

FOR SALE

3513-3515 E. Charleston

Las Vegas, NV 89104 | Value-Add Real Estate with Stabilized Income



OFFERING PRICE

\$770,000

CAP RATE

7.00%

LEASED

100%

TWO-TENANT RETAIL

±3,600 SF



OFIR BARASHY

(702) 325-9673 · ofir@barashy.com

Nevada Real Estate License #B.146149.LLC

THE OPPORTUNITY

Stabilized income. *Built-in upside.*

A ±3,600 SF two-tenant retail building on a signalized corner of E. Charleston Blvd – 100% leased at a 7.00% cap. A guaranteed NNN restaurant lease carries the income; a below-market laundromat on a short term hands the next owner a clear path to grow it.

RENT ROLL

TENANT	SF	BASE/MO	STRUCTURE	EXPIRES
Luciana ES Restaurant	1,200	\$2,500	NNN	7/31/31
Laundromat Express	2,400	\$2,900	Mod. Gross	5/31/27
Total · 100% Leased	3,600	\$5,400	–	–

- **Guaranteed NNN anchor** – five-year restaurant lease, personally guaranteed, 3.5% annual bumps.
- **Below-market laundromat** at ~\$14.50/SF, rolling in 2027 – mark to market to grow NOI.
- **~Significant amount of capital already invested** in roof, parking, HVAC, and a 2025 grease interceptor.

Priced to move

An investor play at \$214/SF – in-place income today, with a clear path to grow it. Built for value-add buyers ready to mark the anchor to market.

OFFERING PRICE

\$770,00

CAP RATE

7.00%

NOI (PRO FORMA)

\$53,922

PRICE / SF

\$214

Hard-corner exposure on E. Charleston Blvd – ±31,000 VPD, 1/4 mile to I-11 / US-95, in an active retail node.

TWO TENANTS, TWO ROLES

The restaurant pays. *The laundromat grows.*



STABILIZED INCOME • RESTAURANT

Luciana ES Restaurant

From the operator that brought Antojitos DF Y Mas #1 and #2, a new concept comes to life. A newly-signed five-year NNN lease, personally guaranteed, with 3.5% annual increases, from an experienced operator running multiple Las Vegas locations. Delivered turnkey after ownership's renovation – the restaurant anchors the property with dependable, growing income.

VALUE-ADD UPSIDE • LAUNDROMAT

Laundromat Express

In place seven-plus years at a below-market rent versus nearby comps, on a lease expiring May 2027. A new owner can let it expire and re-tenant at market, or raise the rent in place – a clear, near-term path to higher income.

\$770,000 TODAY • \$2,900 LAUNDROMAT	\$822,000 AT \$3,200 RENT	\$873,000 AT \$3,500 MARKET	7.00%→7.94% CAP ACTUAL→ PRO FORMA	+\$50-100K EST. VALUE CREATION
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Value-add scenarios illustrative at a 7.00% cap; achievable rent depends on negotiation, comps, and lease terms. The 2019 laundromat lease contains a tenant first-option-to-buy that may apply upon sale, subject to legal determination. Figures per owner-supplied leases; to be verified.

IN THE PATH OF REINVESTMENT

Two tailwinds.

**Redevelopment Area 3 – across the street**

Directly across from the City of Las Vegas's ±1,350-acre RDA 3 (established July 2026) – bringing tax-increment financing, streetscape, and infrastructure investment to the corridor.

Opportunity Zone 2.0 – eligible tract

In Census Tract 15.02, on Treasury's list of tracts eligible for the 2027 (OZ 2.0) round. If designated, a buyer deploying capital gains could pair an OZ strategy for federal tax advantages. Not final; consult your tax advisor.

Confidential; prepared by Barashy Group LLC. Information from owner and market sources deemed reliable but not guaranteed; financials are estimates subject to verification. OZ designation is not final and is not a representation of tax benefit. Retail map and traffic counts per third-party / owner sources and approximate. Offered subject to prior sale, lease, or withdrawal without notice. NV Broker License B.146149.LLC.

THE OPPORTUNITY AWAITS

Own a value-add corner on East Charleston.



REQUEST FINANCIALS, LEASES & TOURS

Ofir Barashy • Principal Broker

ofir@barashy.com • (702) 325-9673 • 3227 Meade Ave, Ste 3B, Las Vegas, NV • NV B.146149.LLC



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