

4215-4275 E. CHARLESTON BLVD.

Las Vegas, Nevada 89104

AVAILABLE
For Lease



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4215-4275 E. Charleston Blvd. Las Vegas, NV 89104

+ Parcel ID	161-05-110-002, 161-05-110-003, 161-05-110-004, 161-05-110-005, 161-05-110-006
+ Zoning	Commercial General (C-G)
+ Year Built	1983 (undergoing renovation)
+ Property Size	±78,894 SF
+ Parking	5.58/1,000 SF
+ Cross Streets	Charleston Blvd. & Lamb Blvd.
+ Submarket	East
+ Traffic Counts	Charleston Blvd. ±81,000 VPD Lamb Blvd. ±39,000 VPD

Property Details



\$2.15 PSF NNN

Lease Rate



±1,165 SF - ±12,000 SF

Available Space



East

Submarket

Demographics

Population	1 mile	3 miles	5 miles
2025 Population	±19,264	±157,066	±321,053
Ave. Household Income	1 mile	3 miles	5 miles
2025 Ave. Household Income	\$120,876	\$128,476	\$130,187

Property Highlights

- Busy retail trade center located in the heart of East Las Vegas, with strong retail synergy and consistent consumer traffic
- Join established tenants including Taco Bell, Big 5 Sporting Goods, and Boca Dental
- Shadow-anchored by Home Depot, adjacent to Golden Corral, Walmart Neighborhood Market, Panda Express, and O'Reilly Auto Parts
- Signalized intersection with exceptional visibility, a minute from I-11/US-95, providing excellent regional access
- High traffic counts totaling ±120,000 vehicles per day on E. Charleston Blvd. & S. Lamb Blvd.

Property Overview

MDL Group is pleased to present a highly visible retail opportunity at 4215 E. Charleston Boulevard, located at a signalized intersection in the heart of East Las Vegas. This well-positioned property benefits from exceptional exposure and strong daily traffic counts, making it an ideal location for retail, restaurant, or service-oriented users seeking immediate market presence. The site is shadow-anchored by Home Depot and surrounded by a dense concentration of national retailers, creating consistent daytime and evening traffic. With convenient access just a minute from the I-11/US-95, the property offers outstanding connectivity and ease of access for both local residents and commuters.

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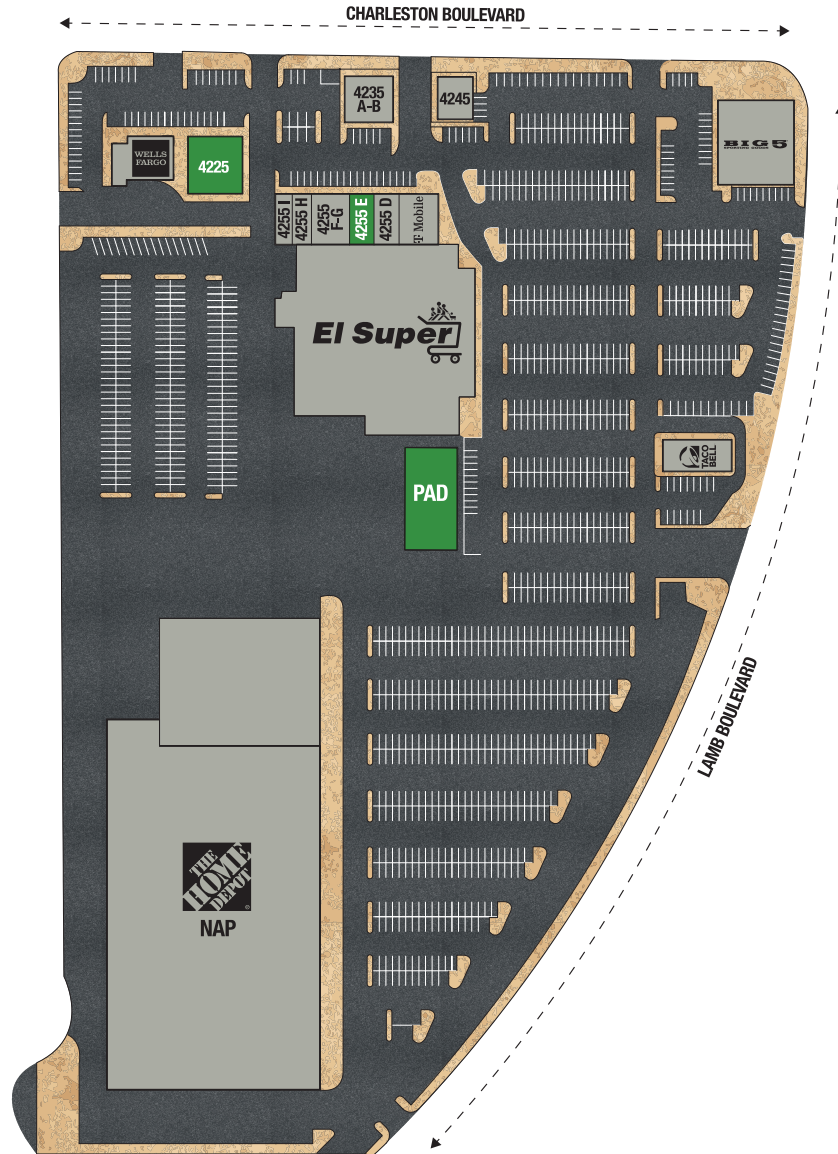
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UNIT	TENANT	SF	USAGE
1255	El Super	44,016	Grocery
1275	Taco Bell	2,304	Fast Food
4215	Wells Fargo	3,972	Financial Services
4225	VACANT / AVAILABLE	4,550	RETAIL
4235 A - B	Boca Dental and Braces	2,998	Medical / Dental
4245	AP Dentistry	1,900	Dental
4255 A - C	T-Mobile	3,000	Retail
4255 D	GGV Multi-services	943	Retail
4255 E	VACANT / AVAILABLE	1,165	RETAIL/OFFICE
4255 F - G	San Juan Medical	2,634	Medical / Dental
4255 H	Freeway Insurance	900	Insurance Services
4255 I	Clinical Pathology Laboratories	1,512	Medical / Dental
4275	Big 5 Sporting Goods	9,000	Retail
PAD	PAD AVAILABLE	3,000 - 12,000	BUILT-TO-SUIT

Suite 4255 E - Photos



Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of $\pm 2,505,000$ for 2026. Most of the county's population resides in and around the Las Vegas urban core. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers roughly 7% of the state's land area but holds about 73% of the state's population, making Nevada one of the most centralized states in the country.

With jurisdiction over the world-famous Las Vegas Strip and covering an area roughly the size of New Jersey, Clark County is the nation's 22nd-largest county by area. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people across nearly 40 departments. The County has an annual budget of approximately \$12.9 billion, which surpasses that of the state government.

Quick Facts



$\pm 7,892$

Land Area
(Square Miles)



2,265,461

Population
(County Data per Census)



308

Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Professional Sports

Synopsis

The Las Vegas Valley has quickly become a premier sports market, with most teams playing in the communities around the city rather than in Las Vegas itself. The **Vegas Golden Knights**, its first major league franchise, won the Stanley Cup in 2023, and the **Las Vegas Aces** have dominated the WNBA with titles in 2022, 2023, and 2025. The **Las Vegas Raiders** bring three world championships (XI, XV, and XVIII), and the **Las Vegas Athletics** add a legacy of nine.

The valley also supports a deep minor league scene: the Las Vegas Aviators (Triple-A, Athletics affiliate), the Henderson Silver Knights (AHL, Golden Knights affiliate), and Las Vegas Lights FC (USL Championship soccer). Its indoor football and box lacrosse teams (the Vegas Knight Hawks and Las Vegas Desert Dogs, respectively) share Lee's Family Forum in Henderson with the Silver Knights.



WORLD CHAMPIONS



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Nevada Tax Advantages

NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index rankings: California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th, and Utah 15th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

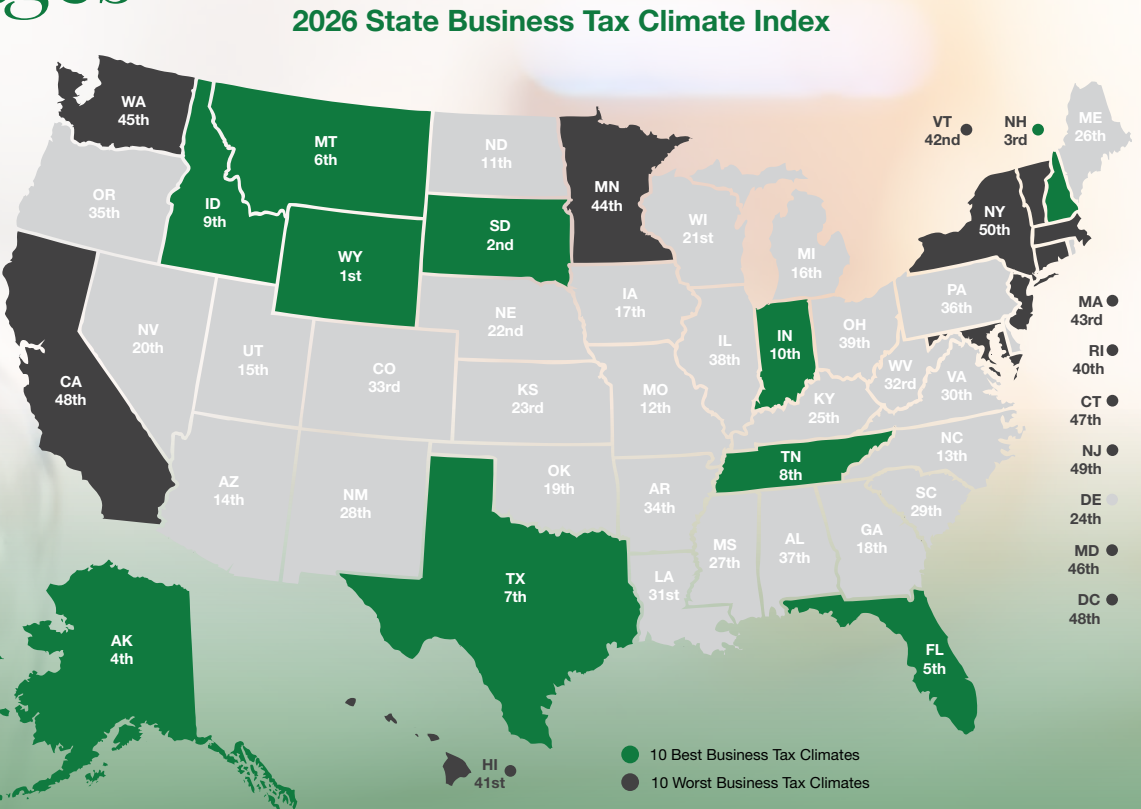
Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation's 2026 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development;
www.TaxFoundation.org



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Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.

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Southern Nevada Growth

±250,000

Number of jobs
added between
2015 and 2025

±9,000

Number of new
businesses added
between 2015 and 2025

±86.6%

Milestone graduation
rate for Clark County
school district in 2025

Innovation Ecosystem

Southern Nevada has grown from a smart-city vision into one of the Mountain West's fastest-diversifying technology and infrastructure markets. Building on the 2016 Innovation District and IIC@V incubator, the past five years have reshaped the region:

- **AI & DATA CENTERS:** Switch is building Nvidia-designed “AI factories” in Las Vegas, and Google is expanding its Henderson campus as part of a \$1.2B Nevada commitment.
- **THE SPHERE:** A \$2.3B immersive-technology venue and the world's largest spherical structure, opened 2023.
- **VEGAS LOOP:** The Boring Company's underground transit now runs 2.2 miles and 9 stations, expanding toward a planned 68-mile, 55-station network.
- **BRIGHTLINE WEST:** Broke ground in 2024 on a 218-mile, 200-mph high-speed rail line to Los Angeles, targeting 2029.
- **RESEARCH ANCHORS:** UNLV's Harry Reid Research & Technology Park, NIAS drone testing, and CES.

Source: Las Vegas Global Economic Alliance (LVGEA)



Education & Workforce Development

Southern Nevada's post-secondary institutions have significantly expanded their offerings and stature:

- The **University of Nevada, Las Vegas (UNLV)** first reached R1 status (the highest research classification) in 2018 and retained it in 2025. Sponsored-program expenditures hit \$116.4 million in FY2024 (up ~15%), targeting \$250 million by 2030. Its medical school, begun in 2017, earned full accreditation in 2021, was renamed the Kirk Kerkorian School of Medicine at UNLV, and opened a dedicated education building in 2022.
- **Nevada State University** (elevated from Nevada State College in July 2023) has more than doubled its degree awards since 2011, with strong growth among racial and ethnic minorities and in health professions. Now enrolling roughly 7,300 students, NSU is a federally designated Hispanic-Serving Institution.
- The **College of Southern Nevada (CSN)** was named a Leader College of Distinction by national nonprofit Achieving the Dream in 2018 for improving student outcomes - a designation renewed in 2026.



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