

FOR SALE

3513-3515 E. Charleston

Las Vegas, NV 89104 | Value-Add Real Estate with Stabilized Income



OFFERING PRICE

\$839,000

CAP RATE

7.00%

LEASED

100%

TWO-TENANT RETAIL

±3,600 SF



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Nevada Real Estate License #B.146149.LLC

THE OPPORTUNITY

Stabilized income. *Built-in upside.*

A ±3,600 SF two-tenant retail building on a signalized corner of E. Charleston Blvd – 100% leased at a 7.00% cap on verified in-place income. A guaranteed NNN restaurant lease carries the property; a below-market laundromat on a short term hands the next owner a clear path to grow it.

RENT ROLL

TENANT	SF	BASE MO	REIMB.	TOTAL/MO	STRUCTURE	EXPIRES
Luciana ES Restaurant Personally guaranteed	1,200	\$2,500	\$453	\$2,953	NNN	7/31/31
Laundromat Express Red Rock Nevada LLC · 7+ years in place	2,400	\$2,900	\$395	\$3,295	Mod. Gross	5/31/27
Total · 100% Leased	3,600	\$5,400	\$848	\$6,248	–	–

Restaurant base reflects Year 1 of a five-year term with 3.5% annual escalations. Security deposits of \$7,600 are held by ownership and transfer to buyer as a closing credit; not included in income above.

- **Guaranteed NNN anchor** – five-year restaurant lease, personally guaranteed, 3.5% annual bumps.
- **Below-market laundromat** at ~\$14.50/SF, rolling in 2027 – mark to market to grow NOI.
- **\$63,822 of documented capital since 2019** – roof, grease interceptor, blacktop, patio, and signage. Full schedule follows.

Priced to in-place income

An investor play at \$233/SF – fully leased with verified income today, and a clear path to grow it. Built for value-add buyers ready to mark the anchor to market.

OFFERING PRICE

\$839,000

CAP RATE

7.00%

NOI

\$58,725

PRICE / SF

\$233

Hard-corner exposure on E. Charleston Blvd – ±31,000 VPD, 1/4 mile to I-11 / US-95, in an active retail node.

AT A GLANCE

The building. *The numbers.*

PROPERTY SPECIFICATIONS

Address	3513-3515 E. Charleston Blvd, LV 89104
Assessor Parcel No.	161-06-110-069
Building Size	±3,600 SF
Year Built	1966
Property Type	Two-tenant retail
Occupancy	100% leased
Parking	Surface lot, ±5,700 SF
Frontage	Signalized hard corner
Traffic Count	±31,000 VPD

BUILDING SYSTEMS

Roof	Torch-down modified bitumen – full tear-off, 2019
HVAC	(1) packaged unit – restaurant suite
Laundromat Cooling	Evaporative
Grease Interceptor	750-gallon, installed 2025
Sewer	CCWRD – passed through to tenants
Signage	Double-sided pylon + storefront cabinet

CAPITAL IMPROVEMENTS SINCE 2019

2019 Roof Full tear-off to deck – new OSB, underlayment, drip edge, and torch-down membrane. \$12,100	2023 Parking Lot ±5,700 SF of new blacktop across the front parking lot. \$15,100	2025 Grease Interceptor New 750-gallon interceptor – plans, permits, excavation, plumbing, concrete restored. \$25,400	– Front Patio Front patio replaced. \$4,300	2026 Signage Double-sided pylon re-faced and refurbished; illuminated building sign added. \$6,922	DOCUMENTED SINCE 2019 \$63,822 Contractor invoices available in due diligence.
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Financials per executed leases and ownership's paid tax, insurance, and sewer records. NOI is presented on an in-place basis, before management fee and replacement reserves. Sewer adjusts each July 1. Improvement costs per contractor invoices. All figures subject to buyer verification.

ECONOMICS

INCOME	MONTHLY	ANNUAL
3513 · Restaurant – base rent (Yr 1)	\$2,500	\$30,000
3515 · Laundromat – base rent	\$2,900	\$34,800
Total Base Rent	\$5,400	\$64,800
3513 · NNN reimbursement	\$453	\$5,436
3515 · Sewer reimbursement	\$395	\$4,740
Effective Gross Income	\$6,248	\$74,976
OPERATING EXPENSES	ANNUAL	
Real Estate Taxes		\$2,785
Insurance		\$6,263
Sewer		\$7,203
Total Operating Expenses – 21.7% of EGI		\$16,251

NET OPERATING INCOME			\$58,725
OFFERING PRICE	CAP RATE	PRICE / SF	
\$839,000	7.00%	\$233	
Sewer is a full pass-through. The property's largest single expense is recovered from tenants at roughly 99% – two-thirds laundromat, one-third restaurant, adjusting each July 1. Ownership's net unrecovered carry is approximately \$6,032 per year.			

TWO TENANTS, TWO ROLES

The restaurant pays. *The laundromat grows.*



STABILIZED INCOME · RESTAURANT

Luciana ES Restaurant

From the owner that brought Antojitos DF Y Mas #1 and #2, a new concept comes to life. A newly-signed five-year NNN lease, personally guaranteed, with 3.5% annual increases, from an experienced operator running multiple Las Vegas locations. Ownership invested in the space ahead of occupancy – the restaurant anchors the property with dependable, growing income.

VALUE-ADD UPSIDE · LAUNDROMAT

Laundromat Express

In place seven-plus years at a below-market rent versus nearby comps, on a lease expiring May 2027. A new owner can raise the rent in place at renewal, or reset to market – a clear, near-term path to higher income from an established multi-location operator.

\$839,000 TODAY · \$2,900 LAUNDROMAT	\$890,000 AT \$3,200 RENT	\$942,000 AT \$3,500 MARKET	7.00%→7.86% YIELD ON BASIS · AT MARKET	+\$51-101K EST. VALUE CREATION
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Value-add scenarios illustrative at a 7.00% cap; achievable rent depends on negotiation, comps, and lease terms. The 2019 laundromat lease contains a tenant first-option-to-buy that may apply upon sale, subject to legal determination. Figures per owner-supplied leases; to be verified.

IN THE PATH OF REINVESTMENT

Two tailwinds.**Redevelopment Area 3 – across the street**

Directly across from the City of Las Vegas's ±1,350-acre RDA 3 (established July 2026) – bringing tax-increment financing, streetscape, and infrastructure investment to the corridor.

Opportunity Zone 2.0 – eligible tract

In Census Tract 15.02, on Treasury's list of tracts eligible for the 2027 (OZ 2.0) round. If designated, a buyer deploying capital gains could pair an OZ strategy for federal tax advantages. Not final; consult your tax advisor.

Confidential; prepared by Barashy Group LLC. Information from owner and market sources deemed reliable but not guaranteed; financials are estimates subject to verification. OZ designation is not final and is not a representation of tax benefit. Retail map and traffic counts per third-party / owner sources and approximate. Offered subject to prior sale, lease, or withdrawal without notice. NV Broker License B.146149.LLC.

THE OPPORTUNITY AWAITS

Own a value-add corner on East Charleston.



REQUEST FINANCIALS, LEASES & TOURS

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