

FIESTA SQUARE

7000-7034 W CHARLESTON BLVD, LAS VEGAS, NV 89117



W CHARLESTON BLVD | +/- 23,900 CPD

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PROPERTY DESCRIPTION

Fiesta Square is a ±18,650 SF neighborhood retail shopping center located on W. Charleston Boulevard, just West of Rainbow Boulevard, situated just outside of Summerlin. The subject project provides excellent visibility from W. Charleston Boulevard, on a signalized intersection [Antelope Way] with convenient ingress/egress, on the RTC bus route, and is easily accessible from the U.S. 95. This center has been recently repainted and refreshed, with a refurbished pylon sign, and ample LED lighting and parking.

PROPERTY HIGHLIGHTS

- ±832 - ±1,664 SF second gen units available
- Traffic counts in excess of ±23,900 CPD on W. Charleston Boulevard
- Building and pylon signage available
- Ready for immediate occupancy!
- Close proximity to the U.S. 95 freeway and Summerlin
- Second generation market with beverage refrigerators

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FIESTA SQUARE 7000-7034 W. Charleston Blvd. Las Vegas, NV 89117



OFFERING SUMMARY

LEASE RATE:	\$1.75 SF/month (NNN)
AVAILABLE SF:	+/- 832 - 1,664 SF
ESTIMATED CAMS:	\$0.37/SF
BUILDING SIZE:	20,900 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,036	65,713	191,959
TOTAL POPULATION	16,667	171,718	492,249
AVERAGE HH INCOME	\$76,054	\$70,031	\$71,862



LEGEND

- Available
- Occupied

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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
7010 W. Charleston Blvd.	Available	1,664 SF	NNN	\$1.75 SF/month
7022 W. Charleston Blvd.	The Jeweler's Source	842 SF	NNN	-
7028 W. Charleston Blvd.	Available	832 SF	NNN	\$1.75 SF/month
7000 W. Charleston Blvd.	Frijoles & Frescas	2,250 SF	NNN	-
7002 W. Charleston Blvd.	Kelly's Liquors & Gaming	2,484 SF	NNN	-
7008 W. Charleston Blvd.	Nikki Diamond Nails	784 SF	NNN	-
7014 W. Charleston Blvd.	Chique Gift Store	832 SF	NNN	-
7016 W. Charleston Blvd.	Salon West	840 SF	NNN	-
7018-1 W. Charleston Blvd.	Pine Hollow Winery	3,119 SF	NNN	-
7020 W. Charleston Blvd.	Alycats & Dogs	842 SF	NNN	-
7024 W. Charleston Blvd.	Irish Dance Studio	1,679 SF	NNN	-
7034 W. Charleston Blvd.	Yaw Farms	2,442 SF	NNN	-

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