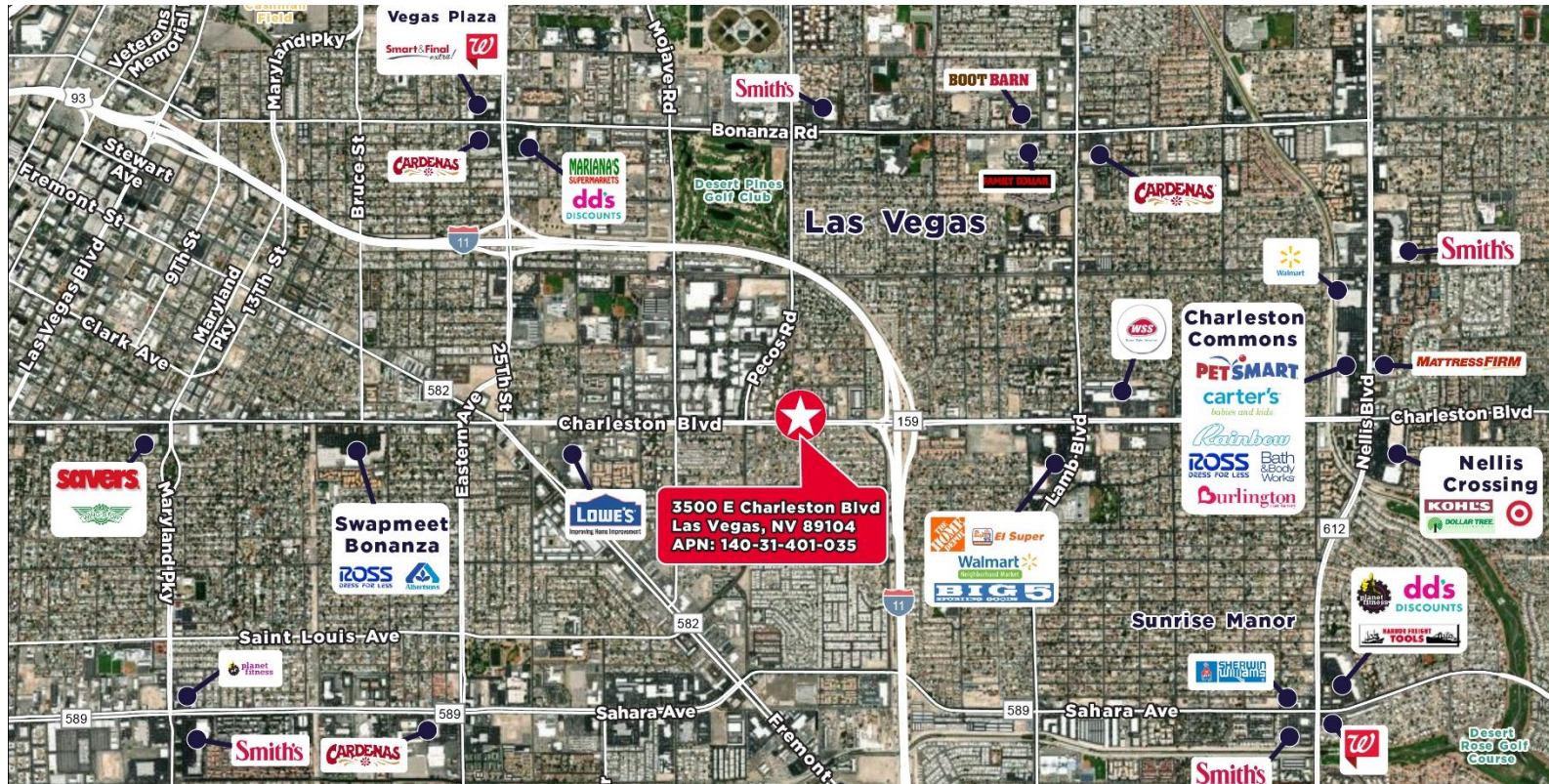


FOR SALE

3500 EAST CHARLESTON BLVD

Las Vegas, NV 89104



PROPERTY HIGHLIGHTS

The subject property is located on the northeast corner of the commercial and residential neighborhood at North Pecos Street and East Charleston Blvd in the city of Las Vegas. Currently operating as a C-store fuel station. This property is situated in the Central East Las Vegas submarket approximately ¼ mile from the Interstate 11. The site is visible to ±31,000 VPD on Charleston Blvd. and benefits from convenient access on both Charleston Blvd. and Pecos Street and has versatile zoning with the C-1 designation.

BUILDING SF	2,581	SIGNAGE TYPE	N/A
LAND SF	16,553	1-MILE (POP.)	25,392
YEAR BUILT	1977	3-MILE (POP.)	239,603
PARKING	3.1:1,000	MED. INCOME	\$51,755
TRAFFIC COUNTS	±31,000	SPACE USE	Standalone retail



EMILY BRUN
Senior Associate
+1 951 532 3889
emily.brun@cushwake.com

FOR SALE

3500 EAST CHARLESTON BLVD

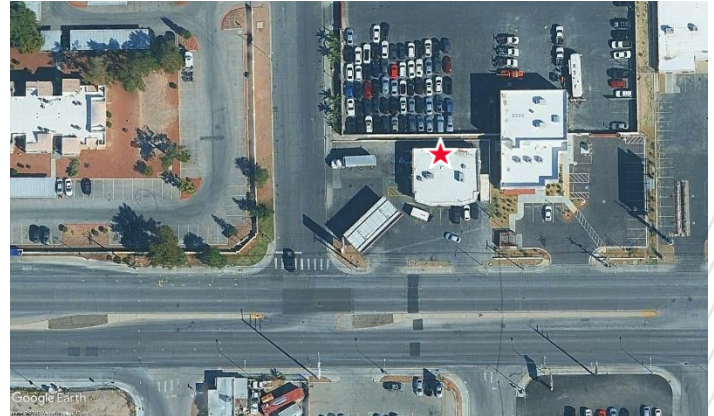
Las Vegas, NV 89104

OFFERING DESCRIPTION

The subject property is a 2,581 square foot (SF) former convenience store and fuel station dating back to the 1970's.

Located on highly trafficked Charleston Blvd, traveled by approximately 31,000 vehicles per day (VPD), the property benefits from direct street exposure with two direct turns in going westbound and a curb cut at Pecos Road with an immediate direct turn going eastbound. To the east of the property is access to Interstate 11, also known by locals as Highway US 95 and US 93. This thoroughfare boasts more than 75,000 VPD and is only $\pm\frac{1}{4}$ of a mile away!

The favorable traffic counts, corner location, as well as the proximity to the interstate create an ideal location for retail and commercial uses permissible per the City of Las Vegas' C-1 (Limited Commercial) zoning code.



LEGAL INFORMATION

TAX PARCEL ID	140-31-401-035
2024 RE TAXES	\$4,256.88
ZONING	Limited Commercial (C-1), City of Las Vegas



RESTRICTIONS

Property will be restricted against uses that compete with C-stores (i.e. car-wash, fuel, convenience stores, etc.). Please refer to Exhibit B in the seller's approved Letter of Intent form.

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

EMILY BRUN
Senior Associate
+1 951 532 3889
emily.brun@cushwake.com