Retail Pad Available For Lease

4830-4840 WEST CHARLESTON BOULEVARD

Las Vegas, NV 89146

Listed By:

Colliers



4830-4840 W. CHARLESTON BLVD.

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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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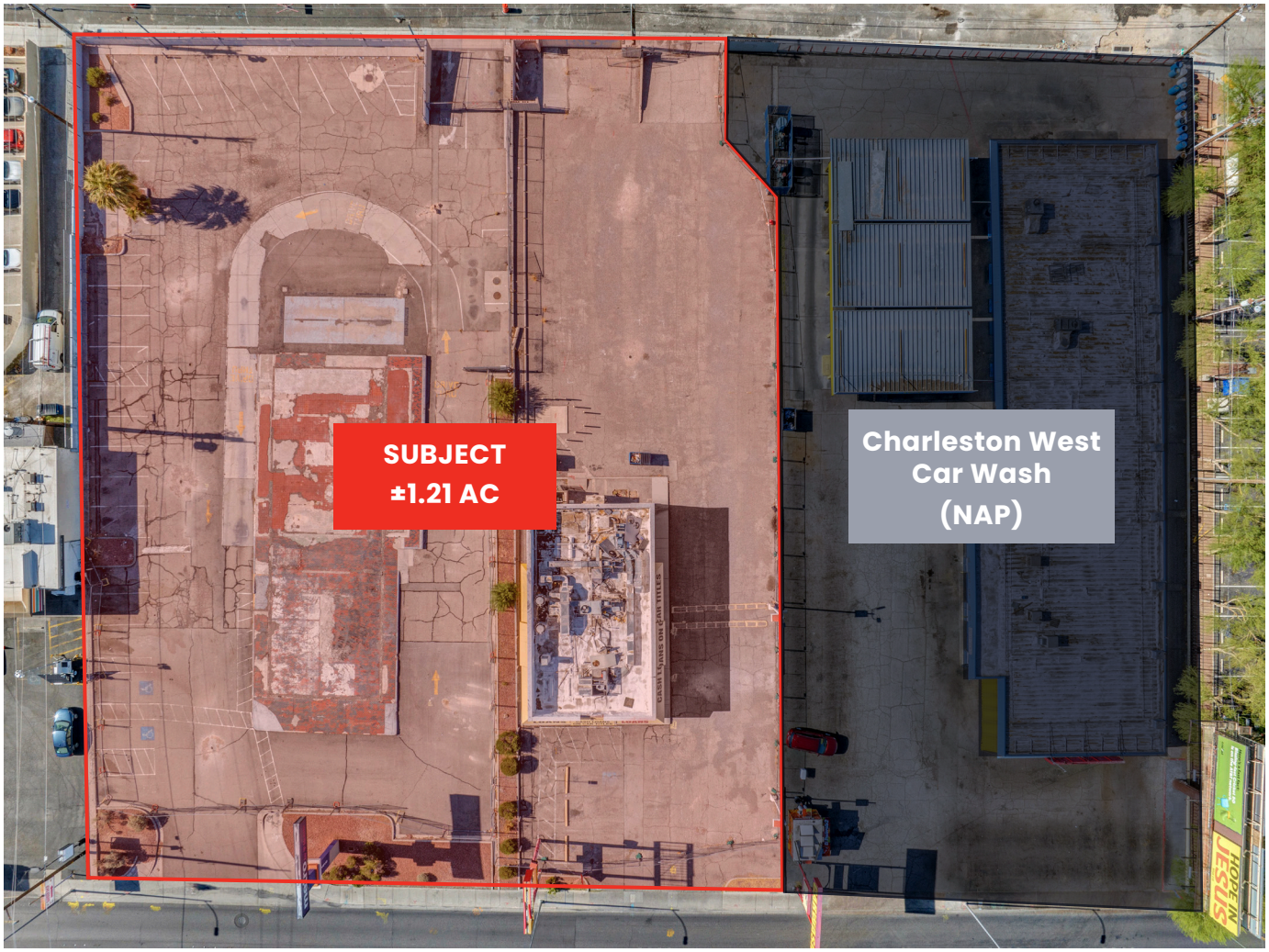
Malan + Marcello Investment Team

SITE PLAN



N = Subject = NAP

PLANS & AERIALS

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The user is required to conduct their own due diligence and verification.

VICINITY MAP

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

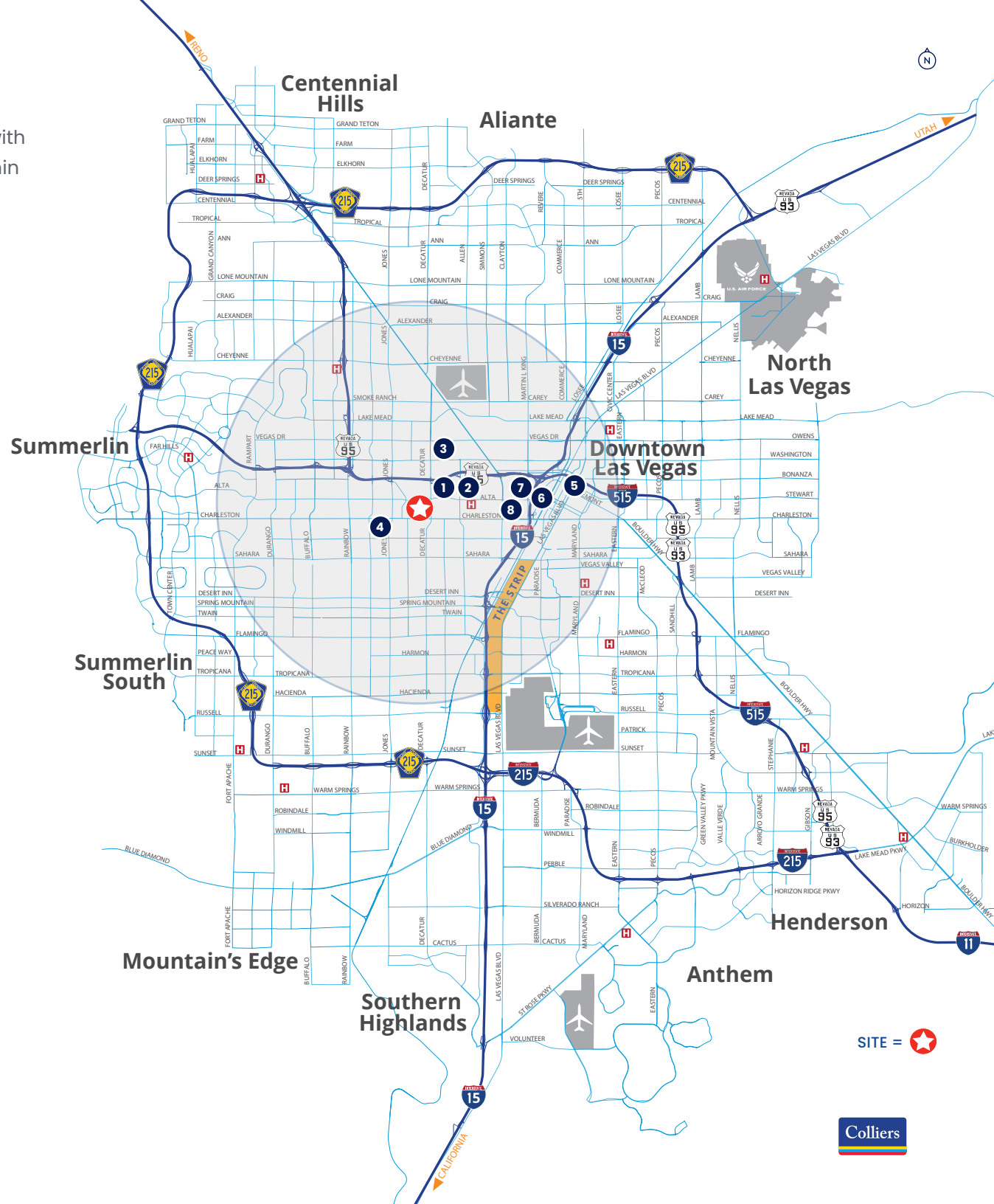
Median Age
38.4

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 (±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



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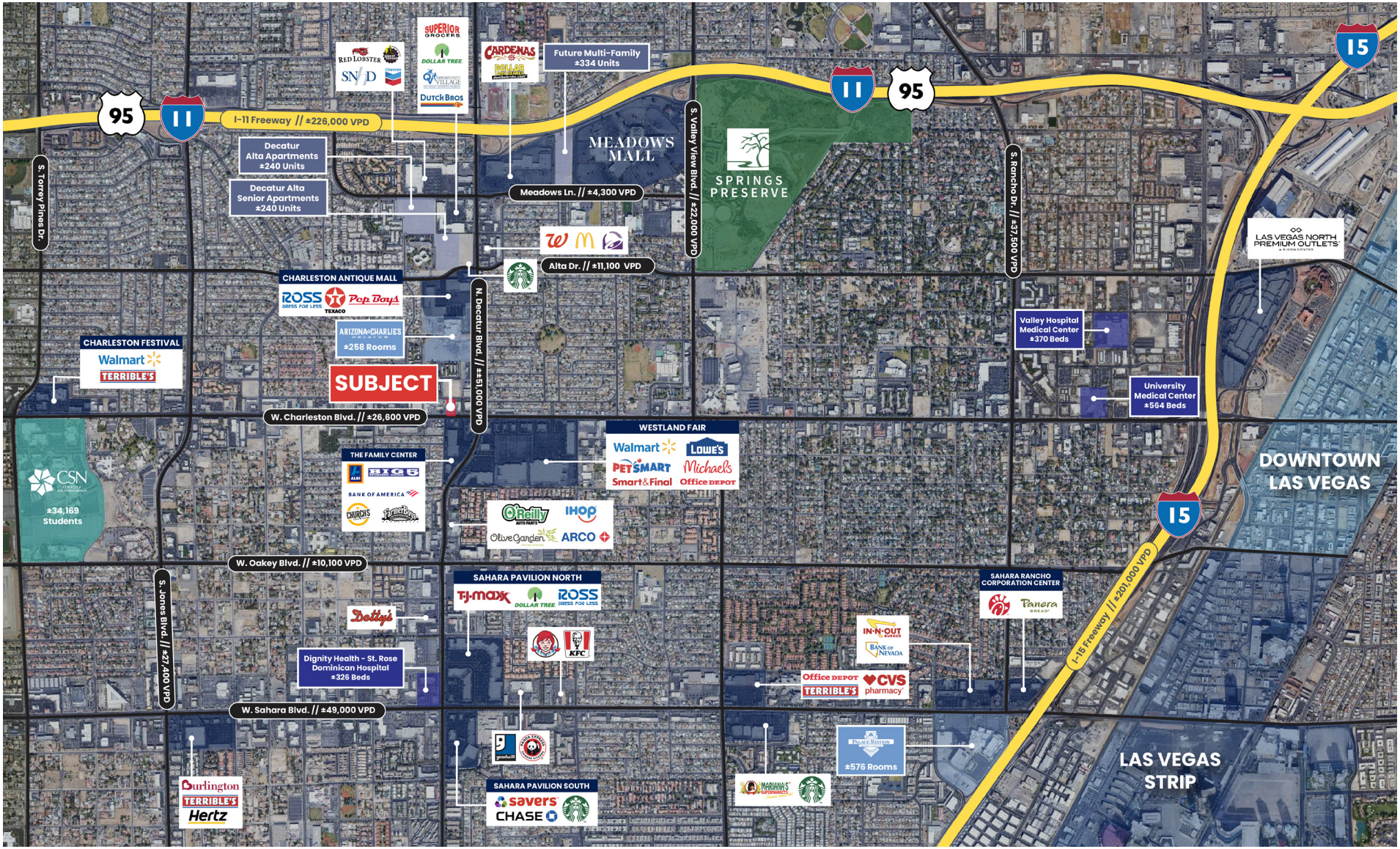
TRADE AREA MAP



= Power Centers = Multi Family = Schools = Parks = Hospitals = Casinos

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EAST FACING AERIAL



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SOUTH FACING AERIAL



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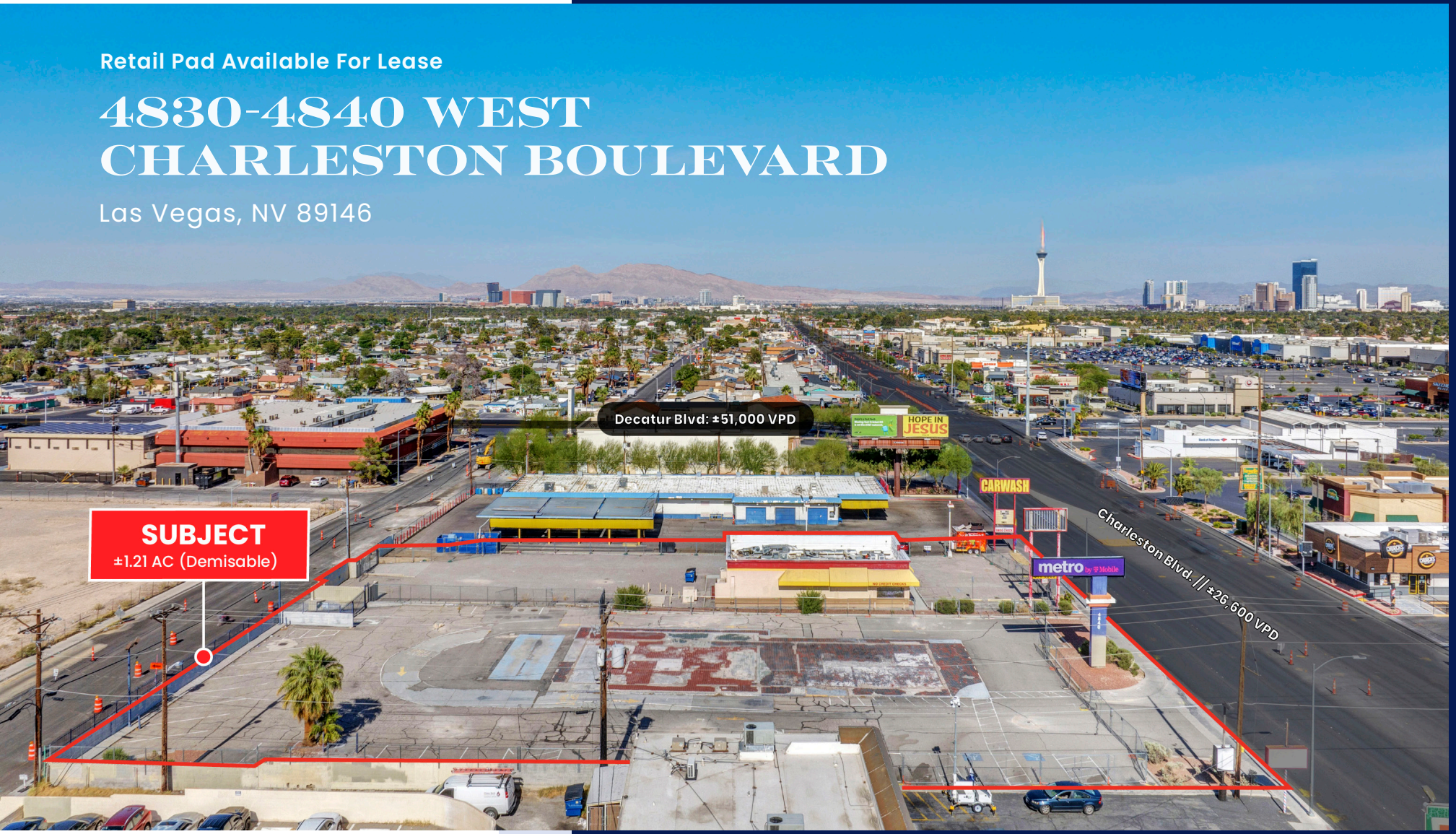

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