

4800 W CHARLESTON BLVD

LAS VEGAS, NV 89146





PROPERTY HIGHLIGHTS

PROPERTY DETAILS

RETAIL SPACE: **±13,699 SF**

LOT SIZE: **1.47 AC**

RENT: **INQUIRE WITH BROKER**

ZONING: **C1**

OPPORTUNITY BENEFITS

- This sublease opportunity is located in the established Spring Valley trade area. Just minutes to the Las Vegas Strip
- Within close proximity to communities including Summerlin, Peccole Ranch, Canyon Gate Country Club, and The Lakes
- Neighboring tenants in the trade area include Anytime Fitness, Dutch Bros Coffee, Target, Walmart, Sam's Club, Krispy Kreme, and more

Government	Percentage
Current government	85%
Previous government	15%



DRIVE TIME & DEMOGRAPHICS

POPULATION

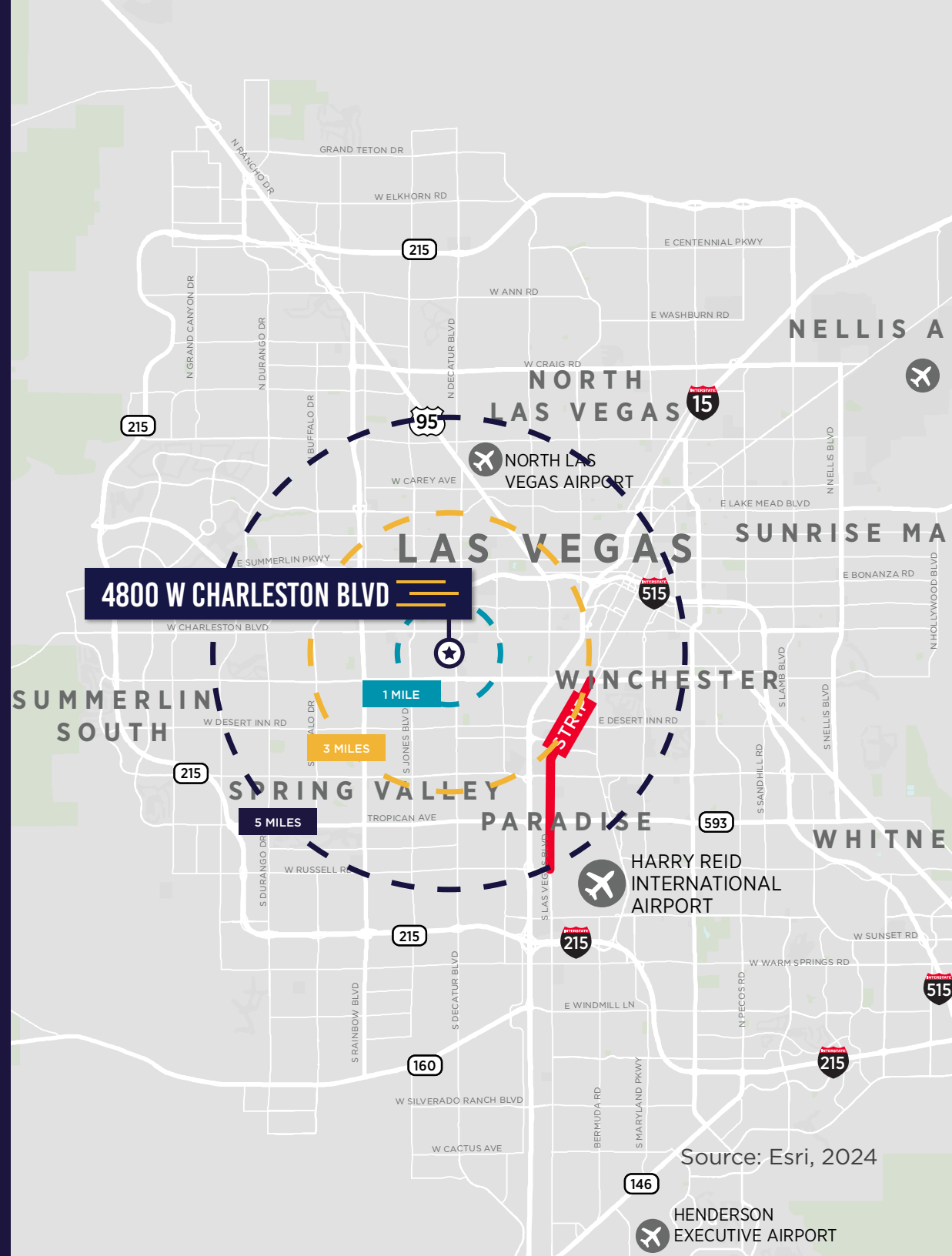
1 MILE	16,356
3 MILES	180,596
5 MILES	450,180

AVG HH INCOME

1 MILE	\$98,984
3 MILES	\$95,810
5 MILES	\$99,320

OF HOUSEHOLDS

1 MILE	6,185
3 MILES	72,346
5 MILES	183,562



LEASING

PLEASE CONTACT US FOR MORE INFORMATION:

DAN HUBBARD

Managing Director | Retail

+1 702 796 7900

dan.hubbard@cushwake.com

LIC #S.0013713.LLC

FERNANDO MARTINEZ-REDING

Associate | Retail

+1 702 605 1746

fernando.martinezreding@cushwake.com

LIC #S.0200151

10845 Griffith Peak Dr., Suite 160

Las Vegas, NV 89135

+1 702 796 7900



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