

5680 W Charleston Blvd, Las Vegas, Nevada

PROPERTY DETAILS

Address(es)	5680 W Charleston Blvd
Total Acreage	0.52
Tax Parcels	1
Current Zoning	C-1 Limited Commercial
Recent Use	Former Service Station

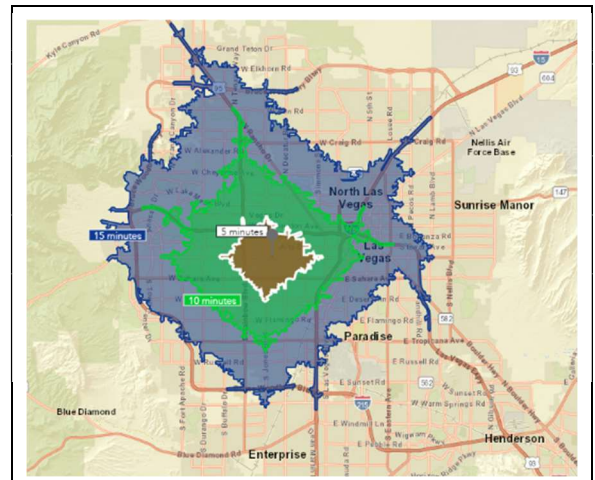


LOCATION

Region	Las Vegas-Henderson-Paradise, NV Metro Area
Population	2,231,647
Neighborhood	Commercial Area; adjacent to residential neighborhood
Amenities	Corner Lot with multiple curb cut options. Traffic signal at corner of West Charleston Boulevard and Upland Boulevard

ACCESS

Site Access	Corner of Upland and West Charleston Boulevards	
ADT Counts ¹	37,063	
Airport	McCarran International Airport	9 mi
Drive Times	Spring Valley	10 min
	Las Vegas Strip	15 min
	Paradise / Airport	15 min



¹ <https://geoview-lasvegasnevada-gov.appspot.com/#>, September 3, 2020

For more information: Call 888.508.6710 or Email info@RE-Portfolio.com

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OPPORTUNITY

This half-acre property is situated along a highly travelled commuter road northwest of downtown Las Vegas. The property is a corner lot at a signaled intersection adjacent to active commercial businesses. Although located just outside the Las Vegas Redevelopment Area 1, the neighborhood is a priority for redevelopment and investment.

PROPERTY INFRASTRUCTURE

Electric	Existing service to property
Natural Gas	No known service
Water	Public service available
Sewer	Municipal sewer main located on Upland Blv
Stormwater	Municipal system on W Charleston
Streetlights	Conduits along Upland and Charleston



ENVIRONMENTAL STATUS

Investigations and corrective action to address a release associated with the former underground storage tanks at this property have been conducted in accordance with the Nevada Department of Environmental (NDEP) LUST site cleanup requirements. The underground storage tanks have been removed. Additional investigations were conducted in early 2020 to further delineate the benzene plume. Based on semi-annual status report and the additional investigation activities for the site, concentrations of benzene, toluene, and ethylbenzene in groundwater continue to be above state action levels. Continued semi-annual groundwater monitoring was proposed and approved by NDEP.

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