

RETAIL FOR SALE

3021 E CHARLESTON

3021 EAST CHARLESTON BOULEVARD, LAS VEGAS, NV 89104



KELLER WILLIAMS VIP | KW
7501 Tule Springs Road, Suite 170
Las Vegas, NV 89131



Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

3021 EAST CHARLESTON BOULEVARD



OFFERING SUMMARY

PRICE:	\$1,500,000-\$2,000,000
BUILDING SF:	6,486
OCCUPANCY:	100
LOT SIZE:	0.23 Acres
YEAR BUILT:	1973
PARKING RATIO:	2.00/1,00

PROPERTY OVERVIEW

3021 E Charleston Blvd, Las Vegas, NV 89104, is located in a bustling, diversified urban area on the east side of Las Vegas. The neighborhood has a mix of residential and commercial properties, indicative of the city's growth and development. The surrounding commercial area is comprised of automotive use properties/spaces, light manufacturing industrial spaces, and convenience stores. The surrounding residential areas comprise a vast amount of C+/- apartment housing.

LOCATION HIGHLIGHTS

- Located less than one mile west of US-95 and less than three miles east of Las Vegas Blvd (ie the Las Vegas Strip). Conveniently located within walking distance of hundreds of apartment building units. Directly on the RTC bus route for easy access to any area of the Las Vegas valley.

UNIT MIX / RENT ROLL*

3021 EAST CHARLESTON BOULEVARD



Rent Roll - 3021 E Charleston

Suite	Sq Feet	Rent
Suite A/B	2,886	\$ 3,356.43
Suite C	900	\$ 747.00
Suite D	900	\$ 720.00
Suite E	900	\$ 639.25
Suite F	900	\$ 810.37
TOTAL	6,486	\$ 6,273.05



Suite

Below market rents. Full rent roll available upon request.

PROPERTY PHOTOS

3021 EAST CHARLESTON BOULEVARD



Sale Comps Map & List Report

Sale Comparables

12

Avg. Cap Rate

6.6%

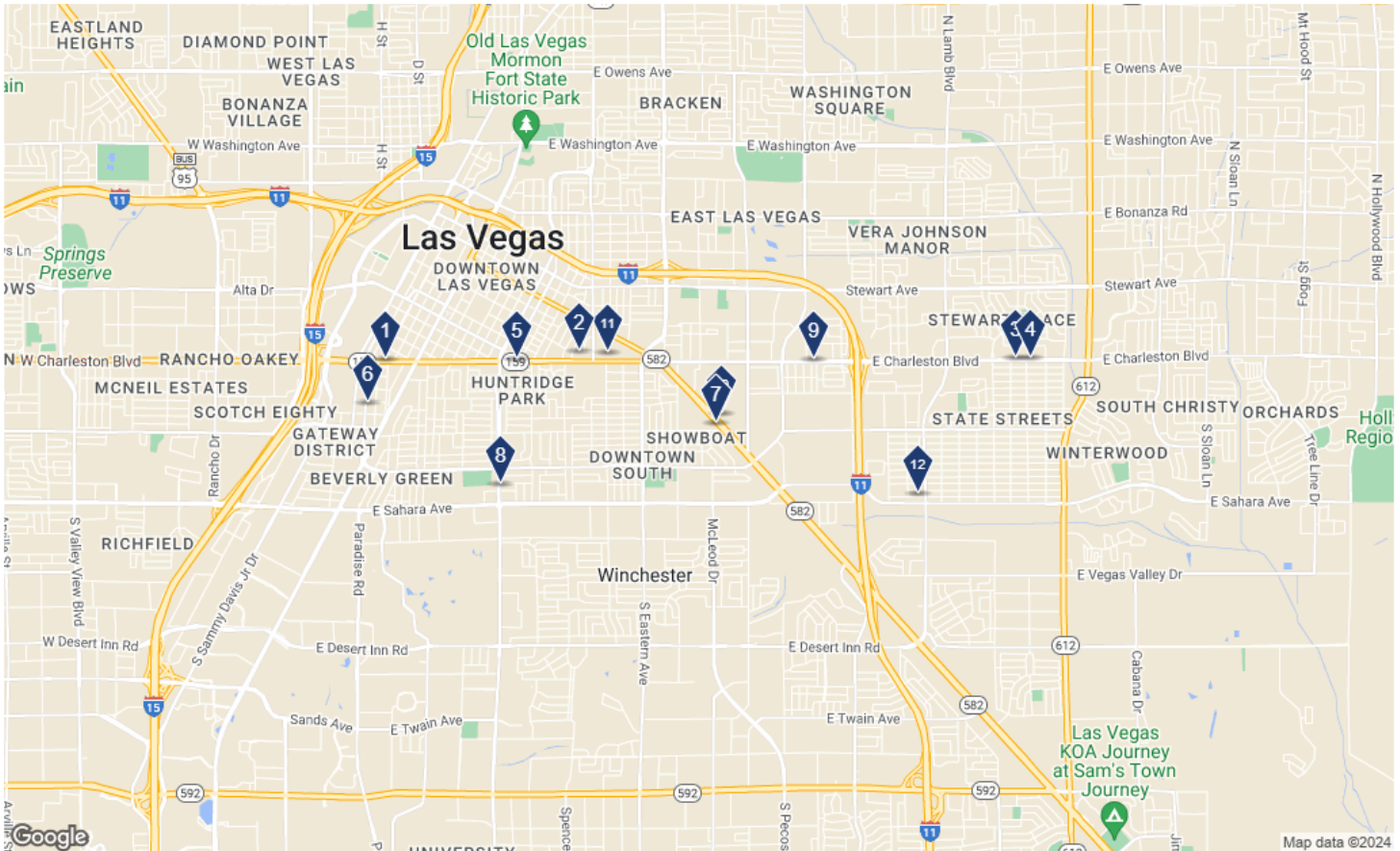
Avg. Price/SF

\$241

Avg. Vacancy At Sale

-

SALE COMPARABLES LOCATIONS















SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$500,000	\$1,511,833	\$1,376,000	\$3,400,000
Price Per SF	\$142	\$241	\$245	\$434
Cap Rate	5.1%	6.6%	6.6%	8.1%
Time Since Sale in Months	3.0	13.1	14.0	23.0
Property Attributes	Low	Average	Median	High
Building SF	3,100 SF	6,002 SF	5,200 SF	12,000 SF
Floors	1	1	1	2
Typical Floor	3,100 SF	5,611 SF	4,800 SF	12,000 SF
Vacancy Rate at Sale	-	-	-	-
Year Built	1953	1975	1966	2008
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 2.3	★ ★ ★ ★ ★ 2.0	★ ★ ★ ★ ★

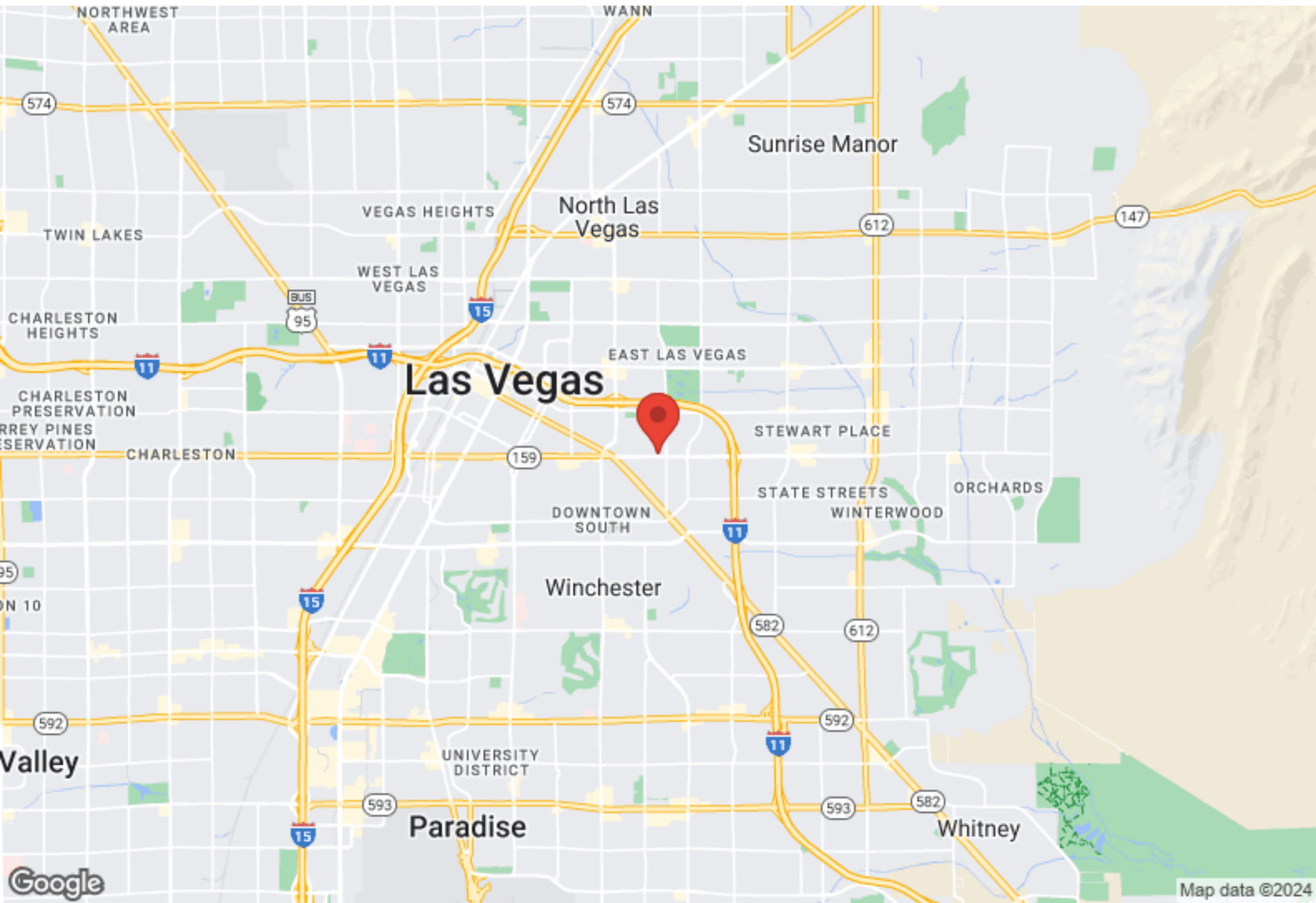


Sale Comps Map & List Report

Property Name - Address		Property				Sale			
		Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	Cap Rate
	218 E Charleston Blvd Las Vegas, NV 89104	Restaurant ★★★★★	1955	3,800 SF	-	4/8/2024	\$1,650,000	\$434/SF	-
	1729 E Charleston... Las Vegas, NV 89104	Bar/Nightclub ★★★★★	1960	7,900 SF	-	4/8/2024	\$1,175,000	\$149/SF	8.1%
	Whiskey Creek Sa... 4741 E Charleston Blvd Las Vegas, NV 89104	Storefront Retail/Office ★★★★★	1977	4,600 SF	-	10/26/2023	\$865,000	\$188/SF	-
	4805 E Charleston... Las Vegas, NV 89104	Freestanding ★★★★★	1996	3,100 SF	-	7/20/2023	\$795,000	\$256/SF	-
	1310 E Charleston... Las Vegas, NV 89104	Storefront ★★★★★	2004	5,400 SF	-	5/26/2023	\$1,200,000	\$222/SF	-
	1421 S Main St Las Vegas, NV 89104	Restaurant ★★★★★	1956	5,690 SF	-	4/6/2023	\$1,765,000	\$310/SF	-
	3020 Fremont St Las Vegas, NV 89104	Auto Dealer- ship ★★★★★	1953	5,000 SF	-	2/28/2023	\$1,552,000	\$310/SF	-
	2211 S Maryland Pky Las Vegas, NV 89104	Restaurant ★★★★★	1992	3,500 SF	-	9/19/2022	\$750,000	\$214/SF	-
	3513-3515 E... Las Vegas, NV 89104	Freestanding ★★★★★	1966	3,520 SF	-	8/9/2022	\$500,000	\$142/SF	-
	3015 Fremont St Las Vegas, NV 89104	Freestanding ★★★★★	1962	12,000 SF	-	-	\$3,400,000	\$283/SF	-
	1835 E Charleston... Las Vegas, NV 89104	Storefront Retail/Office ★★★★★	1966	9,000 SF	-	-	\$2,495,000	\$277/SF	-
	Sahara Pointe 4160 E Sahara Ave Las Vegas, NV 89104	Freestanding ★★★★★	2008	8,519 SF	-	-	\$1,995,000	\$234/SF	5.1%

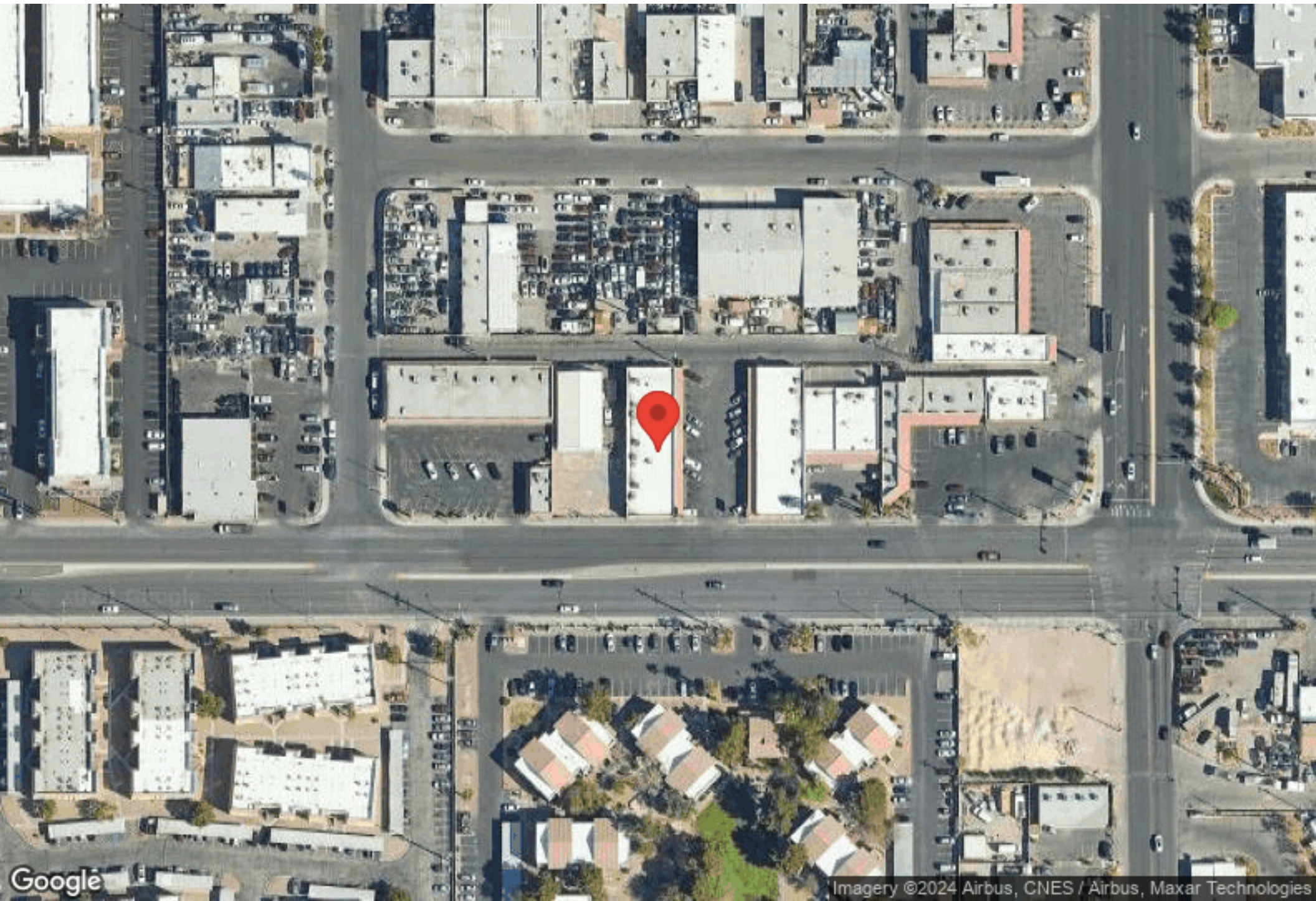
REGIONAL MAP

3021 EAST CHARLESTON BOULEVARD



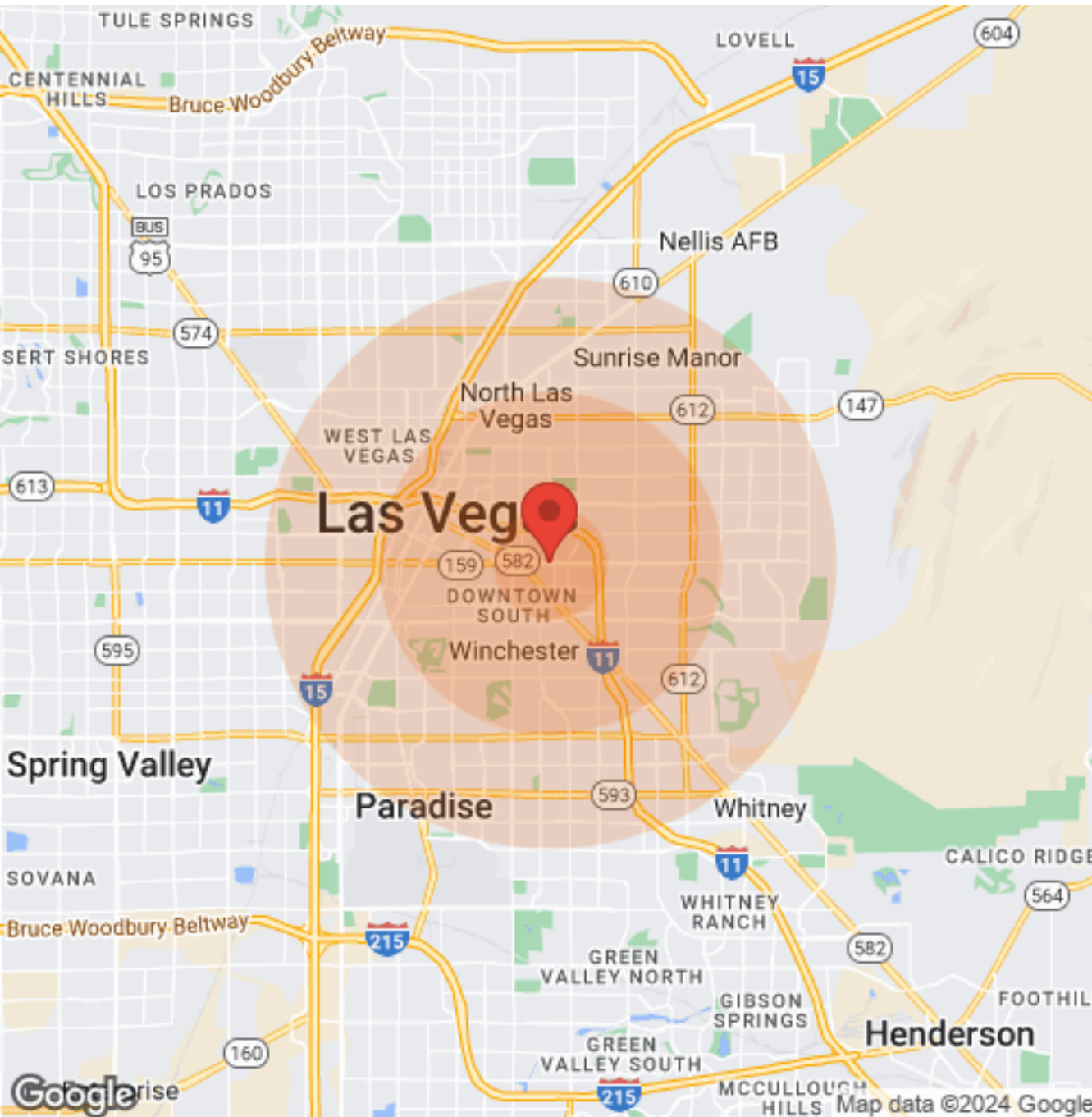
AERIAL MAP

3021 EAST CHARLESTON BOULEVARD



DEMOGRAPHICS

3021 EAST CHARLESTON BOULEVARD



Population	1 Mile	3 Miles	5 Miles
Male	13,279	123,418	282,300
Female	13,393	122,106	280,919
Total Population	26,672	245,524	563,219

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	6,513	62,417	139,090
Ages 15-24	3,508	34,134	77,832
Ages 25-54	10,151	97,342	221,863
Ages 55-64	2,550	23,629	56,228
Ages 65+	3,950	28,002	68,206

Race	1 Mile	3 Miles	5 Miles
White	12,835	119,083	269,624
Black	2,454	23,316	70,271
Am In/AK Nat	132	1,059	2,033
Hawaiian	43	519	1,411
Hispanic	18,317	160,804	319,991
Multi-Racial	21,252	186,596	384,396

Income	1 Mile	3 Miles	5 Miles
Median	\$29,276	\$37,415	\$40,558
< \$15,000	2,147	13,899	29,045
\$15,000-\$24,999	2,049	12,526	26,822
\$25,000-\$34,999	1,894	12,456	26,754
\$35,000-\$49,999	1,241	13,250	31,367
\$50,000-\$74,999	1,341	14,520	37,569
\$75,000-\$99,999	379	6,964	18,637
\$100,000-\$149,999	223	4,141	12,837
\$150,000-\$199,999	88	1,310	3,995
> \$200,000	10	570	2,273

Housing	1 Mile	3 Miles	5 Miles
Total Units	12,654	98,493	241,066
Occupied	10,299	82,771	195,299
Owner Occupied	3,741	34,078	86,454
Renter Occupied	6,558	48,693	108,845
Vacant	2,355	15,722	45,767

DISCLAIMER

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