

CHARLESTON HEIGHTS SHOPPING CENTER

5013 Alta Dr



LOCATION:

Charleston Heights Shopping Center is located on the corner southwest corner of S Decatur Blvd and Alta Drive.



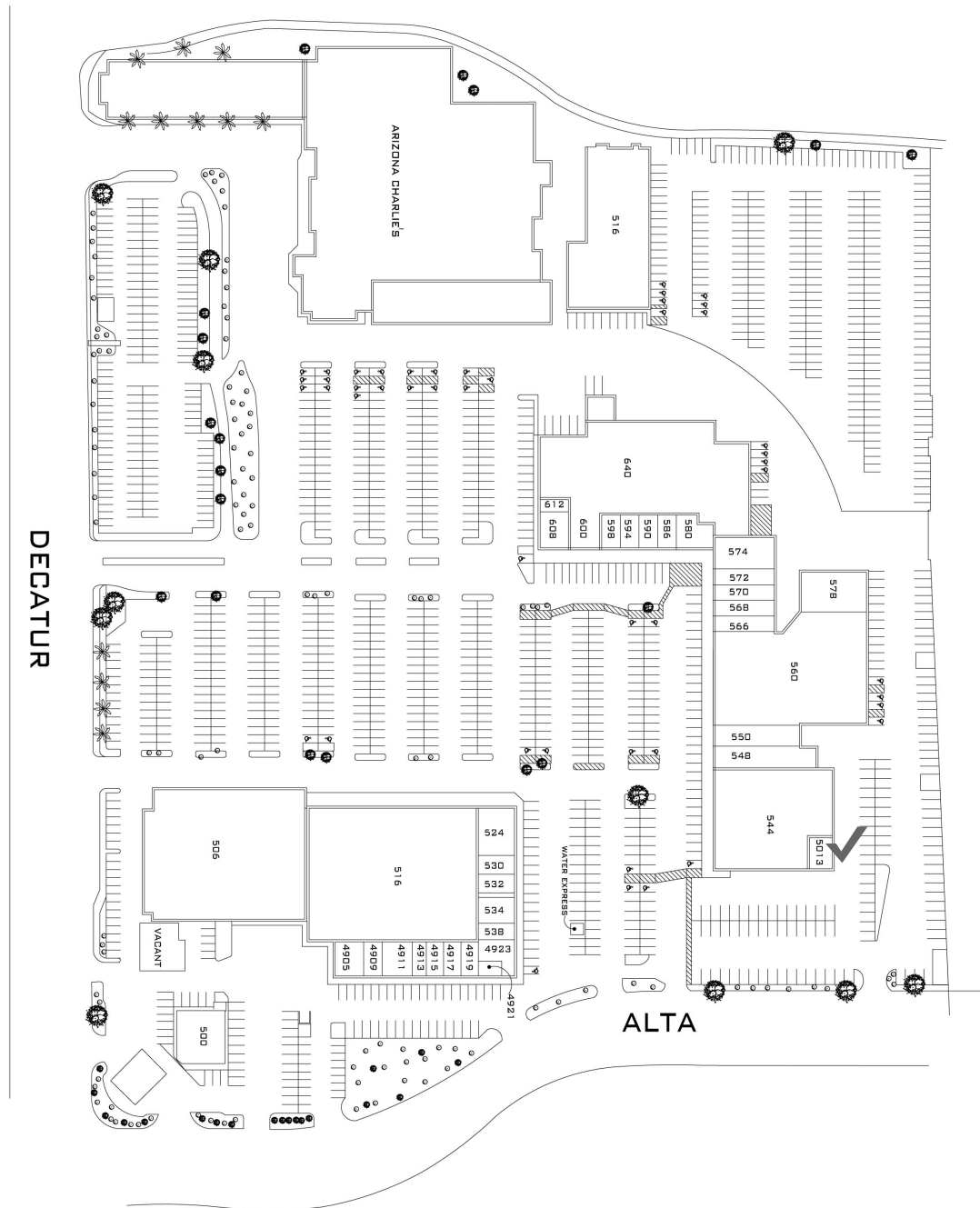
- Easy Access and Great Visibility
- Tenants Include: Ross, Pepboys, Charleston Antique Mall, Short Line Express, Hair and Mkup Salon, Oscar's Barber Shop, Fonestar, and The Smoke Shop
- Area Retailers: Arizona Charlie's Casino, Meadows Mall, Super Pawn, McDonald's, Walgreens, Taco Bell, Cardenas Market
- Traffic Counts: Alta Drive and Decatur Blvd - 63,500
- Pylon Signage Available
- Competitive Lease Rates



BECKER
ENTERPRISES

50 South Jones Blvd., Suite 100
Las Vegas, NV 89107

For More Information Contact:
Randy Becker
Phone: 702-878-1903
Fax: 702-878-1057
E-mail: rbecker@beckerlv.com
www.beckerlv.com



Charleston Heights Shopping Center

Charleston Heights

DEMOGRAPHIC DETAIL COMPARISON REPORT - 2, 3, 4 MIN. DRIVE TIMES

2011 Demographics

2016 Demographics

Total Population	2,497	8,825	29,479	Total Population	2,669	3,774	11,968
Total Households	703	3,408	10,728	Total Households	1,175	4,559	15,899
Age - 5-14	13.1%	14.5%	14.6%	Age - 5-14	13.2%	14.7%	14.7%
Age - 25-34	14.4%	14.9%	15.2%	Age - 25-34	12.4%	13.0%	13.2%
Age - 35-44	15.1%	14.7%	15.1%	Age - 35-44	14.7%	14.4%	14.8%
Age - 45-54	13.4%	13.6%	13.4%	Age - 45-54	13.7%	13.9%	13.7%
Age - 55-64	10.1%	10.4%	10.4%	Age - 55-64	10.6%	11.0%	11.0%
Total Housing Units	759	3,782	12,164	Total Housing Units	819	4,184	13,560
Avg. Household Income	46,632	49,708	53,990	Avg. Household Income	87,443	64,283	66,143
# of Employees	347	1,758	3,507	# of Employees	N/A	N/A	N/A

For More Information Contact:

Randy Becker

Phone: 702-878-1903

Fax: 702-878-1057

E-mail:

rbecker@beckerlv.com

www.beckerlv.com



BECKER
ENTERPRISES

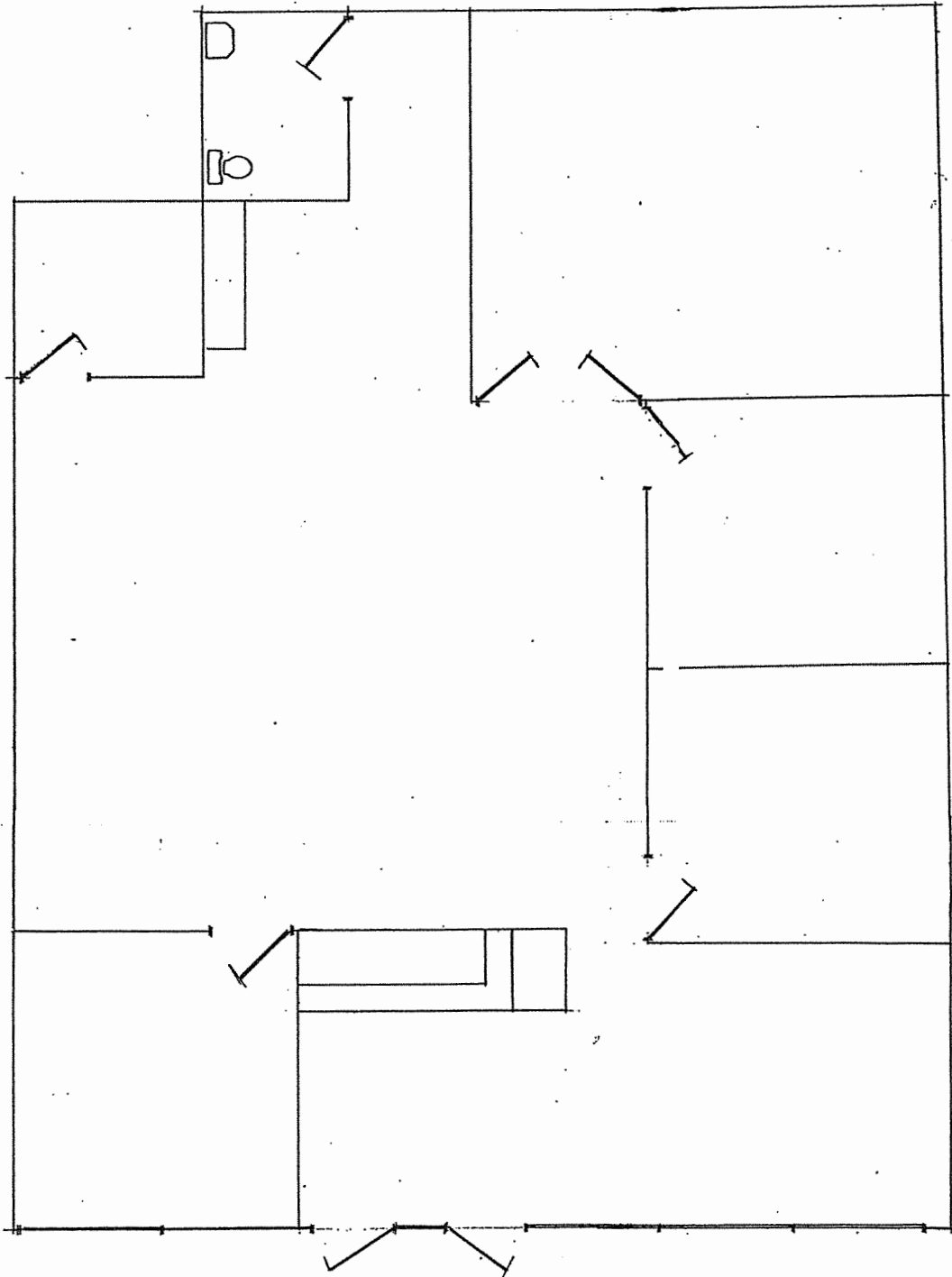
CHARLESTON HEIGHTS SHOPPING CENTER (013-006)**C-2 ZONING / CITY / 89107****RETAIL SPACE****5013 ALTA****CONFIDENTIAL - FOR INFORMATIONAL PURPOSES**

		Standard Water Use	Medium Water Use	High Water Use
SQUARE FOOTAGE	1,526			
BASE RENT	\$1.50	\$2,289.00	\$2,289.00	\$2,289.00
COMMON AREA MAINTENANCE		\$320.46	\$320.46	\$320.46
TAXES		\$106.82	\$106.82	\$106.82
COMMON AREA INSURANCE		\$91.56	\$91.56	\$91.56
WATER		\$122.08	\$152.60	\$183.12
SEWER - BILLED QUARTERLY		\$45.78	\$45.78	\$45.78
TRASH - TENANT'S RESPONSIBILITY		\$0.00	\$0.00	\$0.00
	Additional Rents Total:	\$686.70	\$717.22	\$747.74
SUBTOTAL		\$2,975.70	\$3,006.22	\$3,036.74
ADDITIONAL RENTS PSF		\$0.45	\$0.47	\$0.49
PYLON - PER SPACE PER SIGN	OPTIONAL	\$135.00	\$135.00	\$135.00
PERCENTAGE RENT SALES	If Applicable	\$45,780.00	\$45,780.00	\$45,780.00
SECURITY DEPOSIT		\$4,578.00	\$4,578.00	\$4,578.00
ANNUAL BASE RENT		\$27,468.00	\$27,468.00	\$27,468.00

Landlord makes no representations on the authorized business use, prospect/tenant is solely responsible for obtaining the proper licensing, permits, Certificate of Occupancy and all other documents necessary to enable to open for business

Additional Rents PSQF are estimated and subject to change

NO HOOKAH, NO VAPE OR SMOKE SHOP, NO BANQUET OR ENTERTAINMENT TYPE USE IS AUTHORIZED AT THIS MOMENT



CHSC
5013 ALTA DRIVE