

# CHARLESTON HEIGHTS SHOPPING CENTER

500 - 640 S Decatur Blvd  
4905 - 4923 Alta Dr



## LOCATION:

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



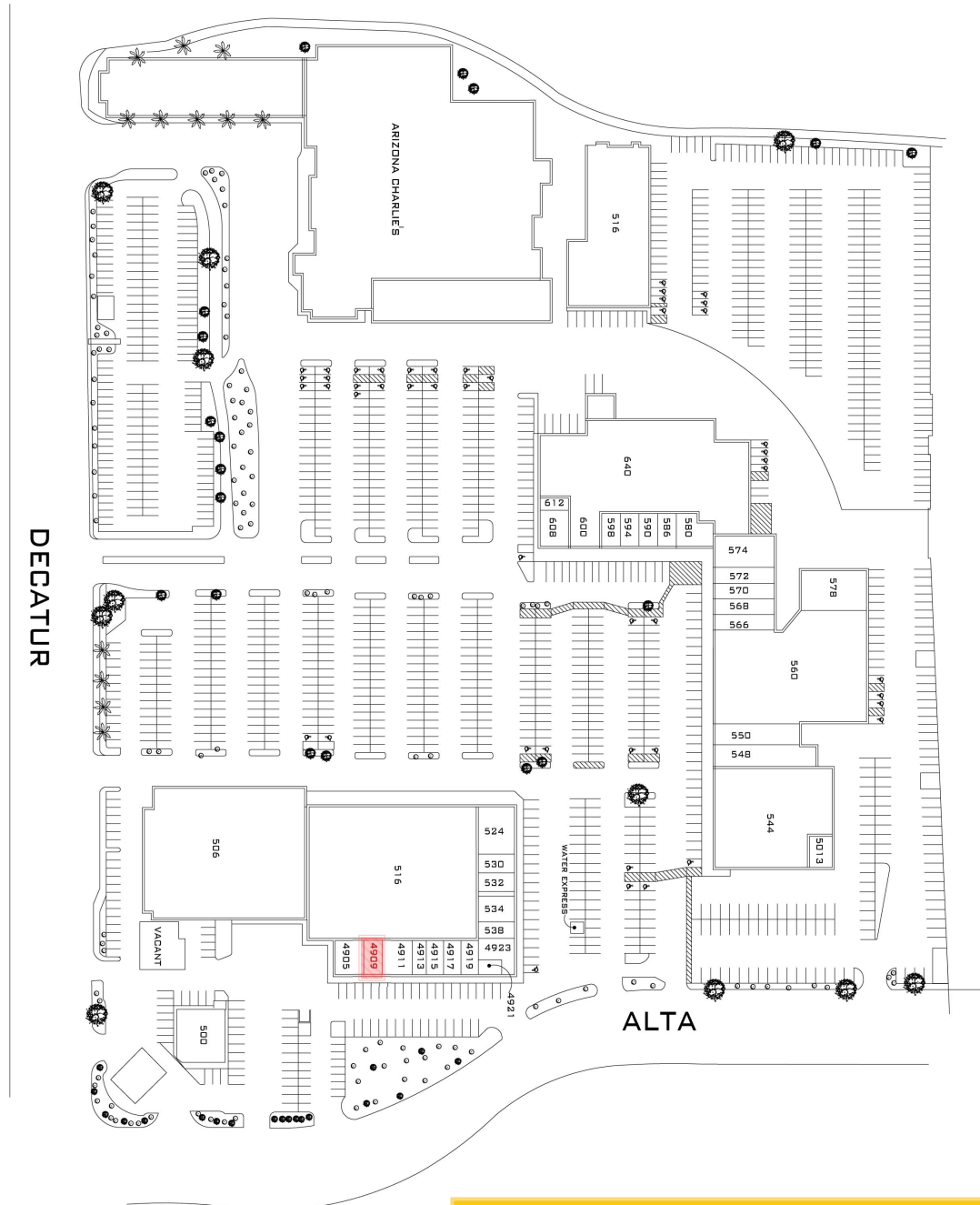
- Easy Access and Great Visibility
- Tenants Include: Ross, Pepboys, Charleston Antique Mall, Short Line Express, Hair and Nails Salon, Oscar's Barber Shop, Fonestar and The Smoke Shop
- Area Retailers: Arizona Charlie's Casino, Meadows Mall, Super Pawn, McDonald's, Walgreens, Taco Bell, Cardenas Market
- 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:  
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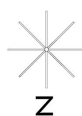


**Charleston Heights Shopping Center**  
**4909 Alta Drive**  
**800 Sq. Ft. Space**

**Charleston Heights**  
 DEMOGRAPHIC DETAIL COMPARISON REPORT - 2, 3, 4 MIN. DRIVE TIMES

	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

For More Information Contact:  
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# CHARLESTON HEIGHTS SHOPPING CENTER

## C-2 ZONING / CITY / 89107

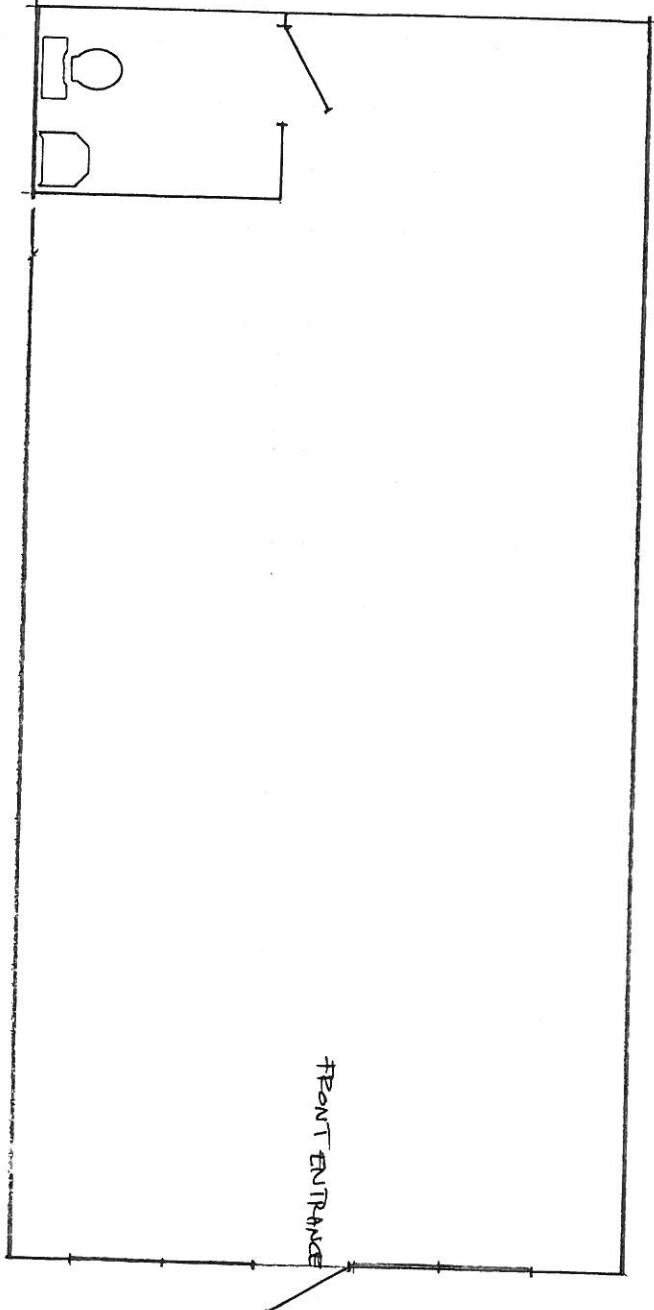
### RETAIL SPACE

4909 ALTA DRIVE

		Standard Water Use	Medium Water Use	High Water Use
SQUARE FOOTAGE	<b>800</b>			
<b>BASE RENT</b>	<b>\$1.00</b>	\$800.00	\$800.00	\$800.00
COMMON AREA MAINTENANCE		\$120.00	\$120.00	\$120.00
TAXES		\$48.00	\$48.00	\$48.00
COMMON AREA INSURANCE		\$24.00	\$24.00	\$24.00
WATER		\$32.00	\$48.00	\$64.00
SEWER		TBD	TBD	TBD
TRASH		TENANT RESPONSIBILITY		
SUBTOTAL		\$1,024.00	\$1,040.00	\$1,056.00
<b>ADDITIONAL RENTS PSQF</b>		<b>\$0.28</b>	<b>\$0.30</b>	<b>\$0.32</b>
PYLON - PER SPACE PER SIGN	<i>OPTIONAL</i>	\$135.00	\$135.00	\$135.00
PERCENTAGE RENT SALES		\$16,000.00	\$16,000.00	\$16,000.00
SECURITY DEPOSIT		\$1,600.00	\$1,600.00	\$1,600.00
ANNUAL BASE RENT		\$9,600.00	\$9,600.00	\$9,600.00

#### ADDITIONAL INFORMATION

Additional Rents PSQF are estimated and subject to change



CHARLESTON HEIGHTS  
4909 ALTA DRIVE  
800 SQ FT