

CHARLESTON HEIGHTS SHOPPING CENTER

5013 Alta Dr



LOCATION:

Charleston Heights Shopping Center is located on the corner southwest corner of S Decatur Blvd and Alta Drive.



- Easy Access and Great Visibility
- Tenants Include: Ross, Pepboys, Charleston Antique Mall, Short Line Express, Hair and Nails Salon, Oscar's Barber Shop, Fonestar, and The Smoke Shop
- Area Retailers: Arizona Charlie's Casino, Meadows Mall, Super Pawn, McDonald's, Walgreens, Taco Bell, Cardenas Market
- Traffic Counts: Alta Drive and Decatur Blvd - 63,500
- Pylon Signage Available
- Competitive Lease Rates



BECKER
ENTERPRISES

50 South Jones Blvd., Suite 100
Las Vegas, NV 89107

For More Information Contact:
Randy Becker
Phone: 702-878-1903
Fax: 702-878-1057
E-mail: rbecker@beckerlv.com
www.beckerlv.com

CHARLESTON HEIGHTS SHOPPING CENTER

C-2 ZONING / CITY / 89107

RETAIL SPACE

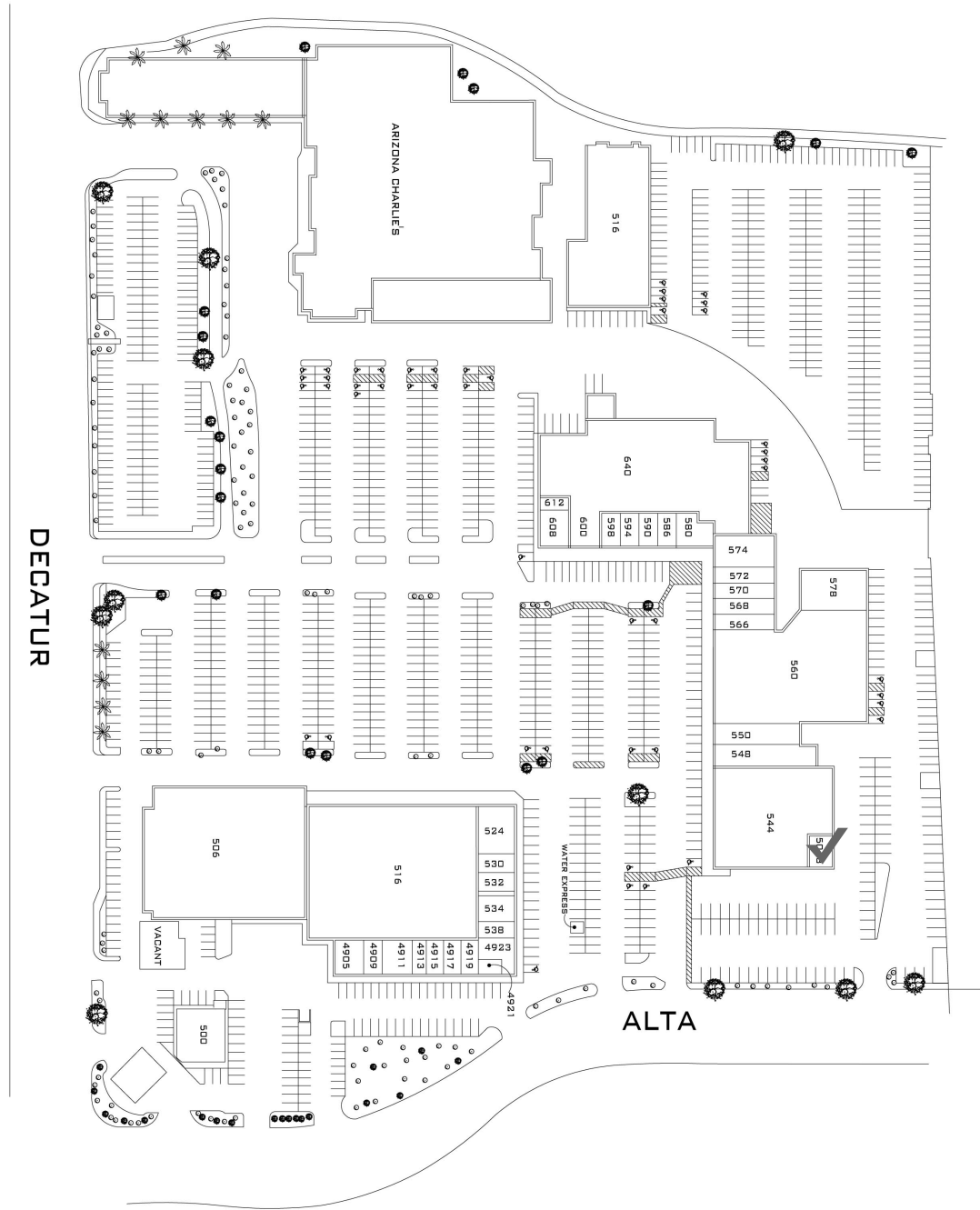
5013 ALTA

VACANT

		Standard Water Use	Medium Water Use	High Water Use
SQUARE FOOTAGE	1,526			
BASE RENT	\$1.00	\$1,526.00	\$1,526.00	\$1,526.00
COMMON AREA MAINTENANCE		\$228.90	\$228.90	\$228.90
TAXES		\$91.56	\$91.56	\$91.56
COMMON AREA INSURANCE		\$45.78	\$45.78	\$45.78
WATER		\$61.04	\$91.56	\$122.08
SEWER		TBD	TBD	TBD
TRASH		TENANT RESPONSIBILITY		
SUBTOTAL		\$1,953.28	\$1,983.80	\$2,014.32
ADDITIONAL RENTS PSQF		\$0.28	\$0.30	\$0.32
PYLON - PER SPACE PER SIGN	<i>OPTIONAL</i>	\$135.00	\$135.00	\$135.00
PERCENTAGE RENT SALES		\$30,520.00	\$30,520.00	\$30,520.00
SECURITY DEPOSIT		\$3,052.00	\$3,052.00	\$3,052.00
ANNUAL BASE RENT		\$18,312.00	\$18,312.00	\$18,312.00

ADDITIONAL INFORMATION

Additional Rents PSQF are estimated and subject to change

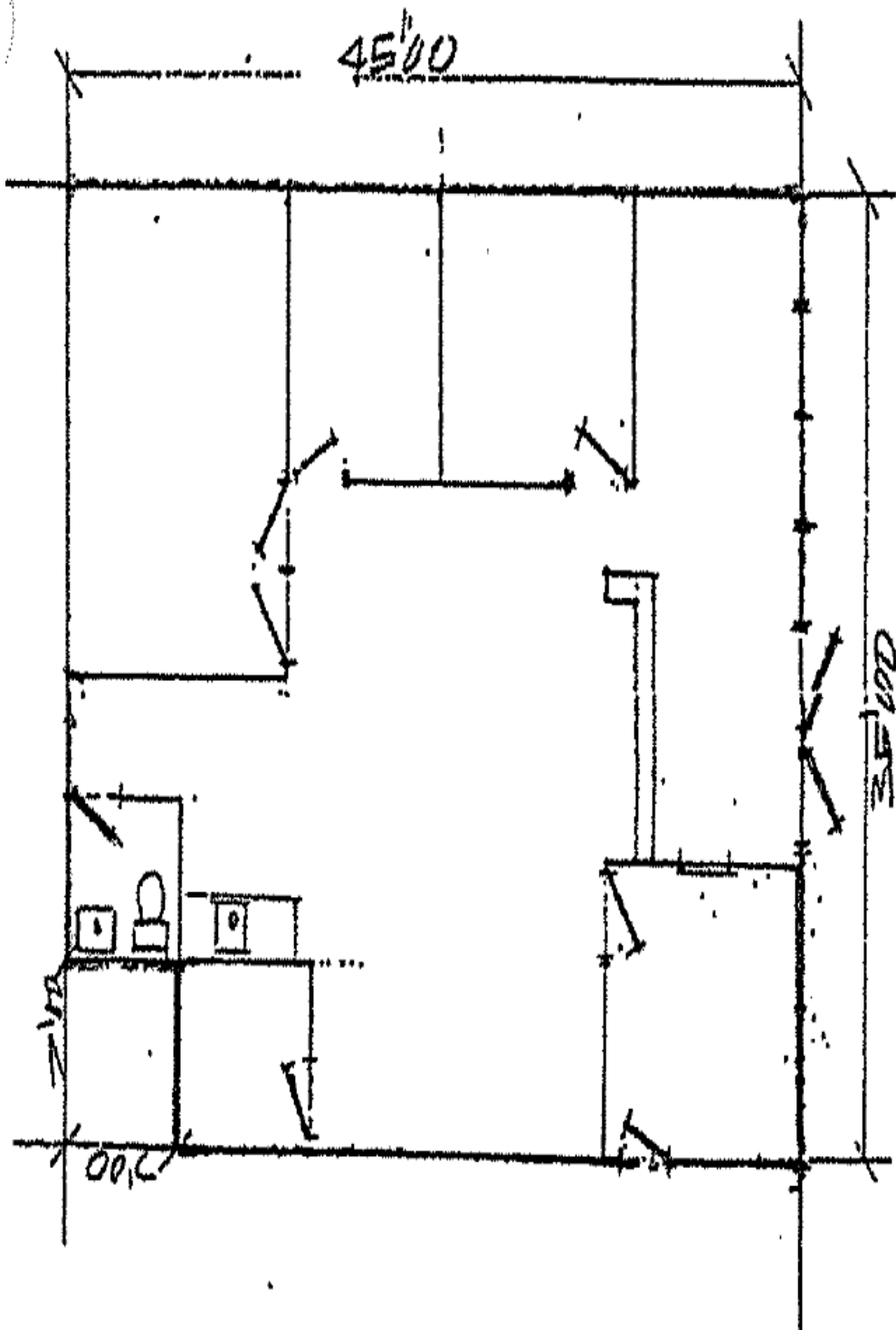


Charleston Heights Shopping Center

Charleston Heights				2016 Demographics			
DEMOGRAPHIC DETAIL COMPARISON REPORT - 2, 3, 4 MIN. DRIVE TIMES				2016 Demographics			
2011 Demographics				2016 Demographics			
Total Population	2,497	8,825	29,479	Total Population	2,669	3,774	11,968
Total Households	703	3,408	10,728	Total Households	1,175	4,559	15,899
Age - 5-14	13.1%	14.5%	14.6%	Age - 5-14	13.2%	14.7%	14.7%
Age - 25-34	14.4%	14.9%	15.2%	Age - 25-34	12.4%	13.0%	13.2%
Age - 35-44	15.1%	14.7%	15.1%	Age - 35-44	14.7%	14.4%	14.8%
Age - 45-54	13.4%	13.6%	13.4%	Age - 45-54	13.7%	13.9%	13.7%
Age - 55-64	10.1%	10.4%	10.4%	Age - 55-64	10.6%	11.0%	11.0%
Total Housing Units	759	3,782	12,164	Total Housing Units	819	4,184	13,560
Avg. Household Income	46,632	49,708	53,990	Avg. Household Income	87,443	64,283	66,143
# of Employees	347	1,758	3,507	# of Employees	N/A	N/A	N/A

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15013 ALTA DR
 TOTAL 1526 SPT