

4G PLAZA SPACE AVAILABLE - UP TO ±10,000 SF PAD

SWC Charleston & Lamb | 4235 E. Charleston Blvd | Las Vegas, NV 89104



AVAILABLE	±949 SF - ±4,550 SF ±10,000 SF Pad
LAT / LONG	36.158520, -115.082000
ZONING	C-1 "Commercial"
RATES	Call for Price

PROPERTY HIGHLIGHTS

- 10,000 SF new construction
- Over 111,000 CPD at intersection
- Anchored by El Super and Home Depot
- Easy access to US-95 via Charleston Interchange

CO-TENANTS



2023 DEMOGRAPHIC SNAPSHOT



Population: **263,803**
3-mile radius



Average HH Income: **\$58,840**



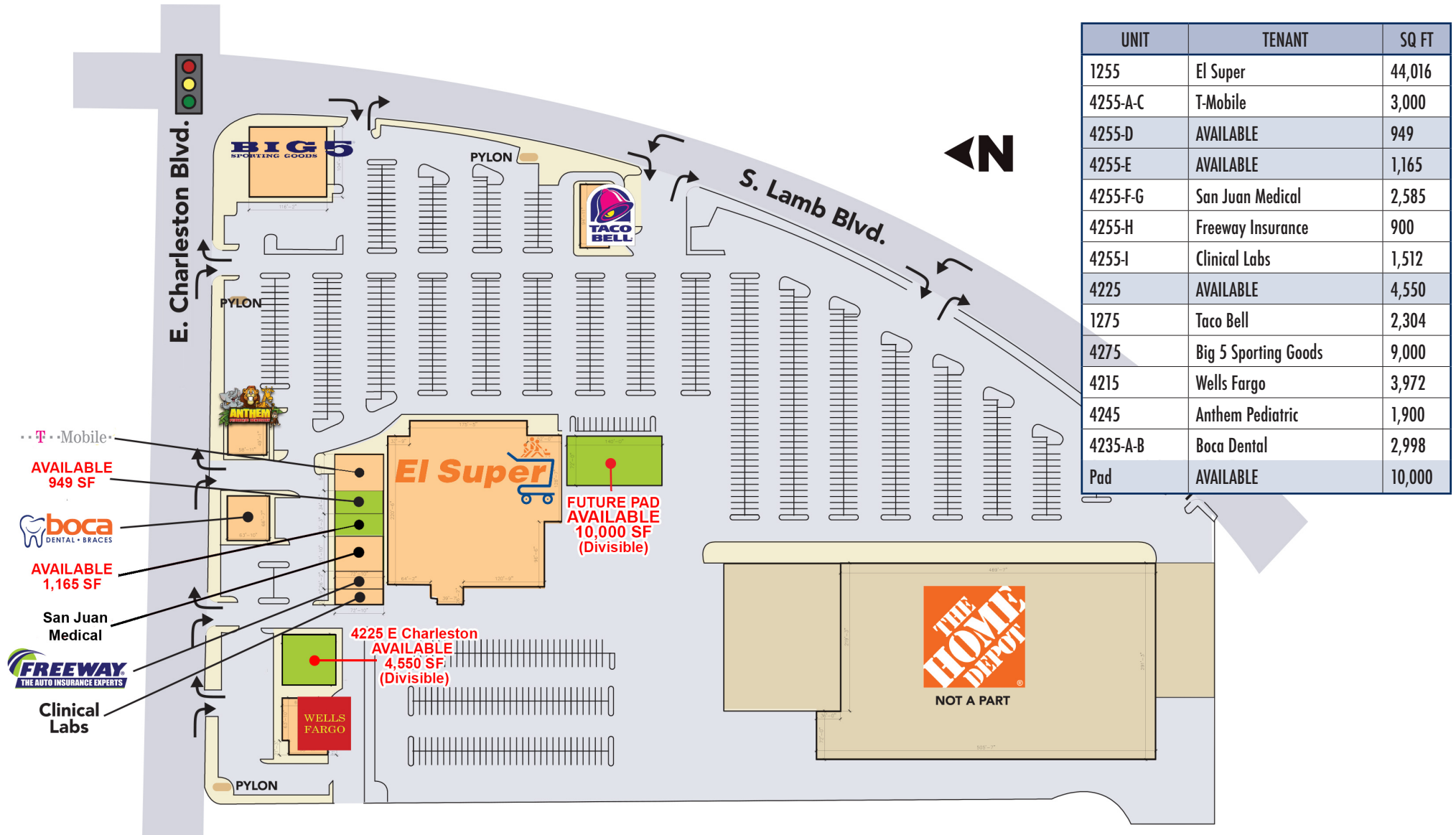
Traffic Counts: **111,000 vpd**
Charleston Blvd & Lamb Combined

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UNIT	TENANT	SQ FT
1255	El Super	44,016
4255-A-C	T-Mobile	3,000
4255-D	AVAILABLE	949
4255-E	AVAILABLE	1,165
4255-F-G	San Juan Medical	2,585
4255-H	Freeway Insurance	900
4255-I	Clinical Labs	1,512
4225	AVAILABLE	4,550
1275	Taco Bell	2,304
4275	Big 5 Sporting Goods	9,000
4215	Wells Fargo	3,972
4245	Anthem Pediatric	1,900
4235-A-B	Boca Dental	2,998
Pad	AVAILABLE	10,000

- T-Mobile ••
- AVAILABLE 949 SF
- boca DENTAL • BRACES
- AVAILABLE 1,165 SF
- San Juan Medical
- FREWAY THE AUTO INSURANCE EXPERTS
- Clinical Labs
- 4225 E Charleston AVAILABLE 4,550 SF (Divisible)
- WELLS FARGO
- FUTURE PAD AVAILABLE 10,000 SF (Divisible)

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±4,550 SF
Retail / Restaurant
Divisible

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SUITE 4255-D
±949 SF

SUITE 4255-E
±1,165 SF

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CHAINLINKS
RETAIL ADVISORS

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2023 ESTIMATED DEMOGRAPHICS



Population

1-Mile	32,150
3-Mile	263,803
5-Mile	536,285



Average Household Income

1-Mile	\$60,969
3-Mile	\$58,840
5-Mile	\$63,765



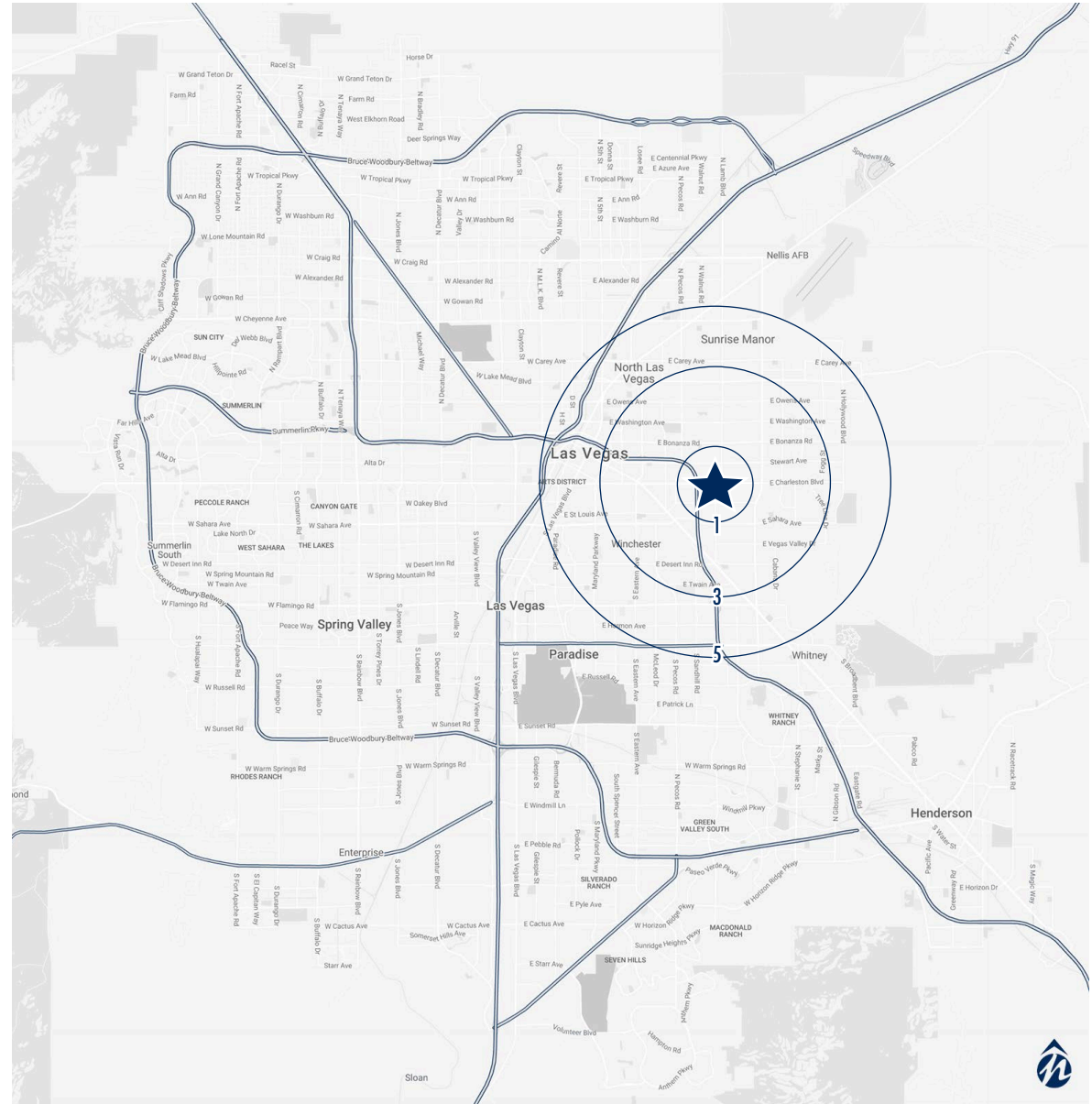
Number of Households

1-Mile	9,644
3-Mile	88,506
5-Mile	188,474



Daytime Population (Employees)

1-Mile	2,180
3-Mile	35,950
5-Mile	143,401



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