

RETAIL STRIP CENTER FOR SALE

3021 E CHARLESTON

3021 EAST CHARLESTON BOULEVARD, LAS VEGAS, NV 89104



FOR SALE

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



Each Office Independently Owned and Operated

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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EXECUTIVE SUMMARY

3021 EAST CHARLESTON BOULEVARD



Building Details

Building SF:	6,486
Lot Size:	0.23 Acres
Parking Ratio:	2.00/1,000
Price:	\$1,500,000
Year Built:	1973
Zoning:	Industrial (M)

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.

PROPERTY 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.
- Current owner is an out-of-state investor. This would be an excellent investment opportunity for a Nevada owner or owner with an excellent property management company in place to oversee the property.
- In a Designated Opportunity Zone

UNIT MIX / RENT ROLL*

3021 EAST CHARLESTON BOULEVARD



Rent Roll - 3021 E Charleston Blvd							
Suites	Sq Feet	Monthly Rent	CAM (Monthly)	Total Rent + CAMs Monthly	Lease Expiration Dates	Price/SFM	CAM/SFM
Suite A/B	2,886	\$ 3,356.43	\$ 1,479.48	\$ 4,835.91	6/30/26	\$ 1.16	\$ 0.51
Suite C*	900	\$ 810.00	\$ 549.00	\$ 1,359.00	NA	\$ 0.90	\$ 0.61
Suite D	900	\$ 720.00	\$ 672.49	\$ 1,392.49	6/30/28	\$ 0.80	\$ 0.75
Suite E*	900	\$ 810.00	\$ 549.00	\$ 1,359.00	NA	\$ 0.90	\$ 0.61
Suite F	900	\$ 810.37	\$ 672.49	\$ 1,482.86	MTM	\$ 0.90	\$ 0.75
Totals	6,486	\$ 6,506.80	\$ 3,922.46	\$ 10,429.26			

*Suites C and E are currently vacant, with new tenant leases in process.

As of: November 1, 2025

PROPERTY PHOTOS

3021 EAST CHARLESTON BOULEVARD



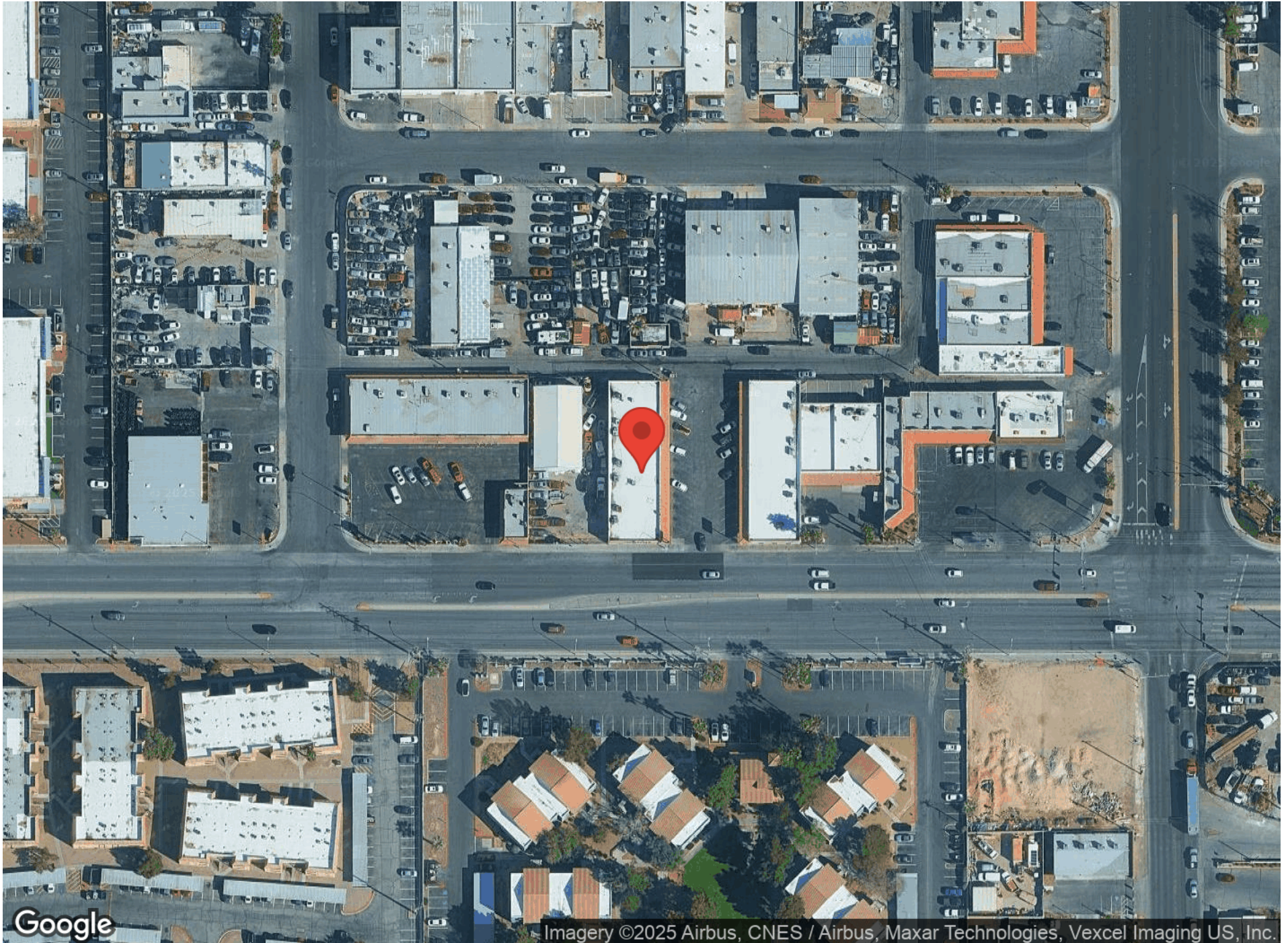
REGIONAL MAP

3021 EAST CHARLESTON BOULEVARD



AERIAL MAP

3021 EAST CHARLESTON BOULEVARD



Google

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DEMOGRAPHICS

3021 EAST CHARLESTON BOULEVARD



Population	1 Mile	3 Miles	5 Miles
Male	14,787	122,468	278,750
Female	13,583	111,919	263,294
Total Population	28,370	234,387	542,044

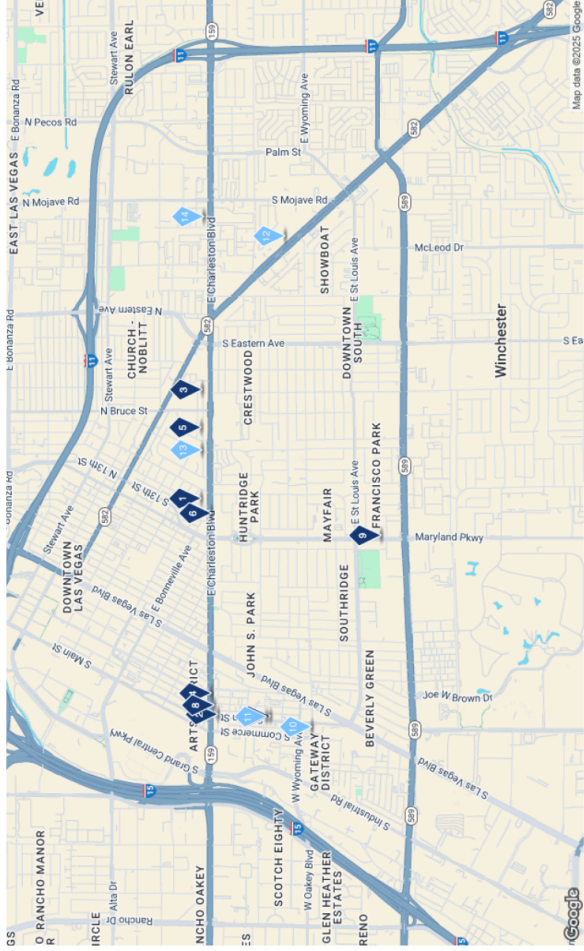
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	5,417	44,008	101,816
Ages 15-24	3,969	34,611	78,808
Ages 25-54	11,873	102,190	231,808
Ages 55-64	3,542	26,026	60,644
Ages 65+	3,570	27,551	68,969

Race	1 Mile	3 Miles	5 Miles
White	6,190	53,089	131,717
Black	4,082	33,189	86,131
Am In/AK Nat	108	727	1,680
Hawaiian	88	914	2,819
Hispanic	15,734	126,850	265,114
Asian	1,245	11,954	35,721
Multi-Racial	843	6,750	16,966
Other	79	891	1,843

Income	1 Mile	3 Miles	5 Miles
Median	\$40,456	\$49,896	\$54,838
< \$15,000	2,135	12,163	25,728
\$15,000-\$24,999	1,163	8,700	19,181
\$25,000-\$34,999	1,506	10,095	21,376
\$35,000-\$49,999	1,482	11,358	26,422
\$50,000-\$74,999	1,765	14,063	34,841
\$75,000-\$99,999	1,472	10,676	25,638
\$100,000-\$149,999	1,068	9,812	26,424
\$150,000-\$199,999	307	4,002	10,598
> \$200,000	152	3,633	10,053

Housing	1 Mile	3 Miles	5 Miles
Total Units	11,859	90,617	215,280
Occupied	11,050	84,503	200,261
Owner Occupied	2,955	30,105	76,536
Renter Occupied	8,095	54,398	123,725
Vacant	809	6,115	15,019

Sale Comps Map & List Report



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	\$622,000	\$1,504,111	\$1,425,000	\$2,550,000
Sale Price Per SF	\$78	\$274	\$292	\$490
Cap Rate	7.0%	7.0%	7.0%	7.0%
Sale Price Per AC	\$1,469,072	\$4,635,959	\$3,333,333	\$15,000,000
Property Attributes	Low	Average	Median	High
Building SF	3,500 SF	5,491 SF	5,285 SF	8,000 SF
Year Built	1947	1972	1960	2010
% Leased At Sale	0.0%	33.3%	0.0%	100%
Star Rating	☆☆☆☆ 2	☆☆☆☆ 2.1	☆☆☆☆ 2	☆☆☆☆ 3

Summary Statistics exclude For Sale and Under Contract listings

Sale Comps List

Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
The Back Door 1415 E Charleston Blvd Las Vegas, NV 89104	Retail ☆☆☆☆	1960/2010	4,881 SF	12/15/2024	\$1,425,000 (\$291,957/SF)	-

Sale Comps List (Continued)

Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1117-1119 S Main St Las Vegas, NV 89104	Retail ☆☆☆☆	1947	4,900 SF	11/7/2024	\$2,400,000 (\$469.80/SF)	-
1835 E Charleston Blvd Las Vegas, NV 89104	Retail ☆☆☆☆	1966/2010	8,000 SF	5/20/2024	\$622,000 (\$77.75/SF)	-
218 E Charleston Blvd Las Vegas, NV 89104	Retail ☆☆☆☆	1955	3,800 SF	4/9/2024	\$1,165,000 (\$304.21/SF)	-
1729 E Charleston Blvd Las Vegas, NV 89104	Retail ☆☆☆☆	1960	7,900 SF	4/9/2024	\$1,175,000 (\$148.73/SF)	7.00% Actual
1310 E Charleston Blvd Las Vegas, NV 89104	Retail ☆☆☆☆	2004	5,400 SF (0%)	5/26/2023	\$1,200,000 (\$222.22/SF)	-
1421 S Main St Las Vegas, NV 89104	Retail ☆☆☆☆	1956	5,750 SF	4/16/2023	\$1,765,000 (\$306.96/SF)	-
1112 S Casino Center Blvd Las Vegas, NV 89104	Retail ☆☆☆☆	2010	5,285 SF (100%)	3/10/2023	\$2,550,000 (\$482.50/SF)	-
2211 S Maryland Pkwy Las Vegas, NV 89104	Retail ☆☆☆☆	1992	3,500 SF (0%)	9/19/2022	\$750,000 (\$214.29/SF)	-
1700 S Main St Las Vegas, NV 89104	Retail ☆☆☆☆	1984	11,500 SF (100%)	For Sale	\$7999,999 (\$695.65/SF)	-
1409-1417 S Main St Las Vegas, NV 89104	Retail ☆☆☆☆	1956	10,000 SF (100%)	For Sale	\$4,600,000 (\$460.00/SF)	-
3015 Fremont St Las Vegas, NV 89104	Retail ☆☆☆☆	1962	8,479 SF	For Sale	\$3,400,000 (\$400.99/SF)	-
1703 E Charleston Blvd Las Vegas, NV 89104	Retail ☆☆☆☆	1961	6,393 SF (100%)	For Sale	\$2,200,000 (\$344.19/SF)	7.84% Actual
Plaza Del Vegas 17021E Charleston Blvd Las Vegas, NV 89104	Retail ☆☆☆☆	1973	6,486 SF (72.3%)	For Sale	\$1,200,000 (\$185.01/SF)	-



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3021 EAST CHARLESTON BOULEVARD



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