

AVAILABLE FOR LEASE

Lease Rate: \$2.00 - \$3.25/SF/Mo NNN

(2026 estimated CAMs are \$0.76/SF/Mo)

CHARLESTON FESTIVAL



6250-6380 W Charleston Boulevard | Las Vegas, NV 89146

PROPERTY DESCRIPTION

CHARLESTON FESTIVAL is a ±100,258 sf Neighborhood Center located on West Charleston Boulevard, directly across the street from the College of Southern Nevada campus. Close proximity to US-95 provides easy access to the surrounding Summerlin, Northwest, and Downtown areas. This Walmart Neighborhood Market anchored center enjoys a strong level of national credit co-tenancy provided by Walmart Neighborhood Market, Denny's, McDonald's, Tropical Smoothie, Capriotti's, and more.

PROPERTY HIGHLIGHTS

- Drive-Thru restaurant, restaurant and retail spaces available
- Solid traffic counts
- Pylon Space is available
- Strong mix of national and solid local tenants
- Across the street from the College of Southern Nevada
- Upscale street presence with terrific visibility
- Only 1.9 miles from US-95 via West Charleston Boulevard and South Rainbow Boulevard (approx 5 mins)

FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2490 Paseo Verde Pkwy, Ste 115, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

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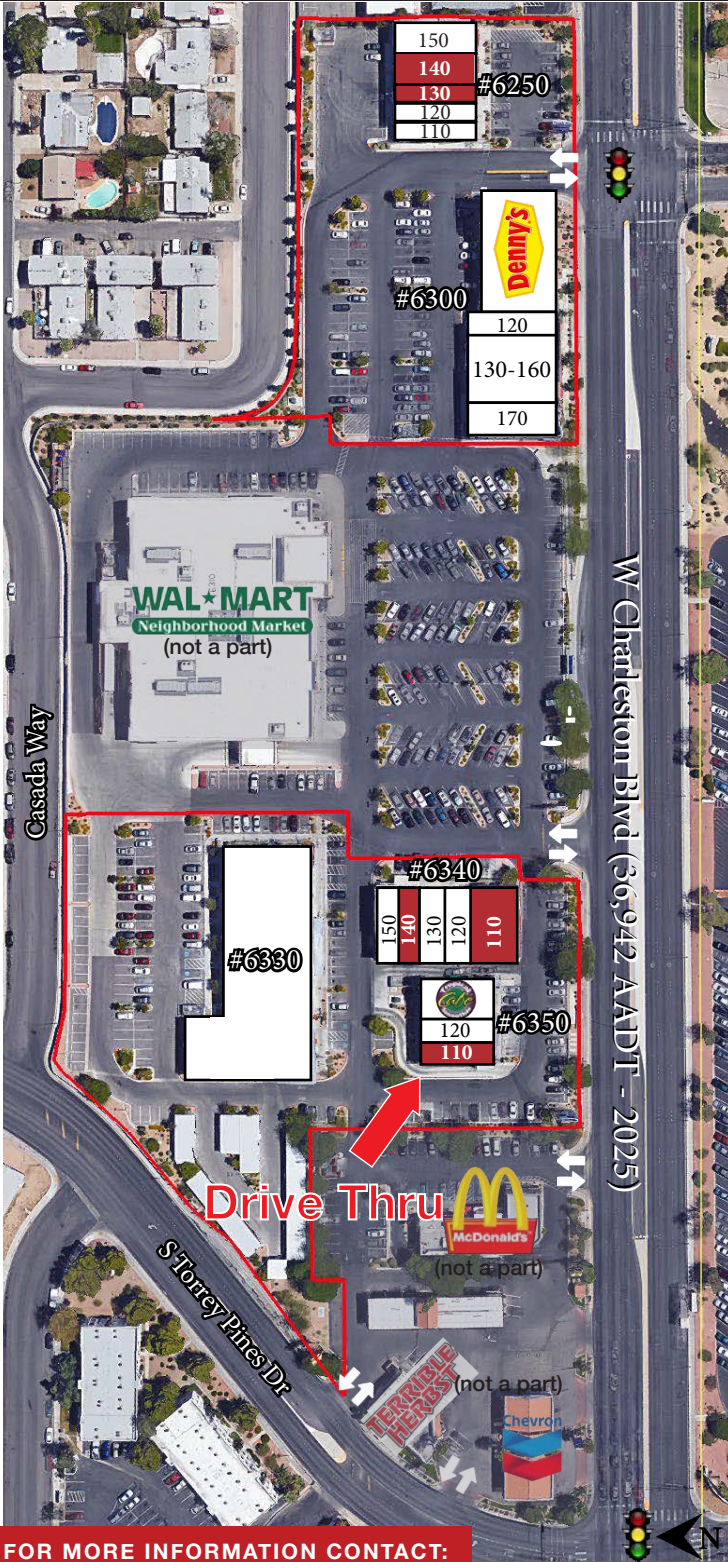
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AVAILABLE SUITE(S)

SUITE	SIZE	TENANT
6250-110-120	2,600	Hookah & Mediterranean Restaurant
6250-130	1,300	AVAILABLE
6250-140	2,025	AVAILABLE
6250-150	2,025	Nevada State High School
6300-110	5,520	Denny's
6300-120	1,350	Smoke Shop
6300-130-160	6,800	BLICK Art Materials
6300-170	2,000	Hibachi House
6330	18,815	Southern Nevada Workforce
6340-110	2,405	AVAILABLE - Restaurant
6340-120	1,520	Capriotti's
6340-130	1,520	Sam's Spa
6340-140	1,219	AVAILABLE
6340-150	1,219	Bijou Salon
6350-110	1,690	AVAILABLE - Drive-Thru Restaurant
6350-120	1,365	Moko
6350-130	2,210	Tropical Smoothie Cafe
6310	39,395	Walmart (NOT A PART)
6360	2,640	McDonald's (NOT A PART)
6380	2,640	Terrible Herbst, Chevron (NOT A PART)



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SUITE 6250-130 - 1,300 SF - \$2.00/SF/Mo NNN - Ready for Retail



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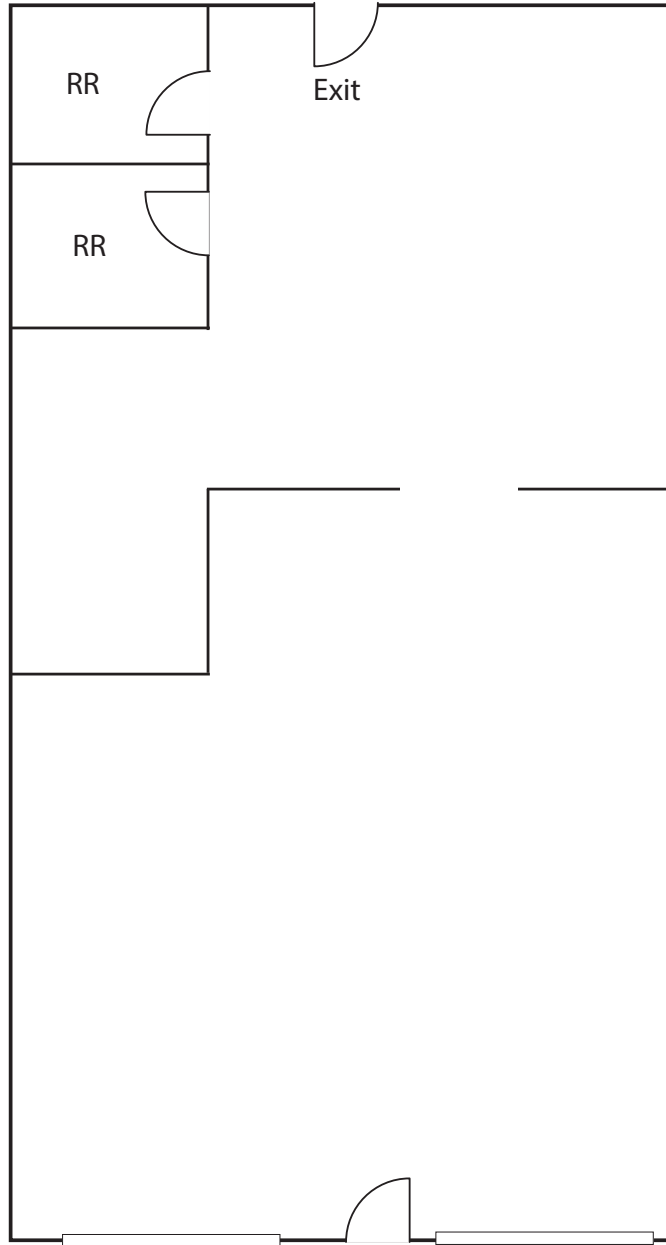
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SUITE 6250-130 - FLOOR PLAN

6250 W Charleston Blvd - Suite 130 (1,300 SF)



Floor plan is not to exact scale. It is intended for general information purposes only.
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SUITE 6250-140 - 2,025 SF - \$2.00/SF/Mo NNN - Move-In Ready



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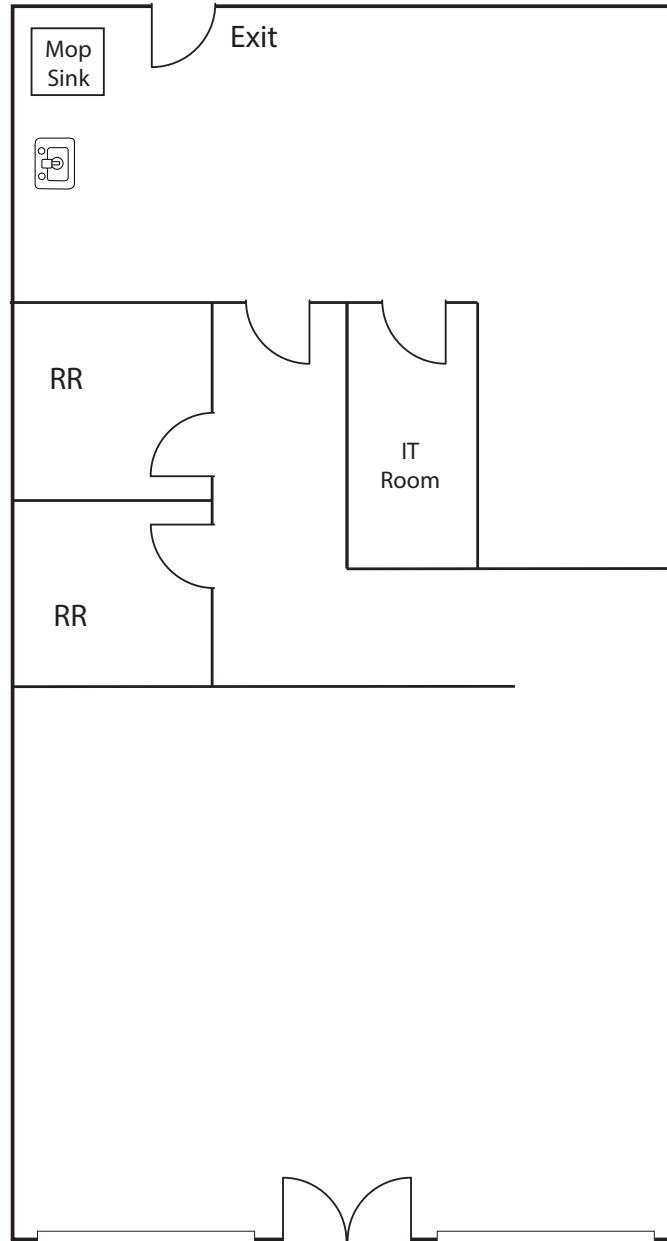
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SUITE 6250-140 - FLOOR PLAN

6250 W Charleston Blvd - Suite 140 (2,025 SF)



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SUITE 6340-110 - 2,405 SF - \$2.95/SF/Mo NNN - Great Restaurant Space



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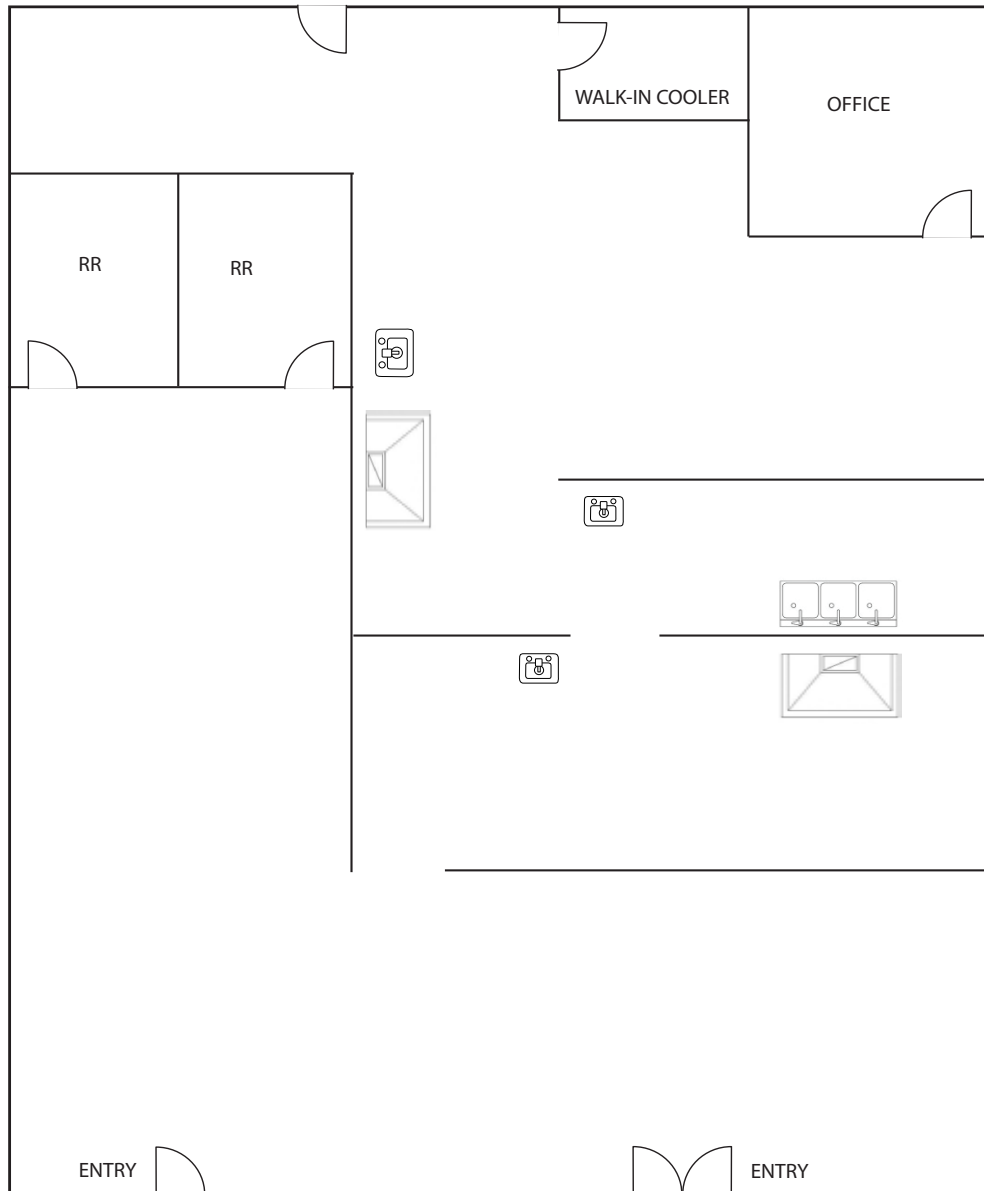
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SUITE 6340-110 - FLOOR PLAN

6340 W Charleston Blvd - Suite 110 (2,405 SF)



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SUITE 6340-140 - 1,219 SF - \$2.00/SF/Mo NNN - Great Location



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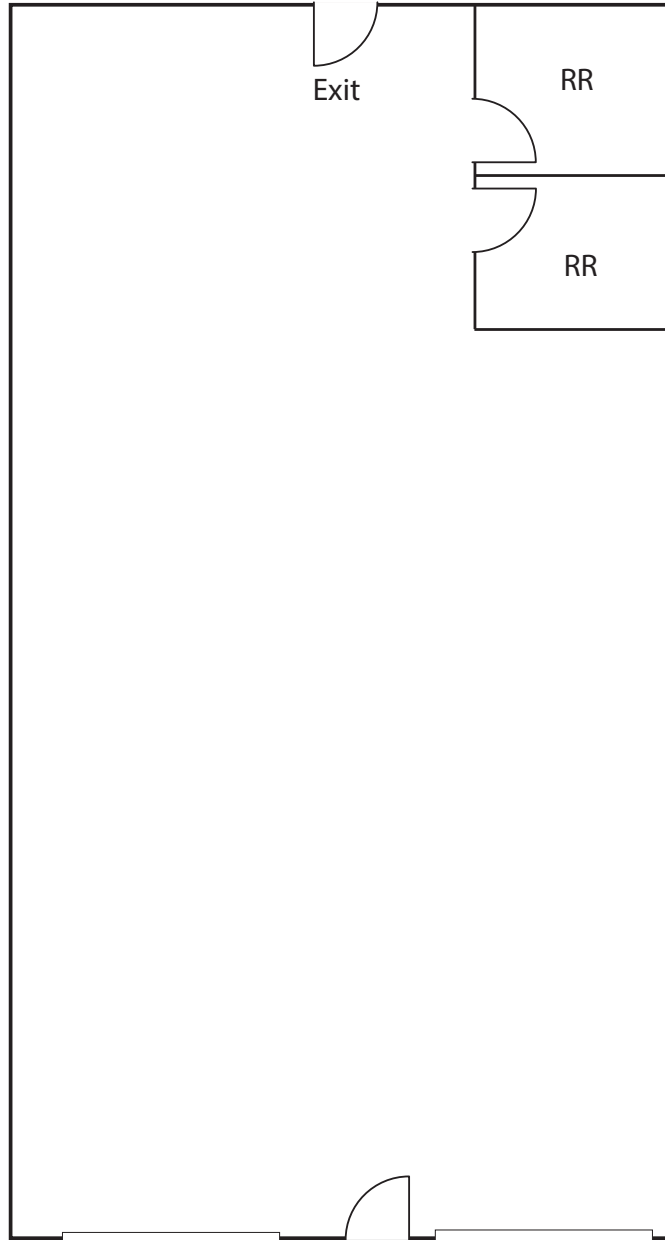
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SUITE 6340-140 - FLOOR PLAN

6340 W Charleston Blvd - Suite 140 (1,219 SF)



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SUITE 6350-110 - 1,690 SF - \$3.25/SF/Mo NNN - Drive-Thru - Move-In Ready



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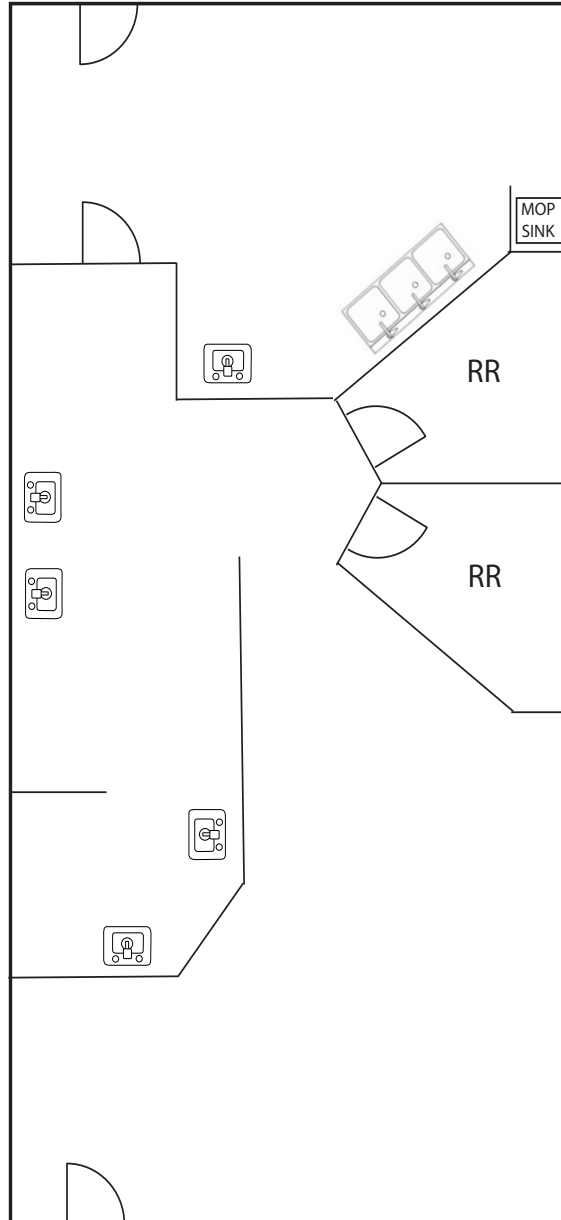
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PROPERTY PHOTOS



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These maps, and the surrounding tenants, are intended for general information purposes only. It is not to exact scale, exact boundaries of areas may differ and surrounding tenants may vary.



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