

ORCHARDS MARKETPLACE

SEC Charleston Blvd & Sloan Ln
Las Vegas, NV 89142

**STRONG CO-TENANCY IN
VERY STABLE CENTER**

100% LEASED

**WELCOMING NEW TENANT
Faded Talk Barbershop**



ROI
Commercial Real Estate
roicre.com



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RETAIL GROUP

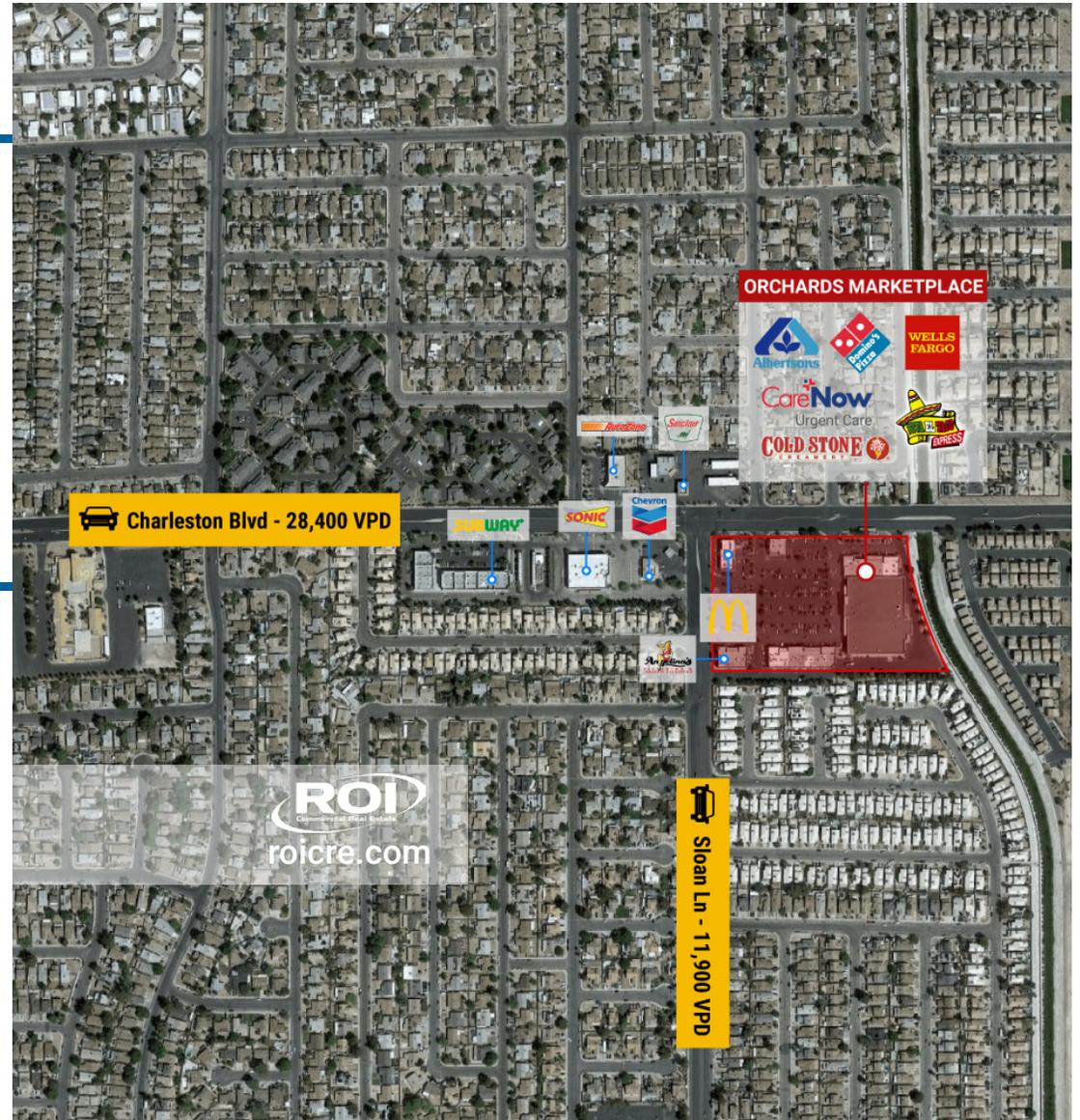
PROPERTY HIGHLIGHTS

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100% LEASED

- Anchored by Albertsons/Savon Drug
- Easy access to US 95 via Charleston Interchange
- Surrounded by mature residential neighborhoods with higher incomes along the base of Sunrise Mountain
- Well-maintained and managed retail center
- Stable & strong tenant mix

ADJACENT TENANTS



SITE PLAN

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Suite	Tenant	Size (SF)
Anchor	Albertsons	58,246
Pad B	Domino's Pizza	2,500
SHOP 1 5891 E. Charleston Blvd.		
100	Wells Fargo	3,422
120	Boost Mobile	1,250
130	Beauty Salon	1,300
140	State Farm	1,300
150	CareNow Urgent Care	4,550
SHOP 2 5841 E. Charleston Blvd.		
200	Nail Salon	1,284
210	Coldstone Creamery	1,500
220	Dentist	1,500
230	The UPS Store	1,200
240	Faded Talk Barbershop	1,200
250	China A Go Go	2,225
270	Cajun Crackin	2,200
280	Community Cleaners	1,080
290	Viva El Taco	2,100

AREA DEMOGRAPHICS

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POPULATION



AVERAGE HHI

1 Mile	34,114	\$67,797
3 Miles	195,424	\$66,068
5 Miles	417,977	\$58,302



HOUSEHOLDS

1 Mile	10,513
3 Miles	64,116
5 Miles	140,726



TRAFFIC COUNTS

E Charleston Blvd - 28,400 VPD
S Sloan Ln - 11,900 VPD

Sources:
SitesUSA 2023
TRINA, NV DOT 2022

