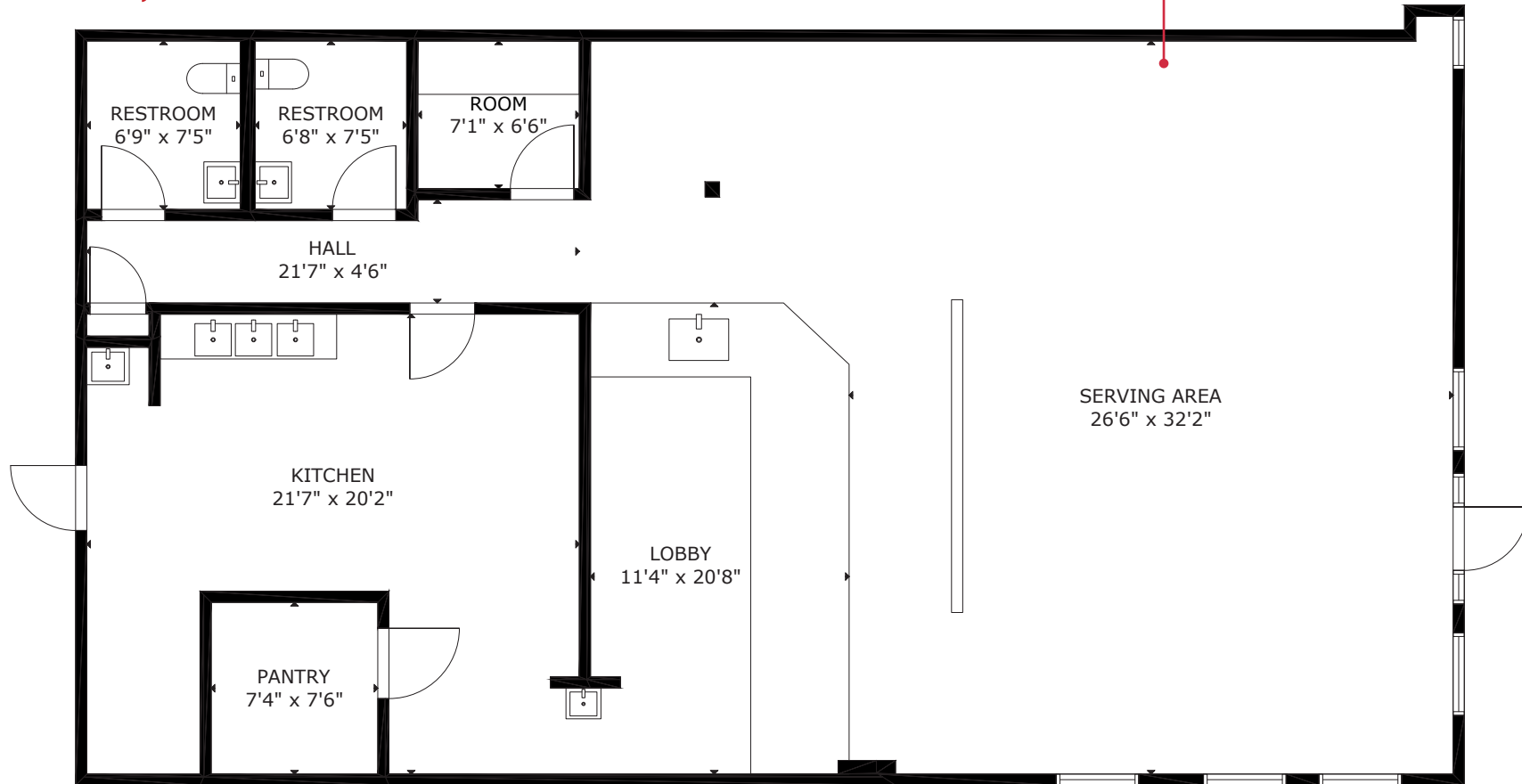
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FOR A 3D TOUR

**±2,000 SF**



# FLOOR PLAN

SUITE 110



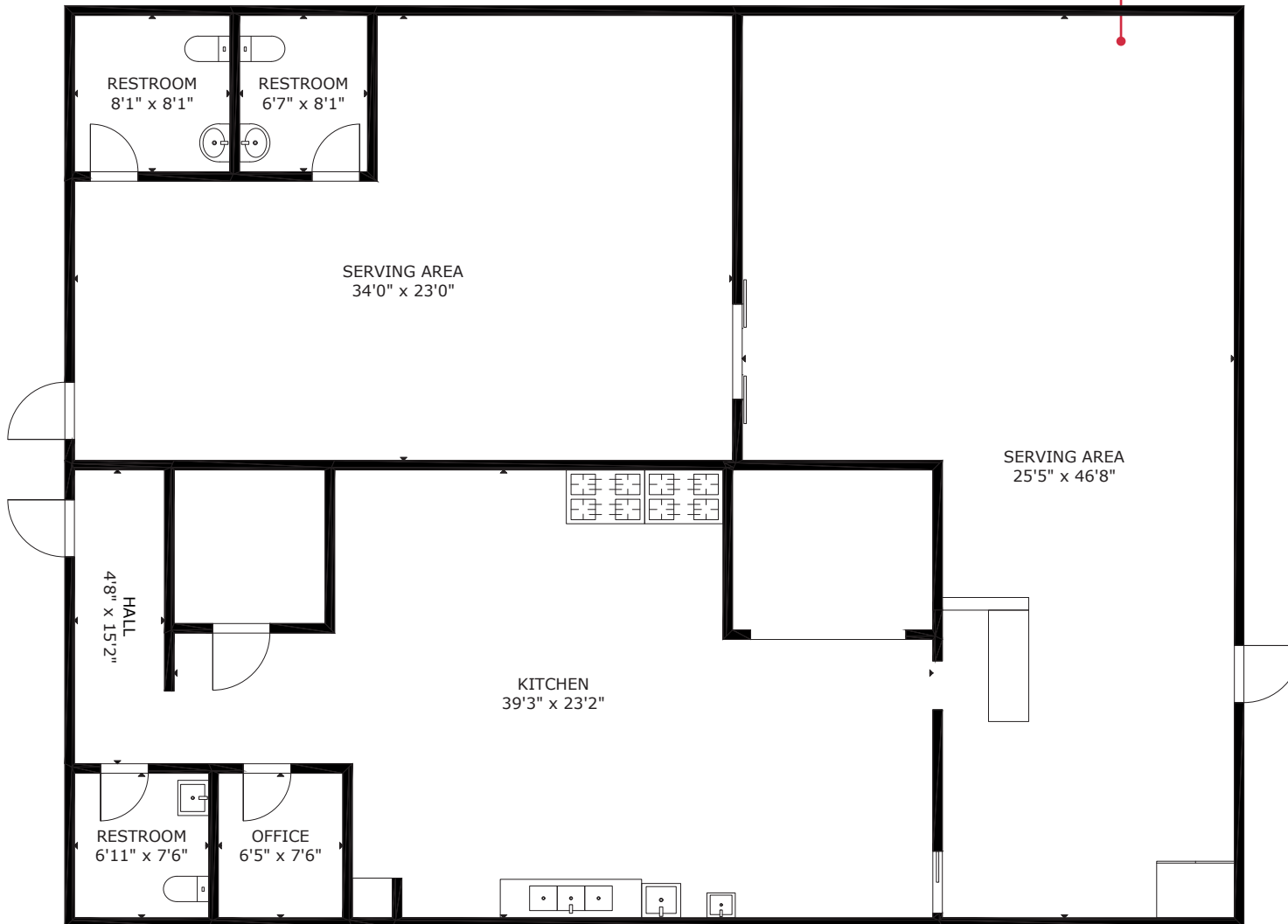
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±2,800 SF



# FLOOR PLAN

SUITE 120



PHOTOS



SUITE 120



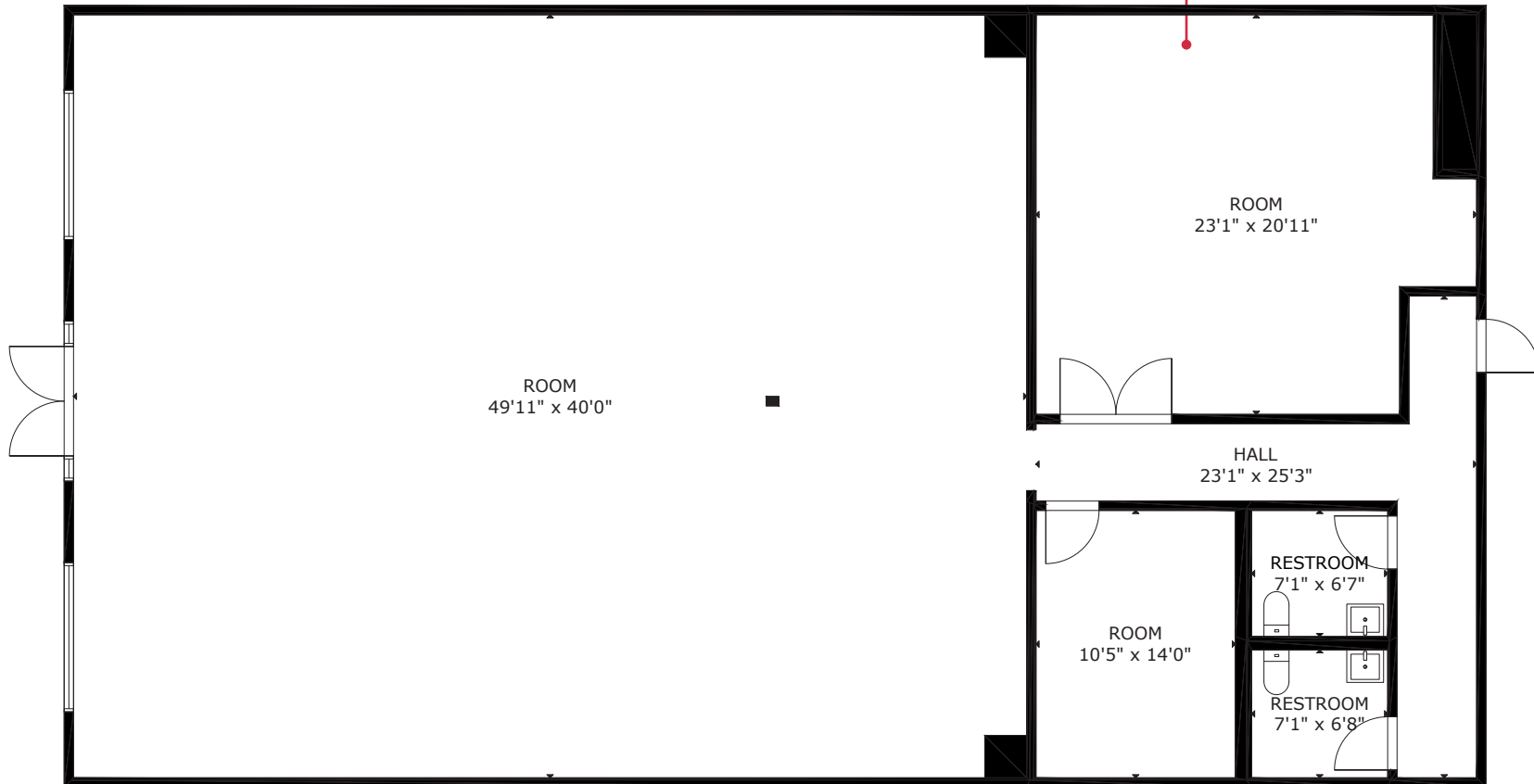
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±2,880 SF

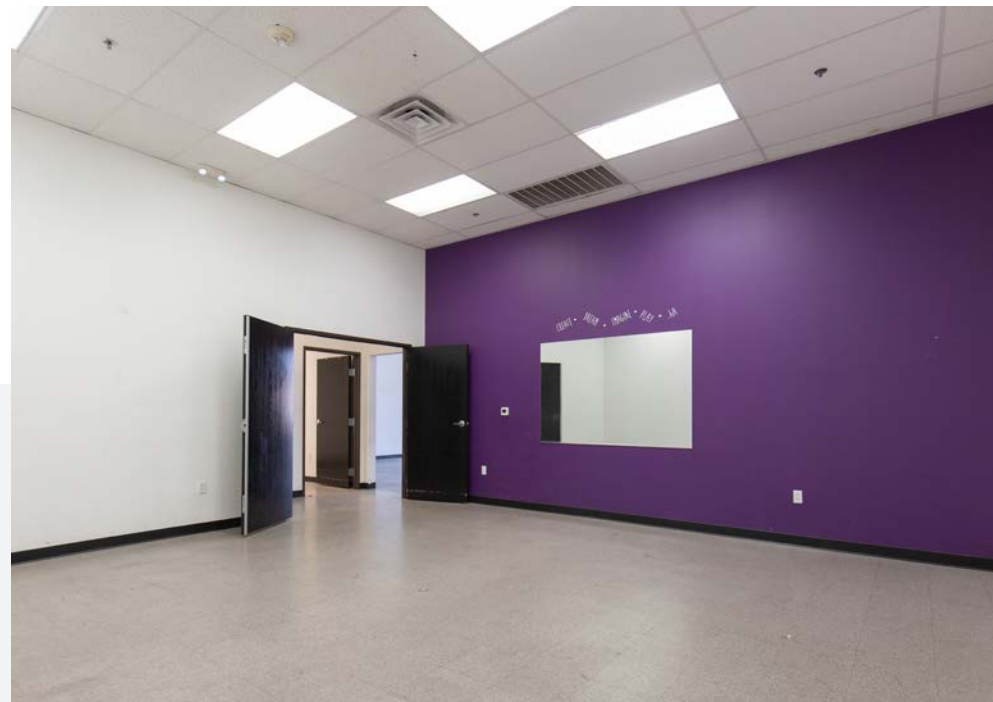


# FLOOR PLAN

SUITE 160



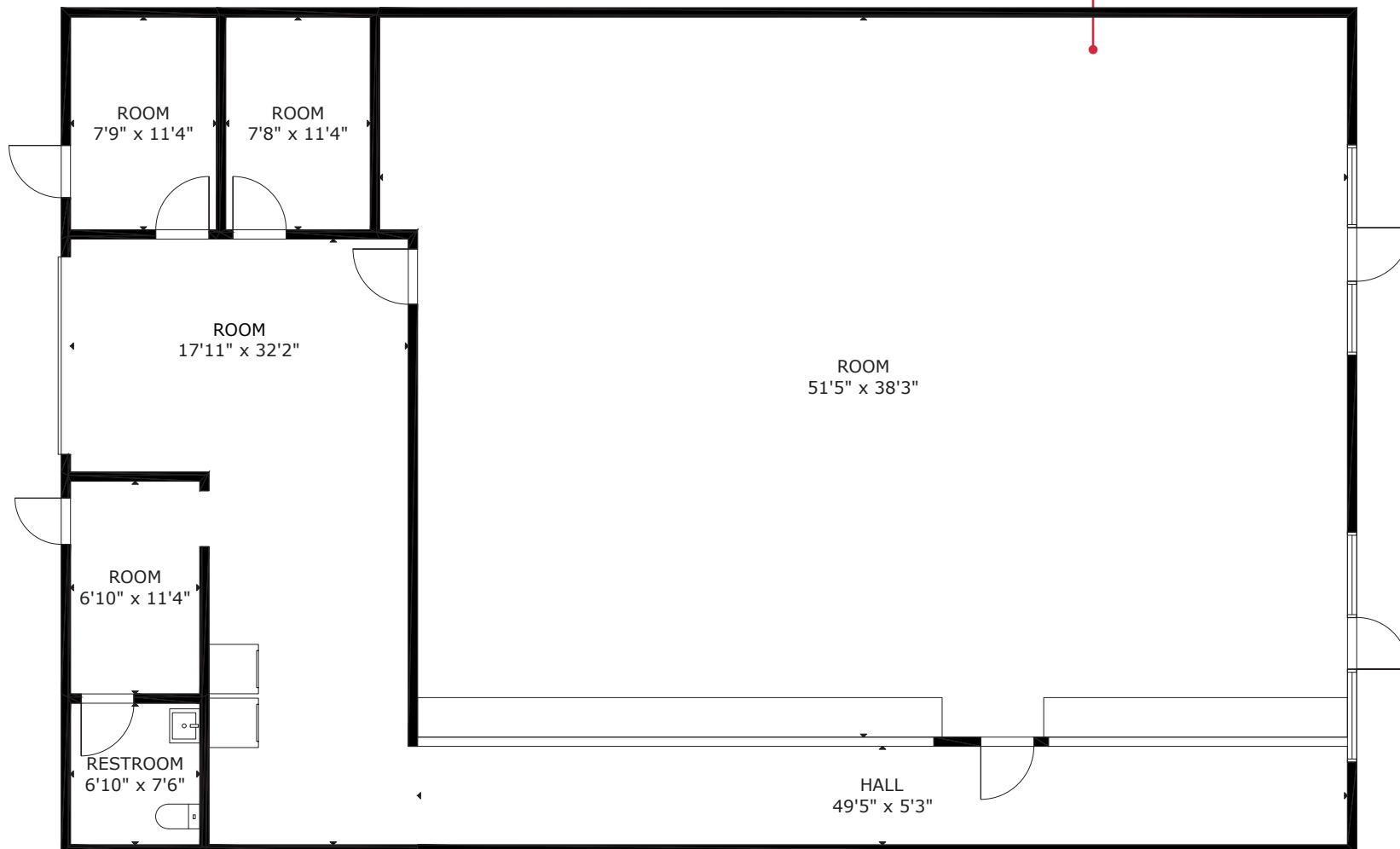
PHOTOS





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**±2,960 SF**



# FLOOR PLAN

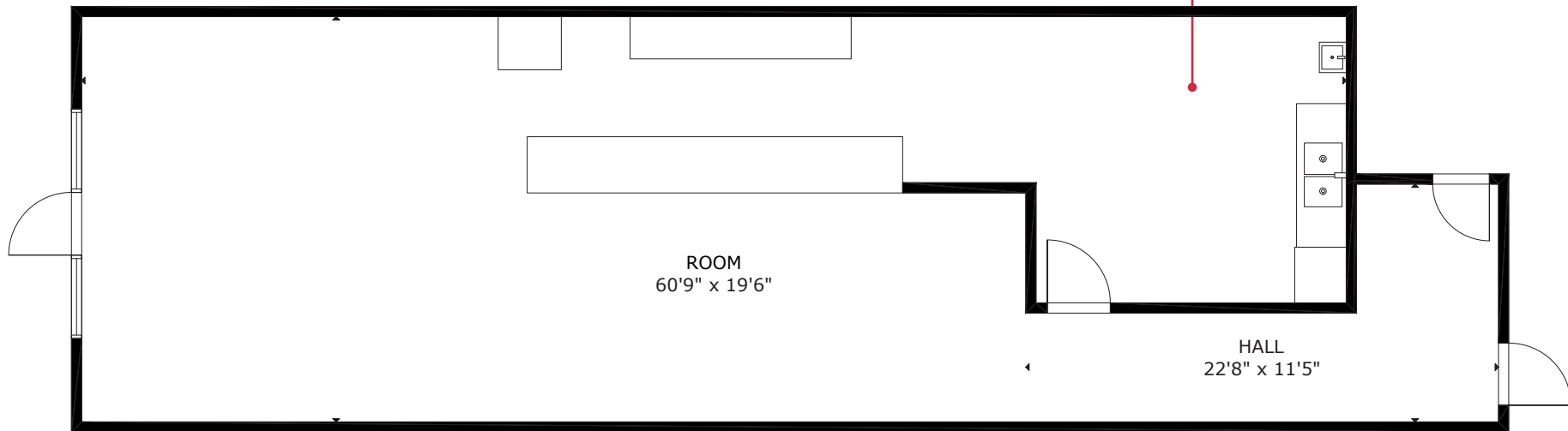
SUITE 170



PHOTOS



±1,340 SF



# FLOOR PLAN

SUITE 185



PHOTOS



# AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	21,215	178,321	481,262
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	8,322	67,546	194,021
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$70,451	\$76,691	\$77,558

## Traffic Counts

STREET	AADT
W Charleston Blvd	32,488
Brush St	39,588

## Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

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