

4G Plaza

4225 E. Charleston Boulevard, Las Vegas, NV 89104

Retail Space For Lease in Las Vegas

4G Plaza is located at a prominent intersection in one of Las Vegas' strongest Latino trade areas, with a population of more than 60% Latino origin in the surrounding area.

With over 117,500 cars passing by per day, the plaza offers easy access to US 95 via the Charleston Interchange.

4G Plaza offers ample opportunity for businesses looking to establish themselves in this thriving area. Current anchors include El Super and Home Depot.

One proposed 10,000 SF pad available adjacent to El Super.



Highlights

Total SF: 79,000
Type: Retail Center

Parking Spaces: 520
Parking Ratio: 6.58/1,000



Population

1 mile: 28,909
3 miles: 248,603*
5 miles: 516,091



Avg. Household Income

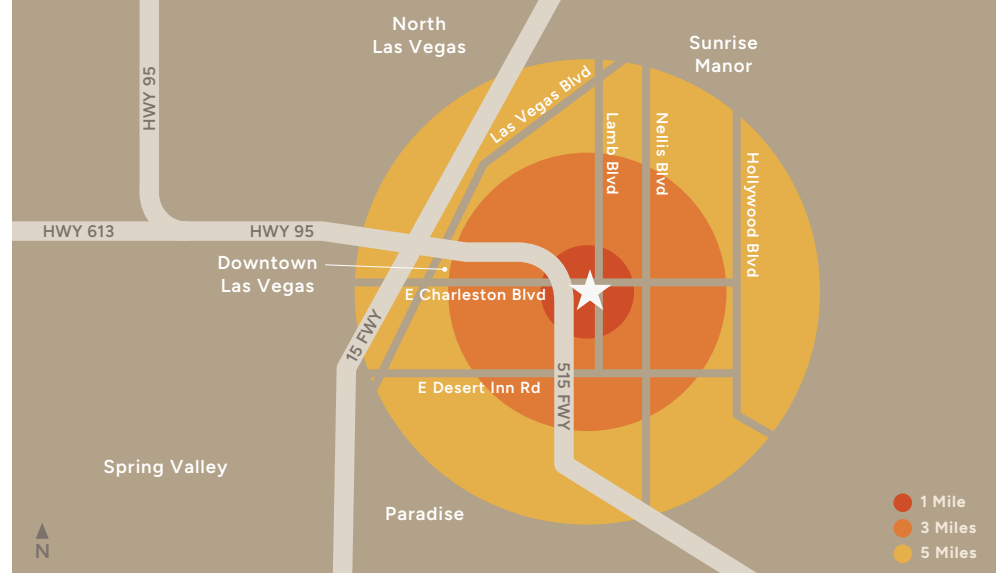
1 mile: \$65,373
3 miles: \$65,032
5 miles: \$68,149



Traffic Count

Over 91,500 cars per day at the intersection of Charleston and Lamb Boulevards

*61.7% Latino population within a 3-mile radius



PRIMESTOR

9950 Jefferson Blvd.
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Leasing Contact

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Unit	Tenant	Sq. Ft.
1255	El Super	44,016
1275	Taco Bell	2,304
4215	Wells Fargo	3,972
4225	Available - Divisible	4,550
4245	Anthem Pediatric Dentistry	1,900
4235A-B	Boca Dental and Braces	2,998
4255A-C	T-Mobile	3,000
4255D	Available	943
4255E	Available	1,120
4255F-G	San Juan Medical	2,634
4255H	Freeway Insurance	900
4255I	Clinical Pathology Laboratories	1,512
4275	Big 5 Sporting Goods	9,000
PAD	Available	10,000

This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended as a reference only.



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