



Charleston Commons

Las Vegas, NV

Las Vegas-Henderson-Paradise (NV)



Nick Freddo

Leasing Representative

(303) 529-0641

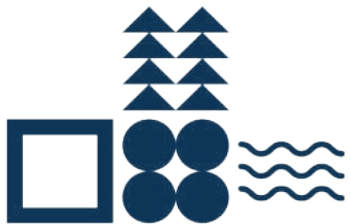
nfreddo@kimcorealty.com





As of 11/02/23

AERIAL

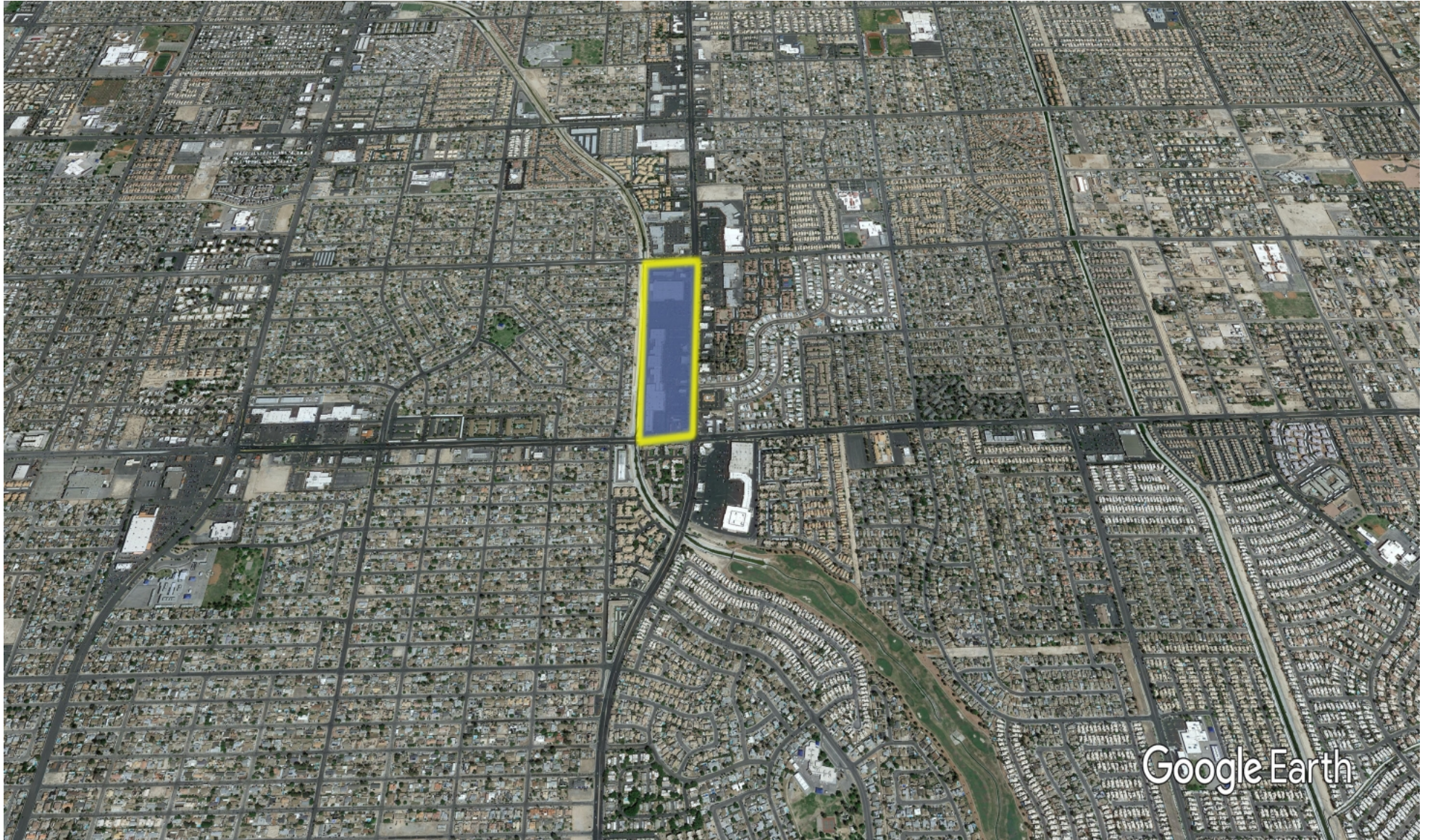


GROSS LEASABLE AREA (GLA)	330,815 SF
PARKING SPACES	1,710
PARKING RATIO	5.17 per 1,000 SF

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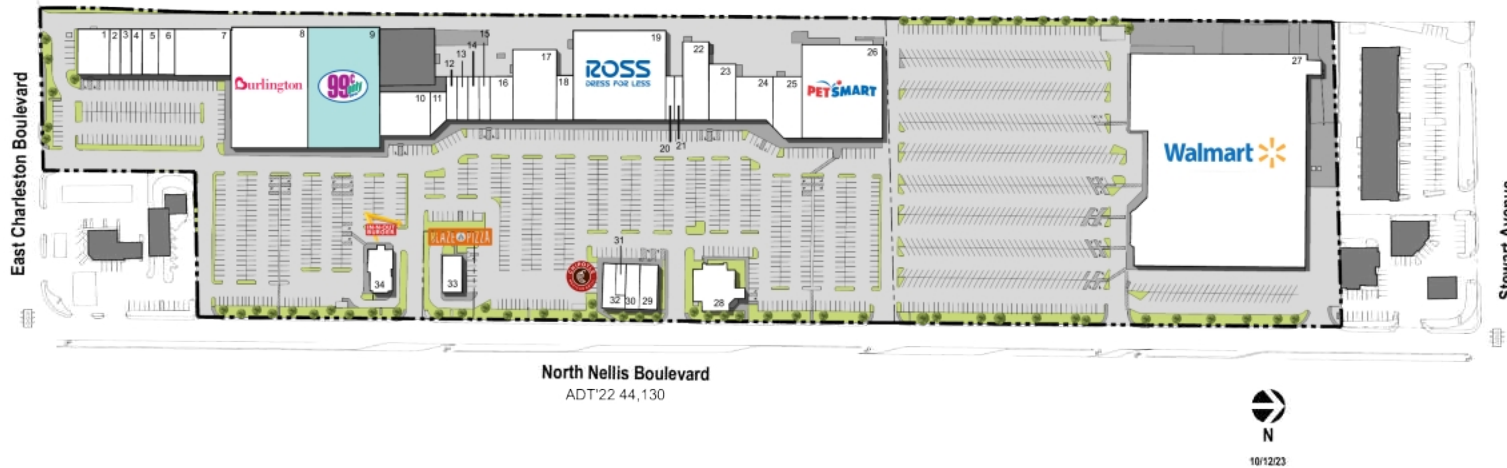
DENSITY AERIAL

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Potentially Available

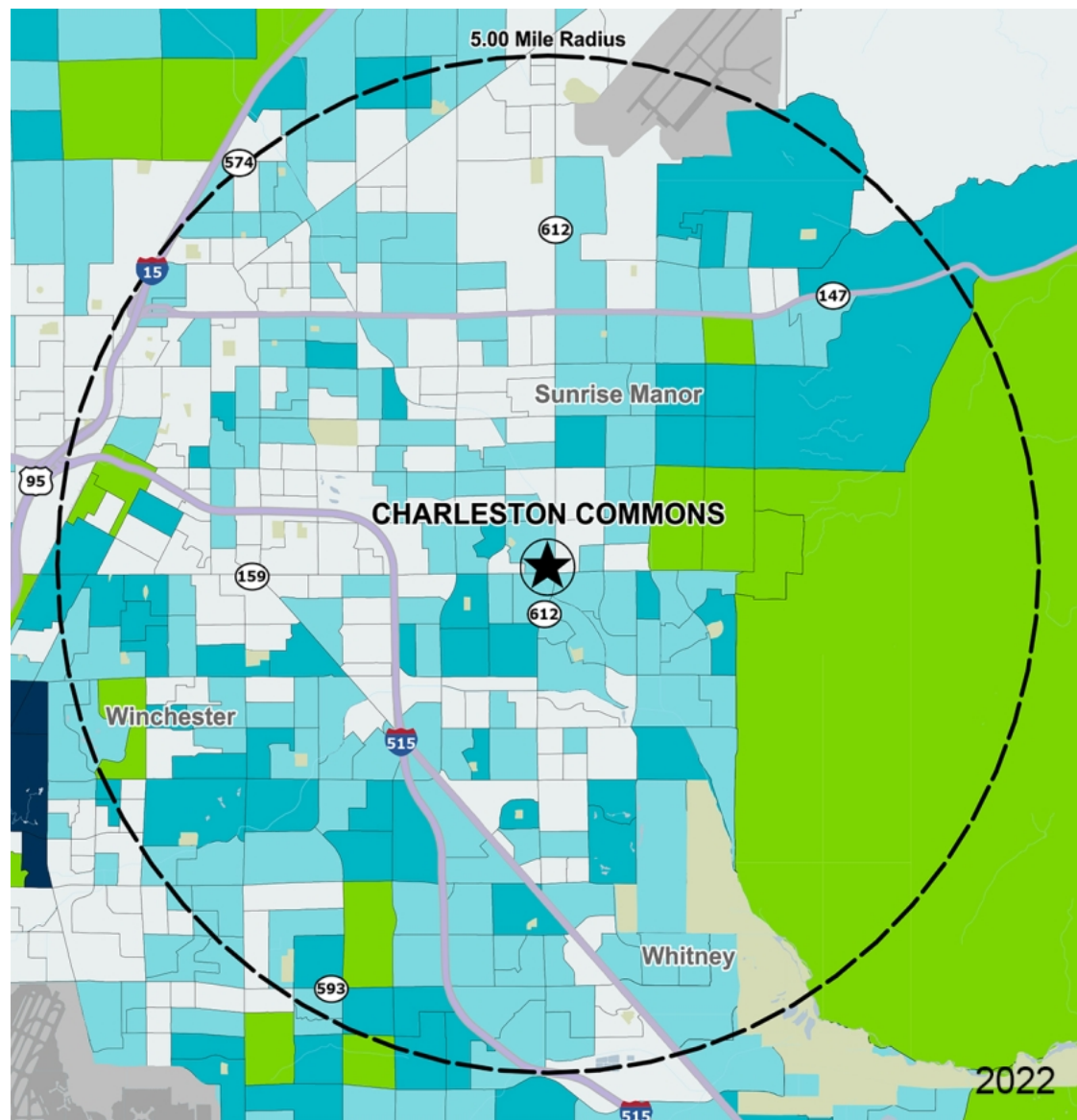


	TENANT	SQ FT
1	Dotty's	4,800
2	Teriyaki Madness	1,600
3	Harold's Chicken Shack	1,600
4	Affordable Insurance Agency	1,600
5	CosmoProf	2,400
6	H & R Block	2,400
7	Steinberg Diagnostic [...]	8,000
8	Burlington	29,442
9	99 Cents Only	29,849
10	Quick Care	9,600
11	First Dentists	1,950
12	La Michoacana Plus	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.

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



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



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