

The Real Deal on Charleston at Westland Fair Stop Light

Incredible Visibility between Arville stop light to the East & Westland Fair light to the West.

For Sale

1370 Square Feet

Office Property



4406 W Charleston Blvd
Las Vegas, NV 89102

Wes Drown, CCIM

wes@officelv.com

BS.000387

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Sits Across the Street from Westland Fair, a very large destination Shopping Center Anchored by Lowe's and Walmart Super Centers. Shadowed by Smart and Final, and other retailers

4406 W Charleston VERY RARE, SMALL BUILDING For Sale

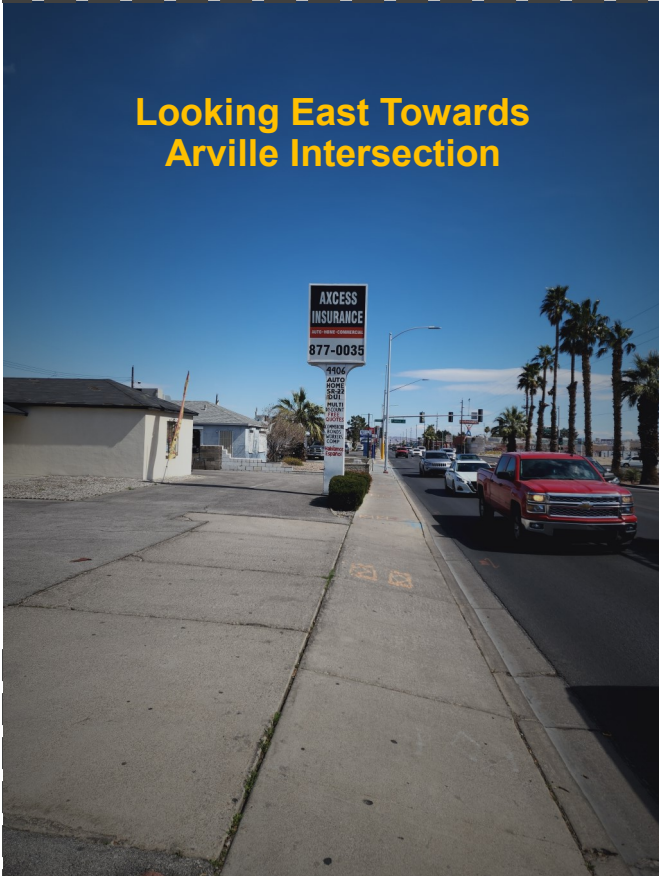
RE/MAX
COMMERCIAL®

1370 SF

10 Parking spaces

75' Frontage on Charleston

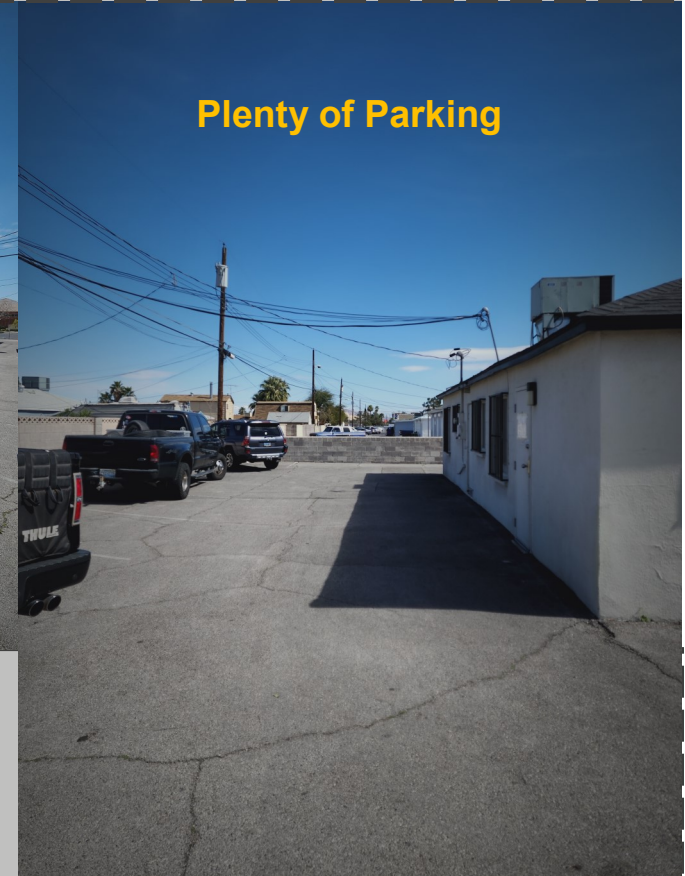
**Looking East Towards
Arville Intersection**



Plenty of Parking



Plenty of Parking



Fully Paved front, sides, and back.

**Incredible Signage Exposure to
Stopped Traffic!**

Schedule a Private Tour so we don't disturb Our Tenant

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Looking East-SE towards the Strip

RE/MAX
COMMERCIAL

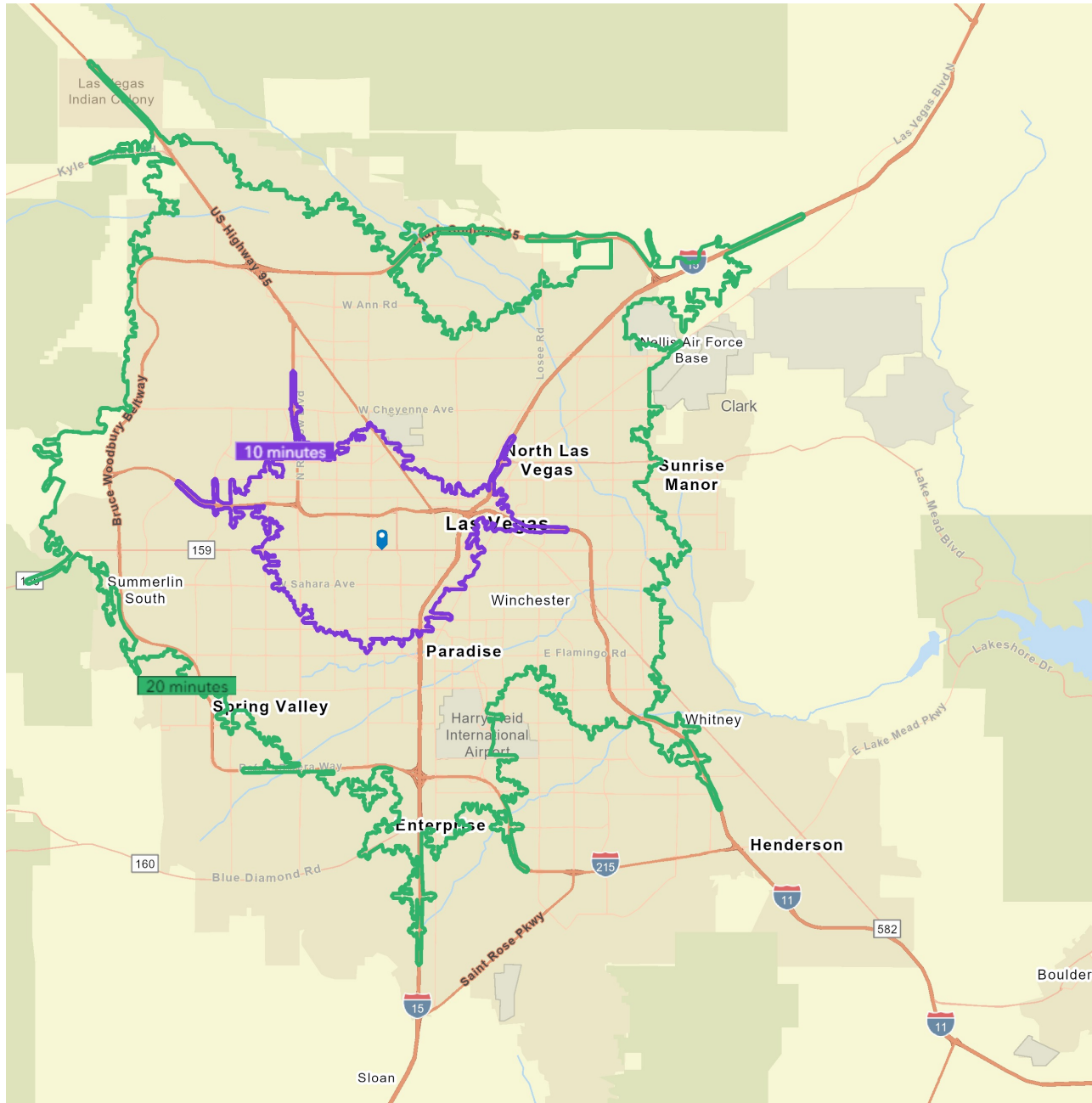


XXXXXXX

Central Location with Access to over 1.2 Million residents within a 20-minute drive



Within 20 minutes, you can be...



DAYTIME
POPULATION 1,475,317

HOUSING UNITS 518,010

Avg Household
Income \$84,582.00

JOB's 56% Services

Housing Affordability 66
Excellent compared to
Total US which is 100



4406 W Charleston

Stand Alone Property

By the Numbers



Description	Item
APN	139-31-411-014
Year Built	1953
Square Footage	1370
Commercial	YES
CCR's	NO
Stand Alone	YES
Acres	.18



Description	Item
Parking	10 spaces
Economic Drivers	New Constr., Healthcare Entertainment, Sports
Stories	1
Signalized Intersection	YES
Front Door Parking	YES
Zip Code	89102
Self Manageable	YES



Signage

Visibility

Access



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Expansion

Growth

Diverse

Young

Entertainment

Sports

Aerospace

DOD

#1 State and Metro in the West US for Business

New Commercial Construction in all Quadrants.

One Day Drive to 60-million People

Most Secure Area in the US (FEMA)

Prime Tech-Company Migration

Sony and Hughes Corp New Studio under construction

MSG Sphere, Universal Studios Under Construction

BORING Company Tunneling in Progress

#1 State for Job Growth

Welcome: NFL, NHL, WNBA, UFC, and the A's

Over 40—Million Visitors in 2023

#1 Best State for Digital Infrastructure

Top Quality of Life

1/3 COLA of San Francisco

3 Times national average for Population Growth

99% Indoor water supply Recycling

7,453 MILES of Fiber Optic Cable-installed

Civilian & DOD proving grounds