

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 144,000 VPD, 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

Parking Spaces: 520

Type: Retail Center

Parking Ratio: 6.58/1,000



Population

1 mile: 29,236

3 miles: 248,644*

5 miles: 516,736

*61.3% Latino population within a 3-mile radius



Avg. Household Income

1 mile: \$65,748

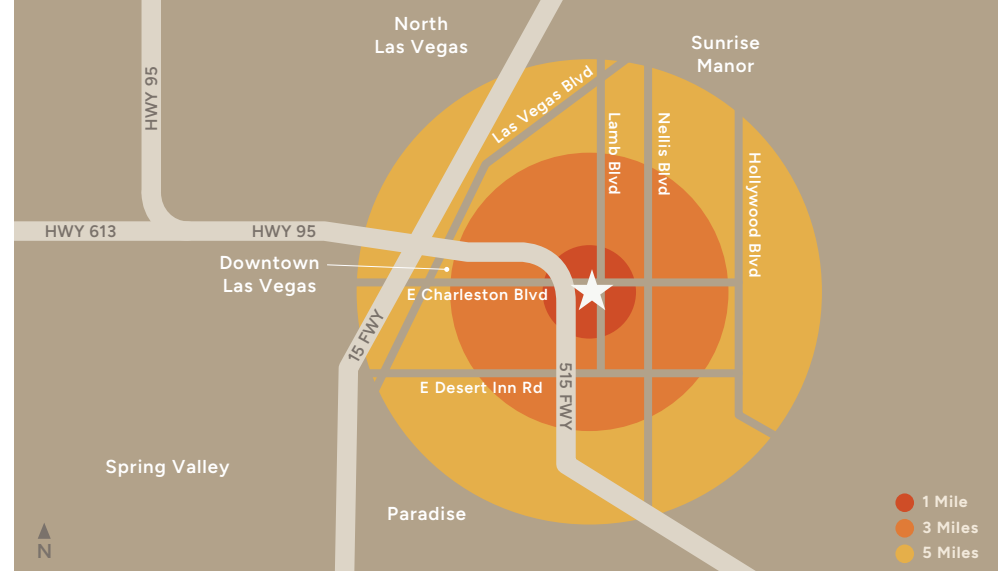
3 miles: \$64,659

5 miles: \$68,081



Traffic Count

Over 75,000 VPD at the intersection of Charleston and Lamb Boulevards



PRIMESTOR

9950 Jefferson Blvd.
Building 2
Culver City, CA 90232
www.primestor.com

Leasing Contact

Rhiana Lindsey | rlindsey@primestor.com | 213.223.5505

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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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