

2350 W CHARLESTON BLVD



DOWNTOWN
LAS VEGAS

29,000+ VPD

2350 W CHARLESTON BLVD

W CHARLESTON BLVD

→ VIEW WEBSITE

FOR SALE

*A ±15,636 SF two-story office building in
central Las Vegas, mixed multi-tenant use.*

2350 W CHARLESTON BLVD, LAS VEGAS, NV 89102

±7,990 SF

FIRST FLOOR

±7,315 SF

SECOND FLOOR

Building Features

SALE PRICE	\$3,600,000
CATEGORY	Office - Two Story Multi-Tenant
PROPERTY ADDRESS	2350 W Charleston Blvd, Las Vegas, NV 89102
APN	139-32-802-031
BASEMENT/PARKING AREA	331 SF
PROPERTY SIZE (SF)	15,636 SF
LOT SIZE	0.34 AC (14,810 SF)
YEAR BUILT	1994
STORIES	2
ZONING	(T4-C) T4 Corridor
OVERLAY DISTRICT	(INCORP) Incorporated Clark County
USE	Mixed - Two Story Multi-Tenant
PARKING	30 underground, 5 surface

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\$3.6M

SALE PRICE

±7,990 SF

FIRST FLOOR OFFICE
SPACE AVAILABLE

±7,315 SF

SECOND FLOOR OFFICE
SPACE AVAILABLE

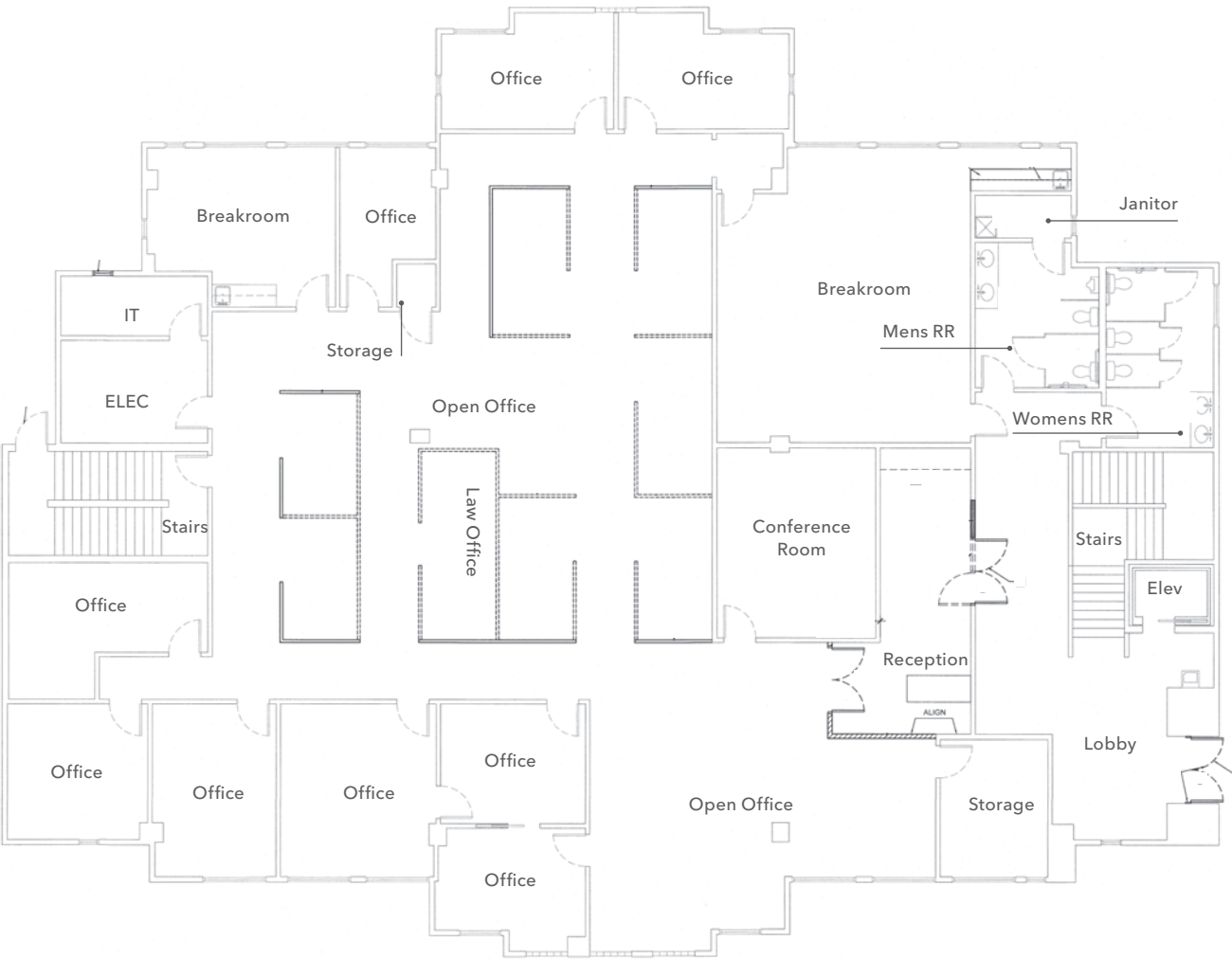
W CHARLESTON BLVD

 29,000+ VPD

BUILDING LEVELS



FIRST FLOOR PLAN



FLOOR PLAN NOT TO SCALE

$\pm 7,990$ SF

FIRST FLOOR

$\pm 15,305$ SF

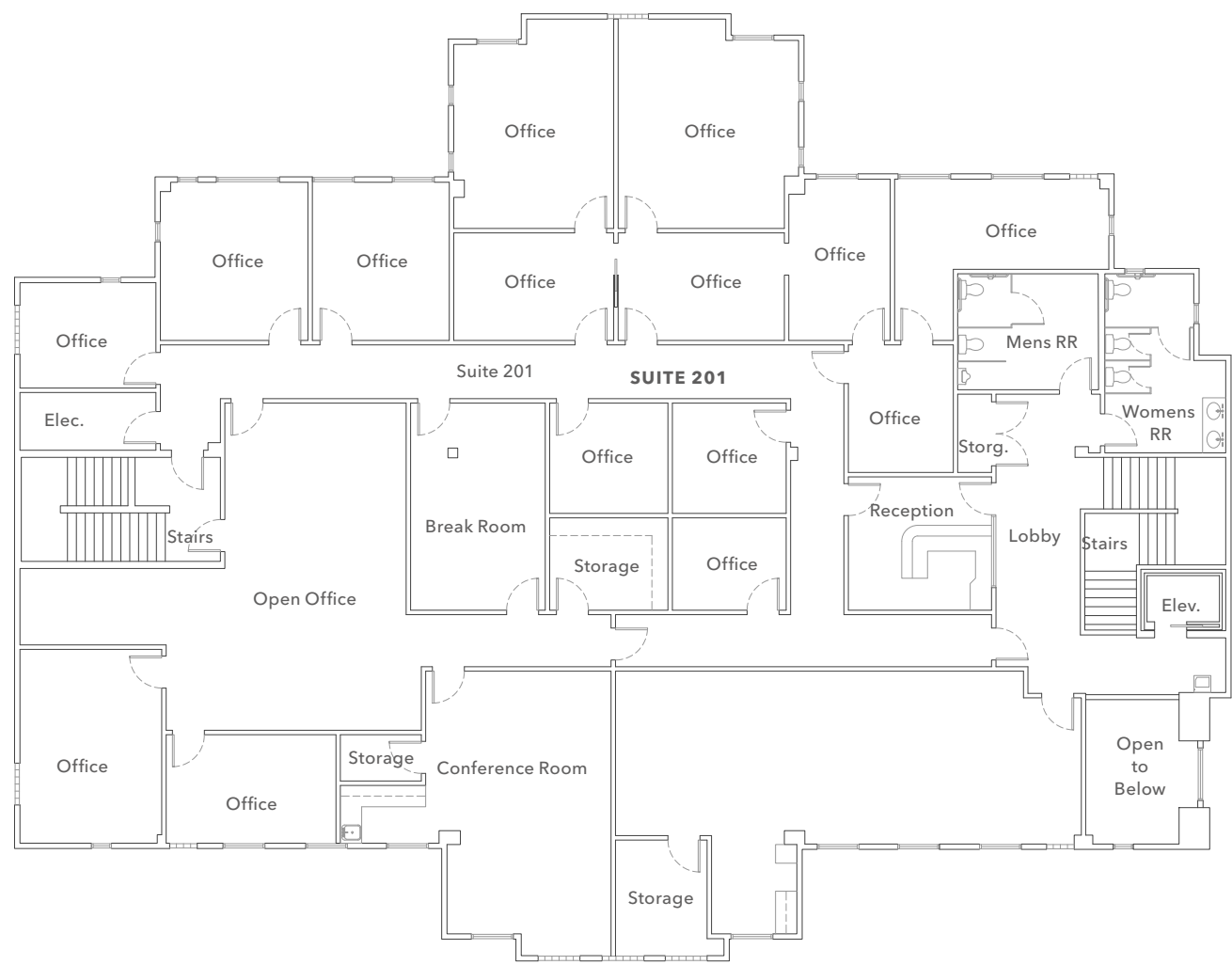
TOTAL FOR BOTH FLOORS



1ST FLOOR PHOTOS



SECOND FLOOR PLAN



FLOOR PLAN NOT TO SCALE

±7,315 SF

SECOND FLOOR

±15,305 SF

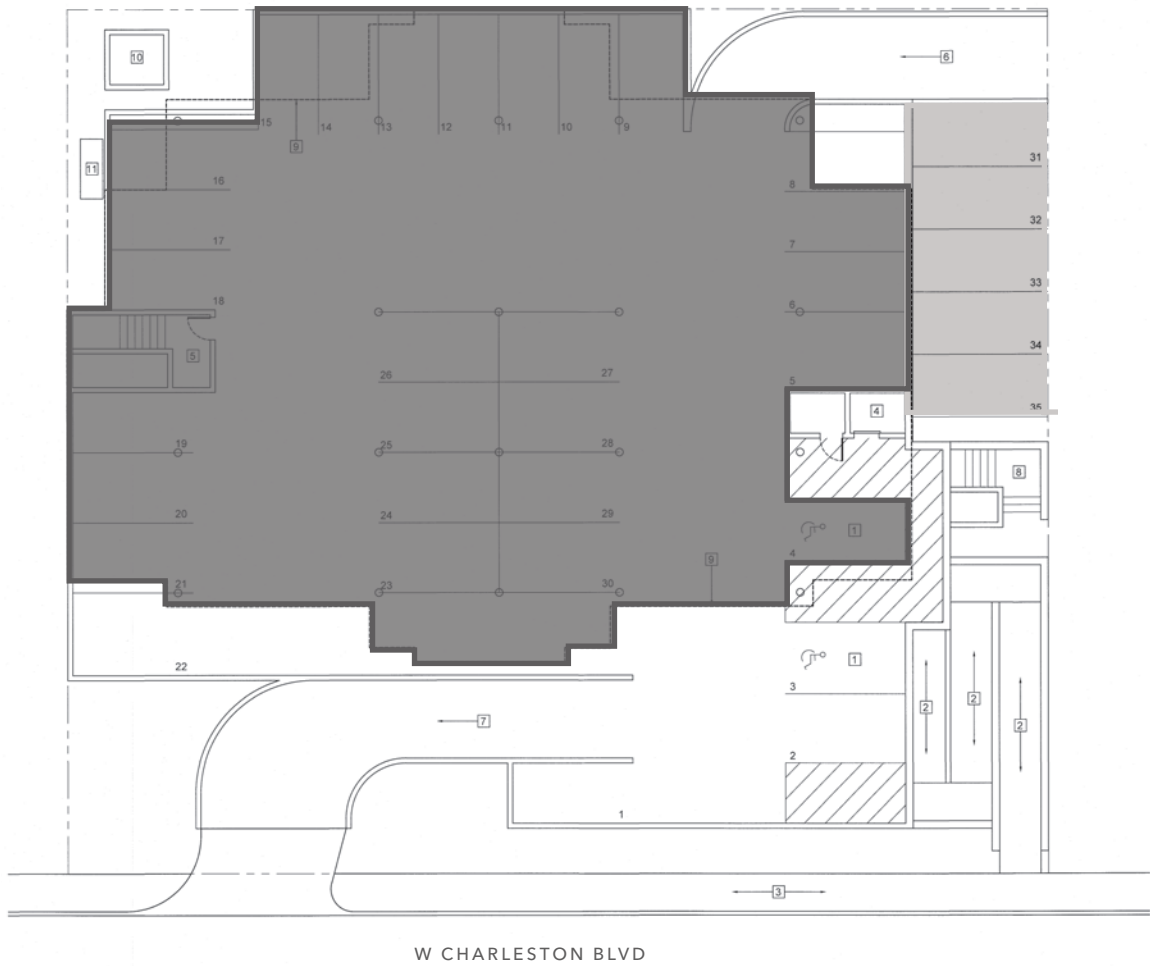
TOTAL FOR BOTH FLOORS



2ND FLOOR PHOTOS



UNDERGROUND PARKING LOT



30

PARKING SPACES UNDERGROUND

5

PARKING SPACES ON SURFACE



Notes: HOA allows for 4.5:1,000 additional
Parking Ratio

PARKING LOT NOT TO SCALE



PARKING LOT PHOTOS



±15,636 SF COMMERCIAL BLDG



LOAN TYPE: SBA 504

PROJECT COST

PURCHASE PRICE	\$230 per SF	\$3,600,000
CDC DEBENTURE FEE (2.65% TOTAL BY CDC)		\$38,160*
CDC ORGINATION FEE (\$2,000)		\$2,000*
BANK LOAN FEE (1.0% APPROX)		\$18,153*
OTHER FEES: APPRAISAL, ENVIROMENT, TITLE, LEGAL		\$10,500*
TOTAL PROJECT COSTS		\$3,668,813
CASH DOWN PAYMENT (10%)		\$366,881
TOTAL LOAN AMOUNT (INCLUDES 1ST & 2ND MORTGAGE)		\$3,301,931

* estimate

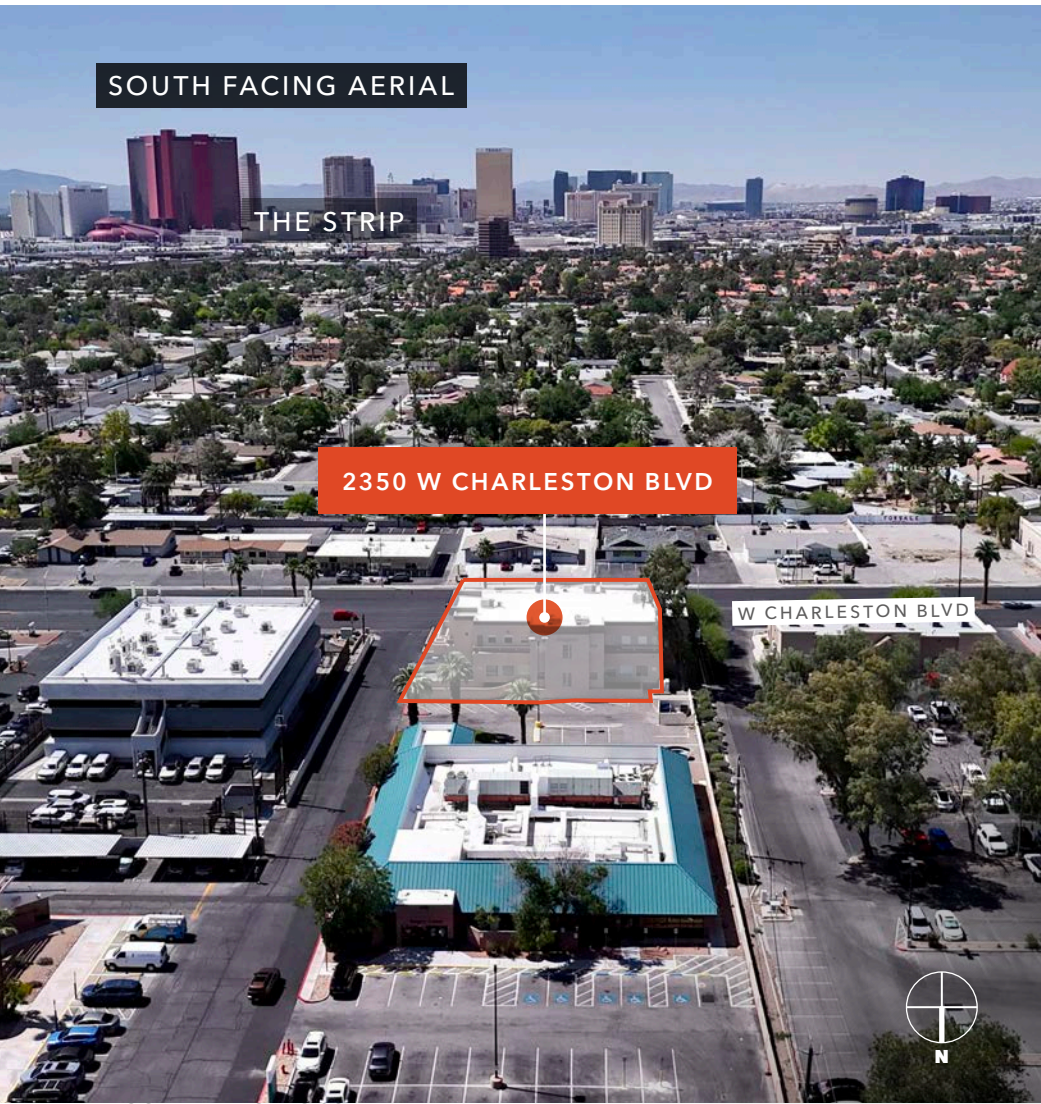
LOAN DETAILS

	MIDFIRST 1st Mortgage	SBA 504 2nd Mortgage	COMBINED Loans
LOAN AMOUNT	\$1,813,206	\$1,488,725	\$3,301,931
LOAN RATE	7.50%	6.37%	6.99%
LOAN TERM (IN YEARS)	25	25	
AMORTIZATION TERM (IN YEARS)	25	25	
MONTHLY PAYMENT	13,399	9,931	\$23,331
MONTHLY OCCUPANCY COST (P+I)			\$1.49 SF

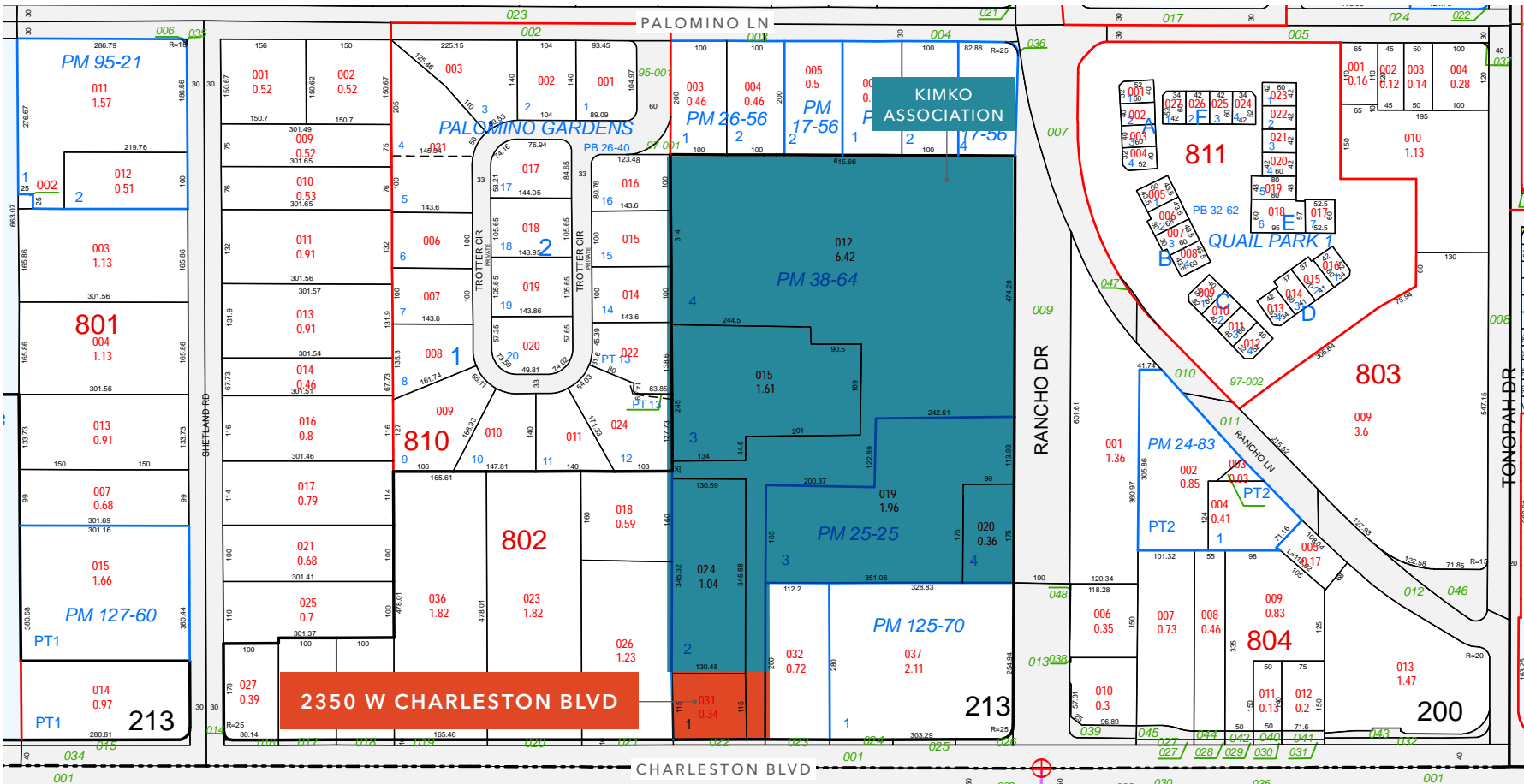
The above figures are for discussion purposes only and are subject to change. This is not an offer or commitment to lend. All credit decisions are subject to credit qualification

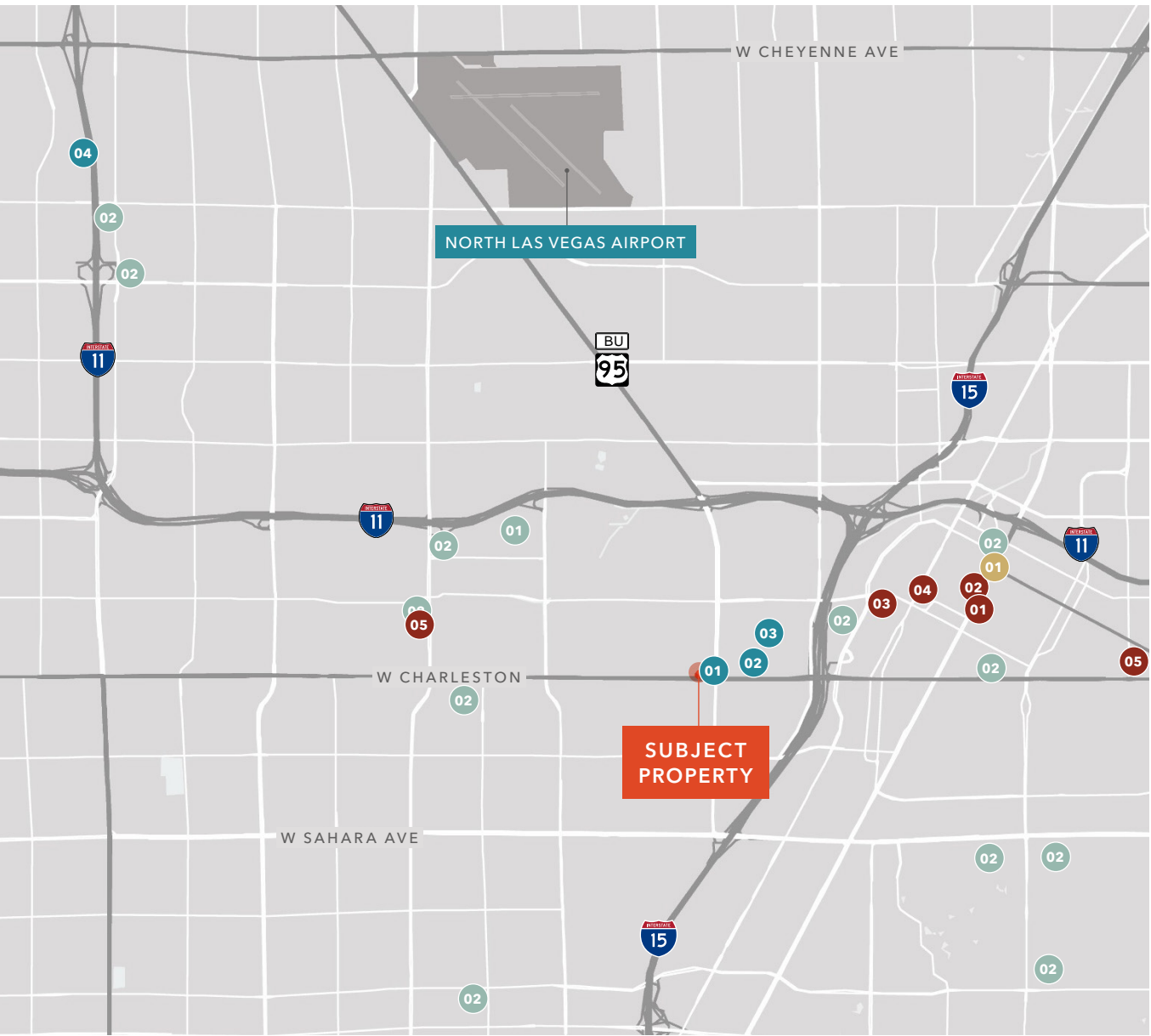


PROPERTY FACING AERIALS



PARCEL MAP





NEARBY AMENITIES

DOWNTOWN

- 01 Downtown Las Vegas Core
- 02 Arts District
- 03 Professional Services
- 04 Business Corridors

GOVERNMENT & CIVIC

- 01 Federal Courthouse
- 02 Foley Federal Building & U.S. Courthouse
- 03 Clark County Government Center
- 04 Las Vegas City Hall
- 05 DMV Service

RETAIL & LIFESTYLE

- 01 Meadows Mall
- 02 Shopping Centers

HEALTHCARE & MEDICAL

- 01 Optum
- 02 University Medical Center
- 03 Valley Hospital Medical Center
- 04 Southwest Medical

2350 W CHARLESTON BLVD

POSITIONED AT THE *HEART OF GROWTH*

Located just off W Charleston Blvd and I-15, 2350 W Charleston Blvd offers unbeatable connectivity to the Las Vegas Strip, T-Mobile Arena, and Downtown—each just minutes away. As Las Vegas continues to expand westward and invest in its urban core, this two-story multi-tenant office building sits at the crossroads of medical, government, and commercial development. With proximity to the Medical District, Arts District, and major civic institutions, this location is poised to benefit from ongoing infrastructure improvements and long-term city planning initiatives.

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DOWNTOWN
LAS VEGAS

W CHARLESTON BLVD



LAS VEGAS BLVD

LAS VEGAS
CONVENTION CENTER

W DESERT INN RD

S DECATUR RD

W FLAMINGO RD

ARVILLE ST

CITY VIEW

THE STATIONS
±96 AC E-M

TROPICANA I-15
INTERCHANGE PROJECT

E FLAMINGO RD

UNIVERSITY OF
NEVADA LAS VEGAS



KIDDER MATHEWS

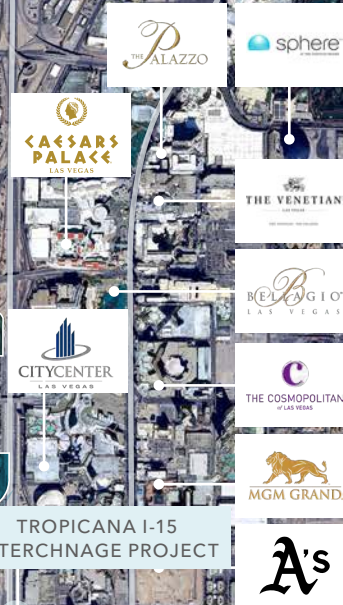
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AVAILABLE FOR SALE

593

TROPICANA AVE



DEMOGRAPHICS

POPULATION

	3 Mile	5 Miles	7 Miles
2025 TOTAL	176,016	514,055	939,749
2030 PROJECTION	176,731	510,364	934,913
2020 CENSUS	170,967	502,352	926,876
PROJECTED GROWTH 2025 - 2030	715	-3,691	-4,836
AVERAGE AGE	36.4	35.6	36.3

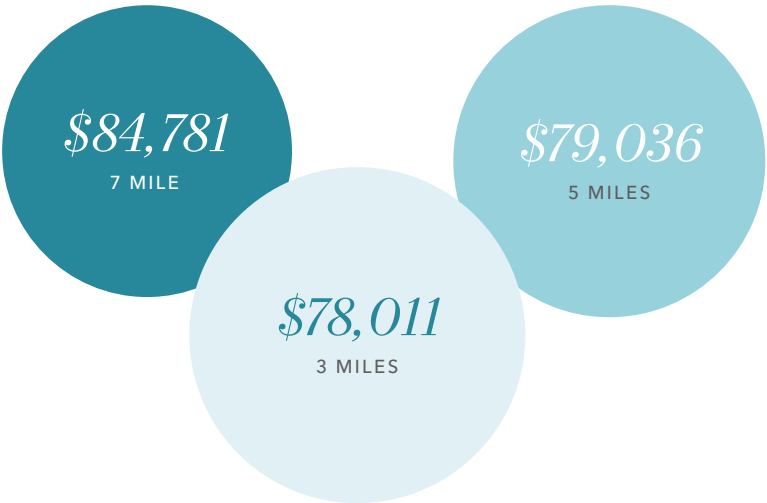
EMPLOYMENT & INCOME

	3 Mile	5 Miles	7 Miles
2025 MEDIAN HH INCOME	\$56,095	\$59,003	\$63,638
2030 PER CAPITA INCOME	\$31,289	\$30,688	\$32,069
TOTAL BUSINESSES	11,438	24,900	39,765
TOTAL EMPLOYEES	128,630	280,214	427,579

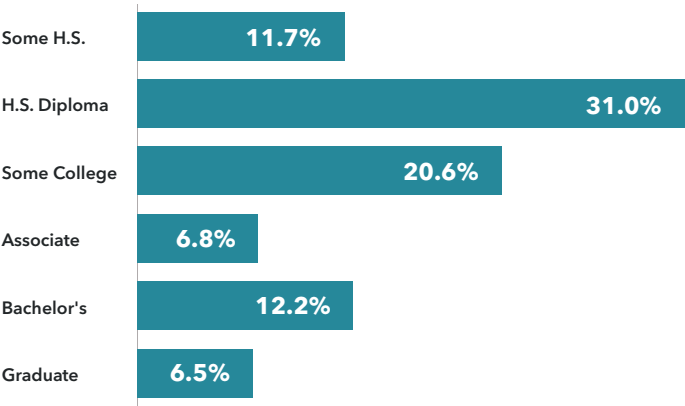
HOUSEHOLDS

	3 Mile	5 Miles	7 Miles
2025 TOTAL	72,066	202,000	359,849
2030 PROJECTED	73,009	202,998	362,126
2020 CENSUS	65,909	186,512	341,165
GROWTH 2025 - 2030	943	998	2,277
OWNER-OCCUPIED	\$397,101	\$376,098	\$385,365
RENTER-OCCUPIED	\$1,266	\$1,293	\$1,333

AVERAGE HOUSEHOLD INCOME



EDUCATION



Data Source: ©2025, Sites USA



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*For more information on
this property, please contact*

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