



Charleston Commons

Las Vegas, NV

Las Vegas-Henderson-Paradise (NV)



Nick Freddo

Leasing Representative

(303) 529-0641

nfreddo@kimcorealty.com





As of 11/02/23

AERIAL

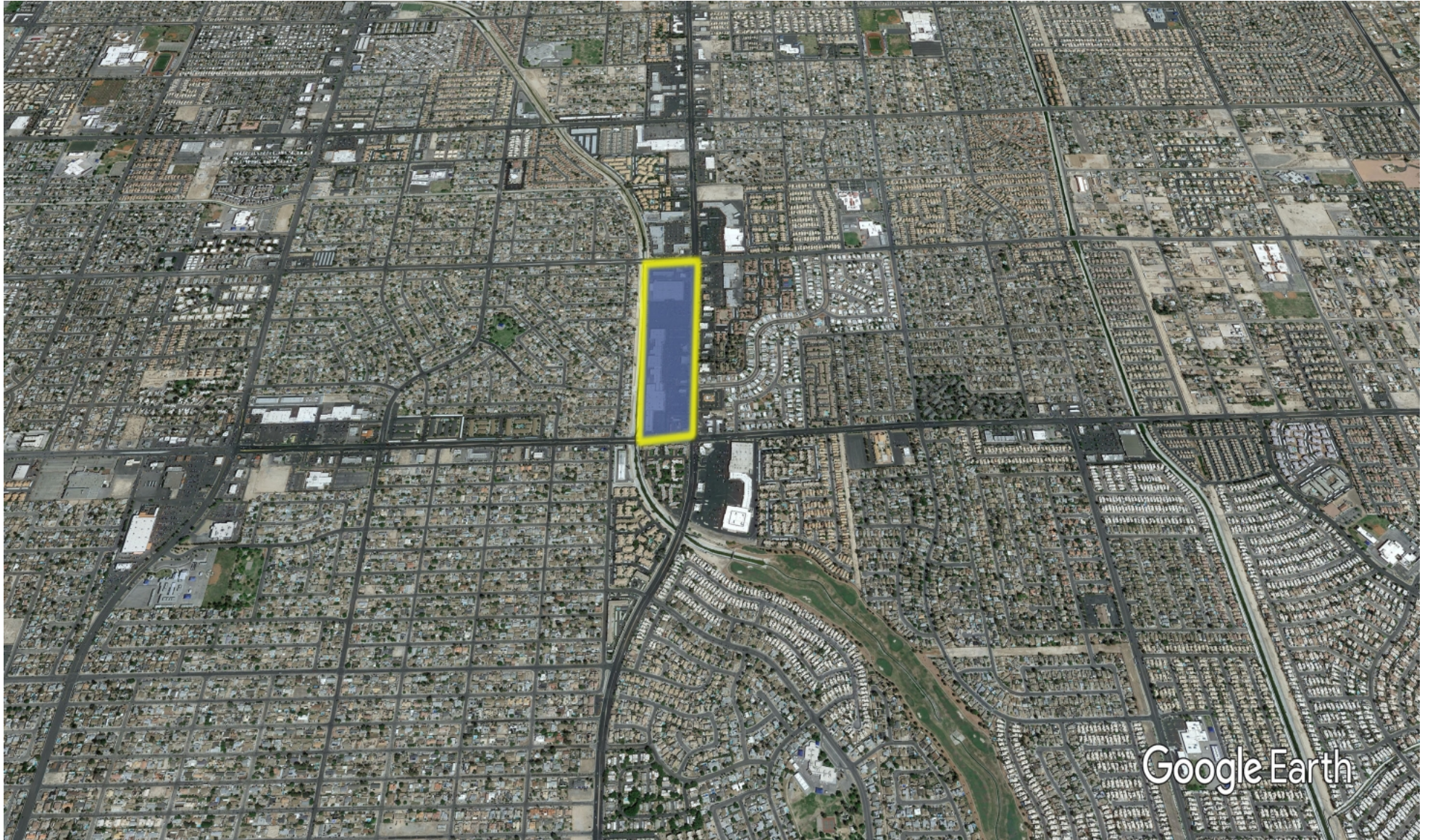


| | |
|---------------------------|-------------------|
| GROSS LEASABLE AREA (GLA) | 330,815 SF |
| PARKING SPACES | 1,710 |
| PARKING RATIO | 5.17 per 1,000 SF |

Nick Freddo

Leasing Representative | (303) 529-0641 | nfreddo@kimcorealty.com





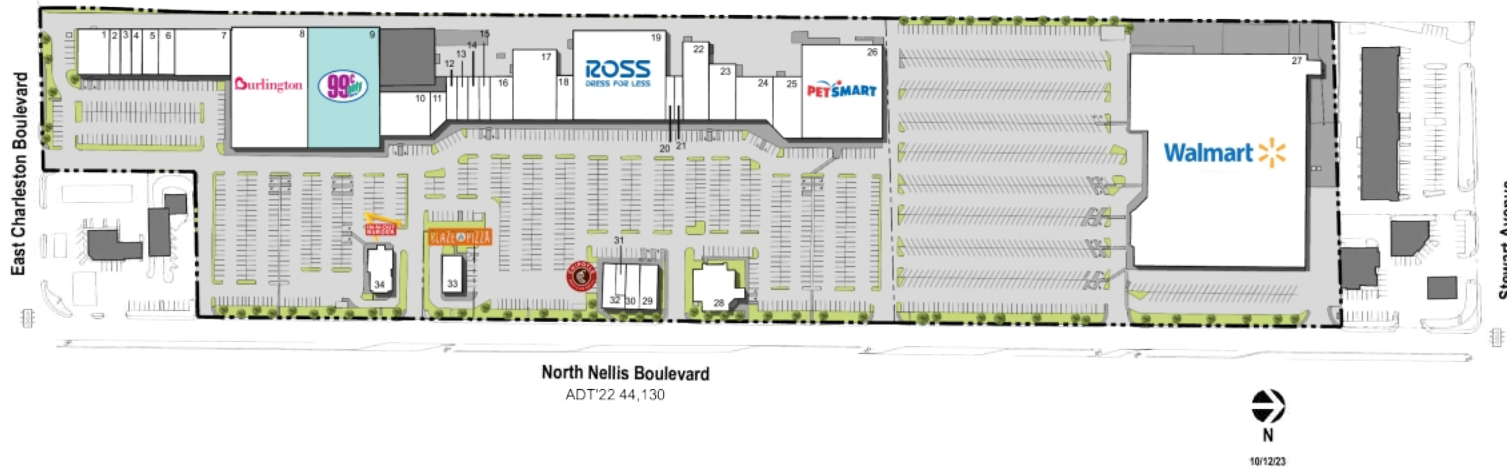
DENSITY AERIAL

Nick Freddo

Leasing Representative | (303) 529-0641 | nfreddo@kimcorealty.com



Potentially Available

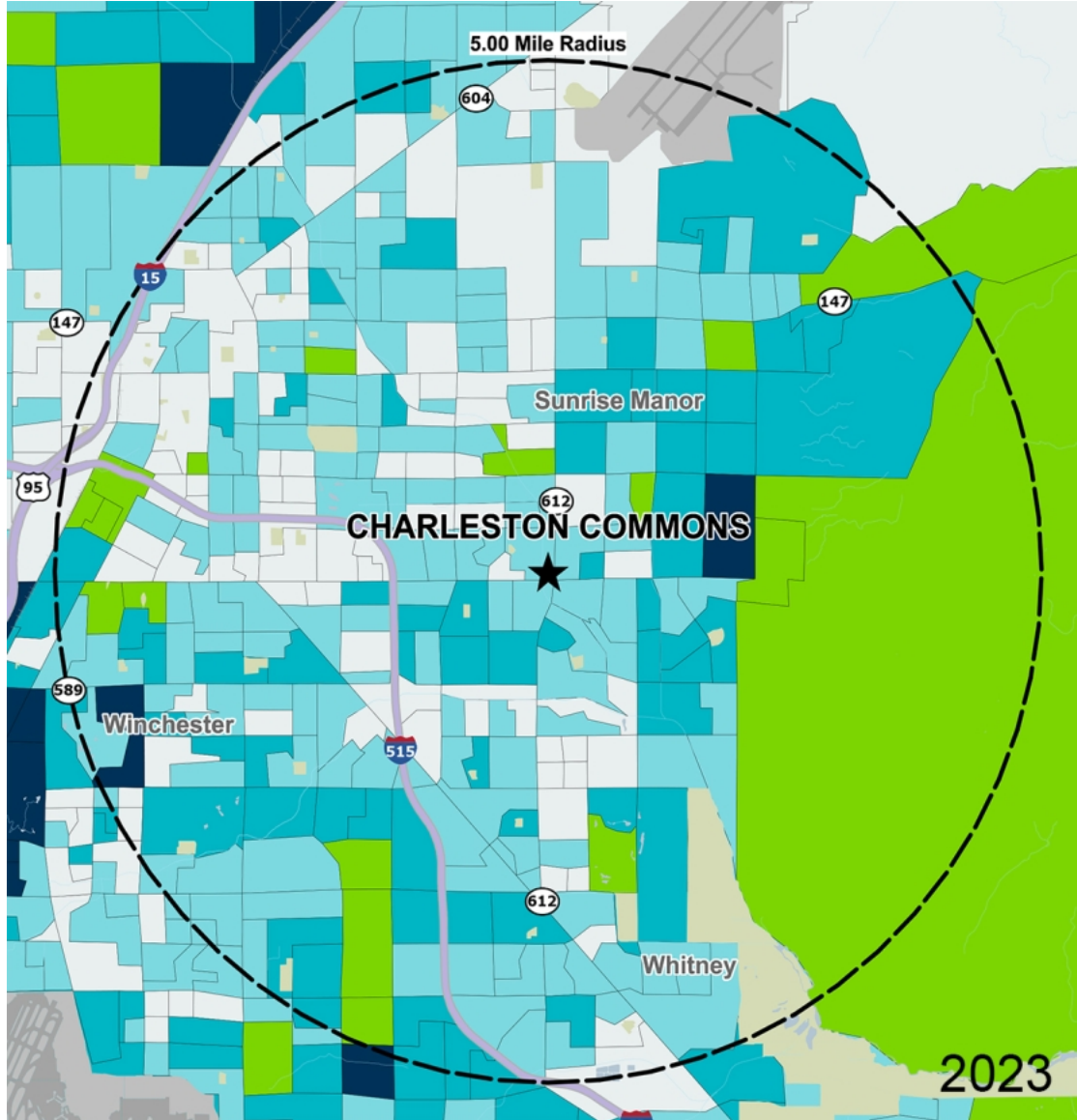


| | TENANT | SQ FT |
|----|------------------------------|---------|
| 1 | Dotty's | 4,800 |
| 2 | Teriyaki Madness | 1,600 |
| 3 | Harold's Chicken Shack | 1,600 |
| 4 | Affordable Insurance Agency | 1,600 |
| 5 | CosmoProf | 2,400 |
| 6 | H & R Block | 2,400 |
| 7 | Steinberg Diagnostic [...] | 8,000 |
| 8 | Burlington | 29,442 |
| 9 | 99 Cents Only | 29,849 |
| 10 | Quick Care | 9,600 |
| 11 | First Dentists | 1,950 |
| 12 | La Michoacana Plus | 1,572 |
| 13 | Gamestop | 1,600 |
| 14 | Super Nails II | 1,600 |
| 15 | GNC | 1,600 |
| 16 | Best Mattress | 3,200 |
| 17 | Rhapsodielle | 10,000 |
| 18 | Better Buzz Coffee Roasters | 3,167 |
| 19 | Ross | 25,160 |
| 20 | Sally Beauty Supply | 1,600 |
| 21 | Supercuts | 1,600 |
| 22 | Rainbow | 8,400 |
| 23 | Carter's | 5,000 |
| 24 | Half Price Furniture | 6,400 |
| 25 | Absolute Dental | 4,550 |
| 26 | PetSmart | 25,430 |
| 27 | Walmart | 116,792 |
| 28 | Buffet@Asia | 6,300 |
| 29 | T-Mobile USA | 2,500 |
| 30 | Optic Gallery | 2,120 |
| 31 | Boba KING | 1,008 |
| 32 | Chipotle Mexican Grill, Inc. | 2,400 |
| 33 | Blaze Fast Fire'd Pizza | 2,575 |
| 34 | In-N-Out Burgers | 3,000 |

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

Nick Freddo

Leasing Representative | (303) 529-0641 | nfreddo@kimcorealty.com



by Block Group

Demographics

| 2022 ESTIMATES | 1-MILE | 3-MILES | 5-MILES |
|-------------------|----------|----------|----------|
| Population | 32,874 | 223,225 | 464,759 |
| Daytime Pop | 21,558 | 177,944 | 505,316 |
| Households | 9,570 | 71,859 | 152,778 |
| Average HH Income | \$57,012 | \$57,533 | \$58,725 |
| Median HH Income | \$45,472 | \$43,979 | \$44,766 |
| Per Capita Income | \$16,614 | \$18,598 | \$19,533 |

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$75K - \$100K
- \$100K - \$150K
- \$0K - \$50K



Charleston Commons

N Nellis Blvd. & E Charleston Blvd., Las Vegas, NV



Nick Freddo

Leasing Representative

(303) 529-0641

nfreddo@kimcorealty.com