

Retail Pad Available For Lease

Listed By:

Colliers

4830-4840 WEST CHARLESTON BOULEVARD

Las Vegas, NV 89146



4830-4840 W. CHARLESTON BLVD.

Listed By:



LISTING SNAPSHOT

Lease Rate

Contact Broker

Land Size

±1.21 AC (Demisable)

APNs

138-36-804-006 – 0.75 AC – C-1 Zoning

138-36-804-007 – 0.46 AC – C-2 Zoning



PROPERTY HIGHLIGHTS

- ±1.21 Acre ground lease opportunity fronting W. Charleston Blvd., just off the high-traffic intersection at S. Decatur Blvd.
- Prime visibility with over 200 feet of frontage on Charleston and excellent ingress/egress
- Combined traffic counts of ±77,600 VPD:
 - Charleston Blvd. // ±26,600 VPD
 - Decatur Blvd. // ±51,000 VPD
- Surrounded by top national retailers including Walmart, Aldi, Lowe's, Raising Cane's, Starbucks, Olive Garden, IHOP, and more
- Centrally positioned in a dense, high-demand submarket serving Summerlin, Spring Valley, Northwest, and Central Las Vegas

Trade Area Demographics

	1-Mile	3-Mile	5-Mile
2026 Population	21,154	176,669	483,453
2026 Average Household Income	\$78,994	\$85,829	\$86,282
2026 Households	8,458	67,493	196,917
Daytime Population	21,683	227,039	698,257

Leasing Experts

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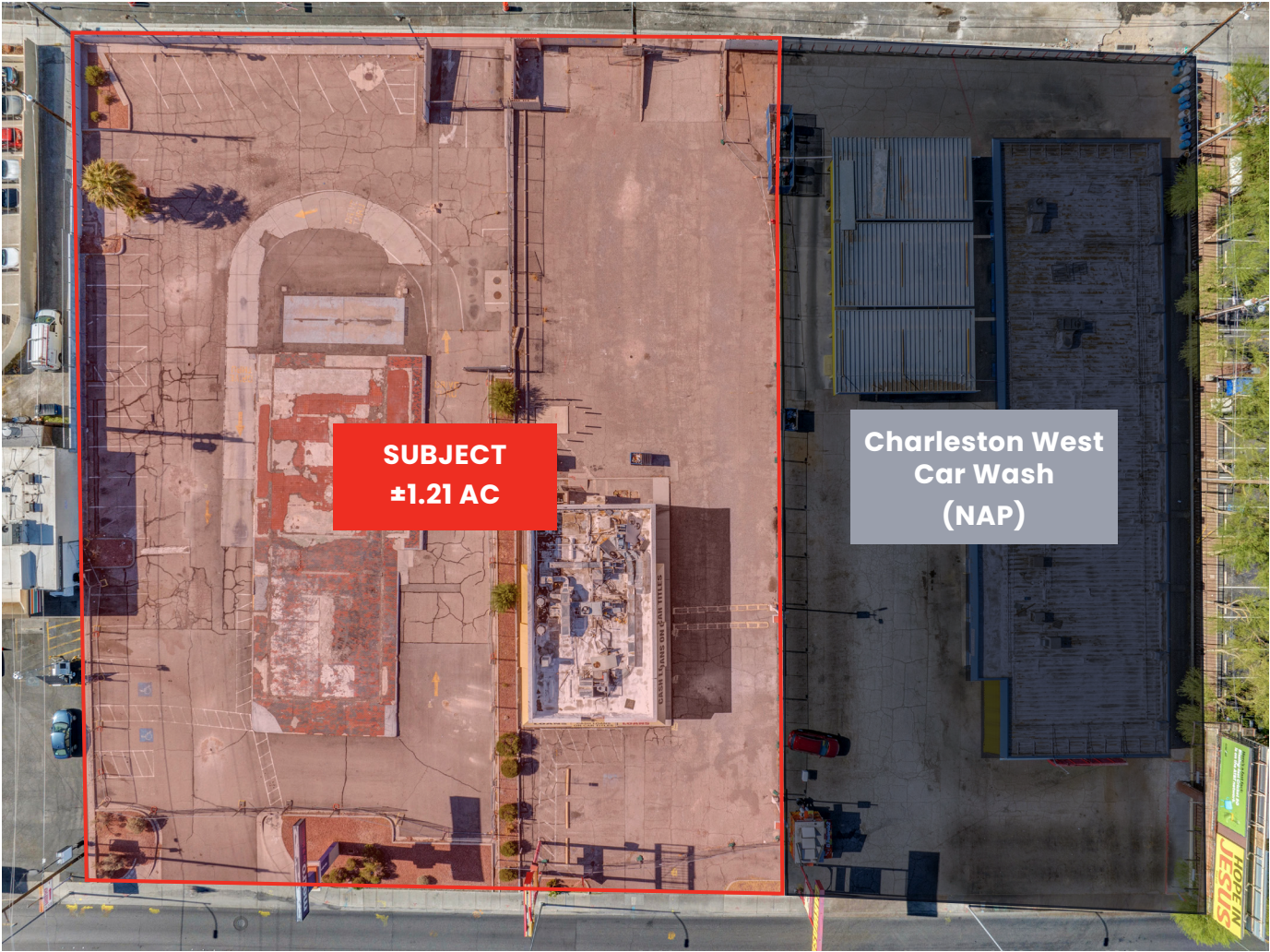
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SITE PLAN



 = Subject  = NAP

PLANS & AERIALS

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VICINITY MAP

The trade area consists of $\pm 483,453$ residents with an average household income of $\pm \$86,282$ within a 5-mile radius.



Median Age
38.4



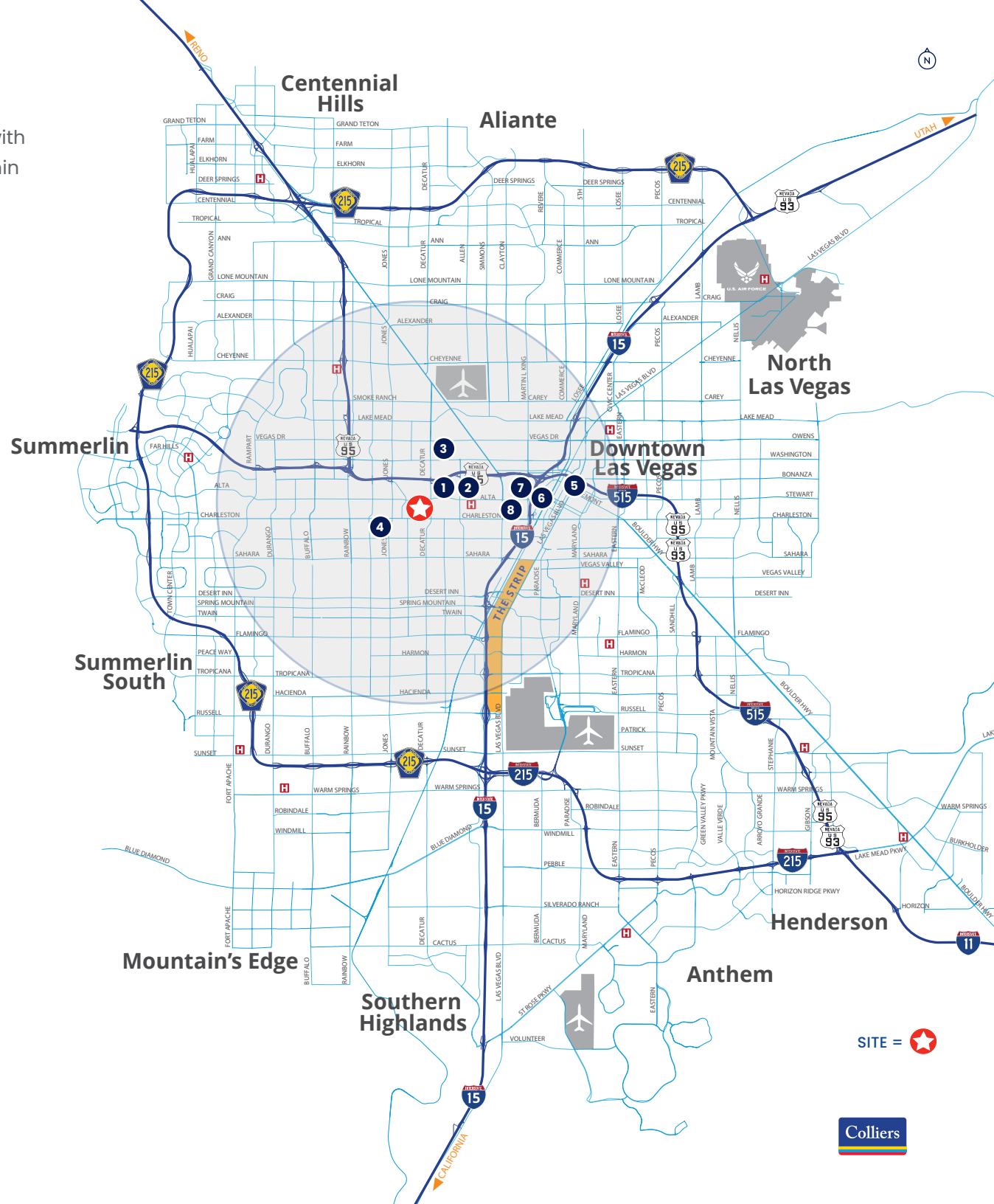
Homeowners
191,739



Married Households
39.4%

Nearby Amenities ± 5 -Mile Radius

- 1 Meadows Mall
- 0.8 miles
- 2 Springs Preserve
- 1.1 miles
- 3 Las Vegas Golf Club
- 1.7 miles
- 4 College of Southern NV ($\pm 29,965$ Students)
- 2.0 miles
- 5 Downtown Las Vegas
- 4.3 miles
- 6 Las Vegas Premium Outlets North
- 2.8 miles
- 7 Valley Hospital (± 370 Beds)
- 2.4 miles
- 8 University Medical Center (± 564 Beds)
- 2.7 miles



SITE =

4830-4840 W. CHARLESTON BLVD.

TRADE AREA MAP



Legend: ■ = Power Centers ■ = Multi Family ■ = Schools ■ = Parks ■ = Hospitals ■ = Casinos

4830-4840 W. CHARLESTON BLVD.

EAST FACING AERIAL



4830-4840 W. CHARLESTON BLVD.

SOUTH FACING AERIAL



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Malan + Marcello Investment Team

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