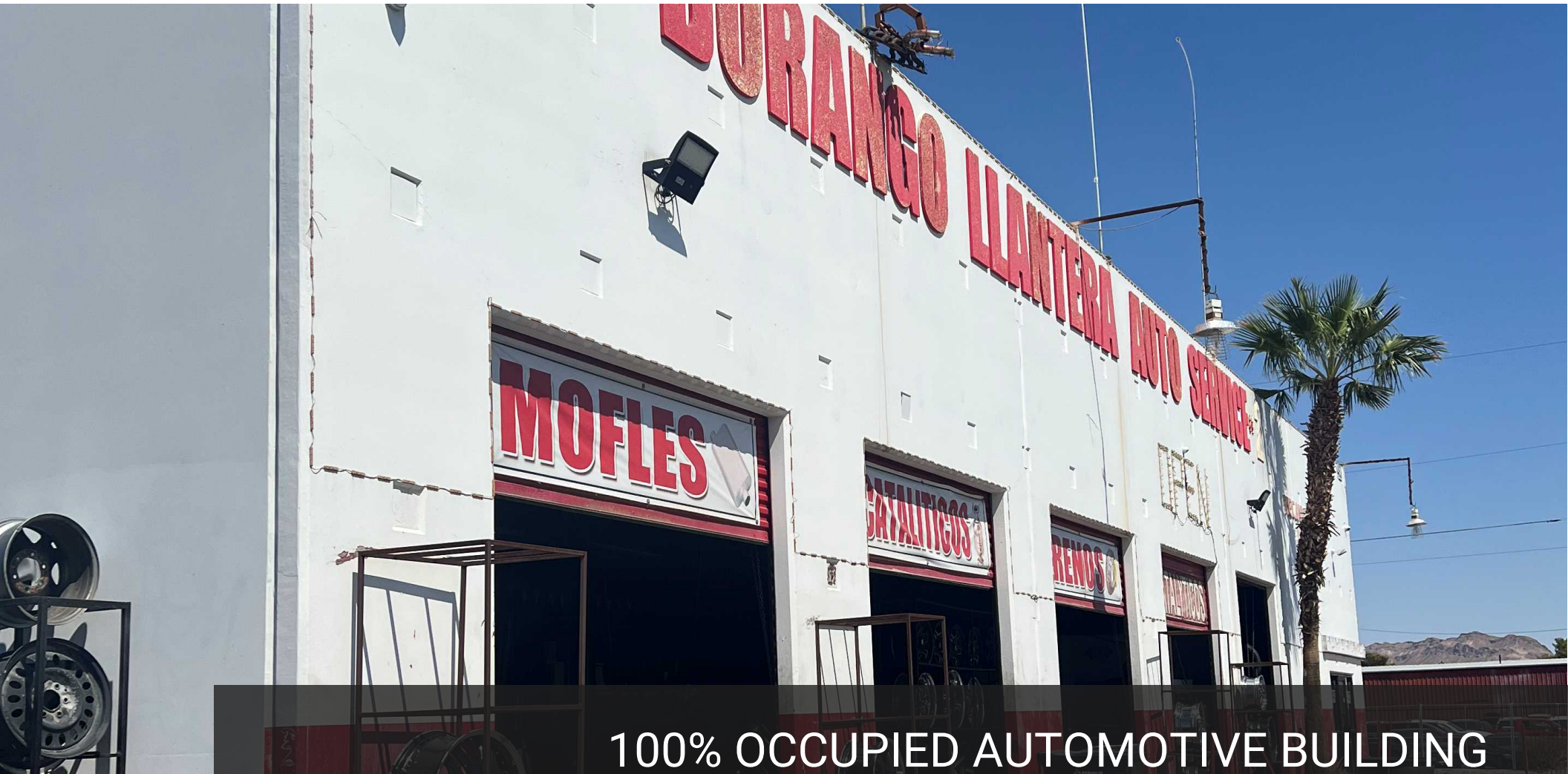


RETAIL FOR SALE

AUTOMOTIVE PROPERTY FOR SALE

4528 EAST LAKE MEAD BOULEVARD, LAS VEGAS, NV 89115



100% OCCUPIED AUTOMOTIVE BUILDING

KELLER WILLIAMS REALTY LAS VEGAS

9420 W. Sahara Ave Suite 100
Las Vegas, NV 89117



Each Office Independently Owned and Operated

PRESENTED BY: JESSE CHIPPOLETTI

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TABLE OF CONTENTS

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Disclaimer 3

1 - PROPERTY INFORMATION

Executive Summary 5

Property Photos 6

2 - LOCATION INFORMATION

Regional Map 8

Location Maps 9

Aerial Map 10

Demographics 11

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4528 EAST LAKE MEAD BOULEVARD



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4528 EAST LAKE MEAD BOULEVARD

PROPERTY INFORMATION

1

EXECUTIVE SUMMARY	5
PROPERTY PHOTOS	6

EXECUTIVE SUMMARY

4528 EAST LAKE MEAD BOULEVARD



OFFERING SUMMARY

PRICE:	\$1,600,000
BUILDING SF:	±6,000
OCCUPANCY:	100%
NOI:	\$84,000
CAP RATE:	5.25
LEASE TYPE:	NNN
LEASE EXPIRATION	December 2026
LOT SIZE:	.48 Acres
YEAR BUILT:	2000
PARCEL NUMBER	140-20-201-018

PROPERTY OVERVIEW

4528 E Lake Mead is a ±6,000 square foot automotive building situated on .48 acres in the North East Las Vegas submarket. The property is occupied by Durango Llantera Auto Service. The property features 5 roll up doors on the south and north ends of the building providing drive thru vehicle access. The property also features a reception area, two restrooms, and a private office.

PROPERTY HIGHLIGHTS

- 100% occupied automotive property
- Corner property
- ±35,000 vehicles per day on E Lake Mead Blvd
- Lease term expires December 2026

PROPERTY PHOTOS

4528 EAST LAKE MEAD BOULEVARD





4528 EAST LAKE MEAD BOULEVARD

LOCATION INFORMATION

2

REGIONAL MAP	8
LOCATION MAPS	9
AERIAL MAP	10
DEMOGRAPHICS	11

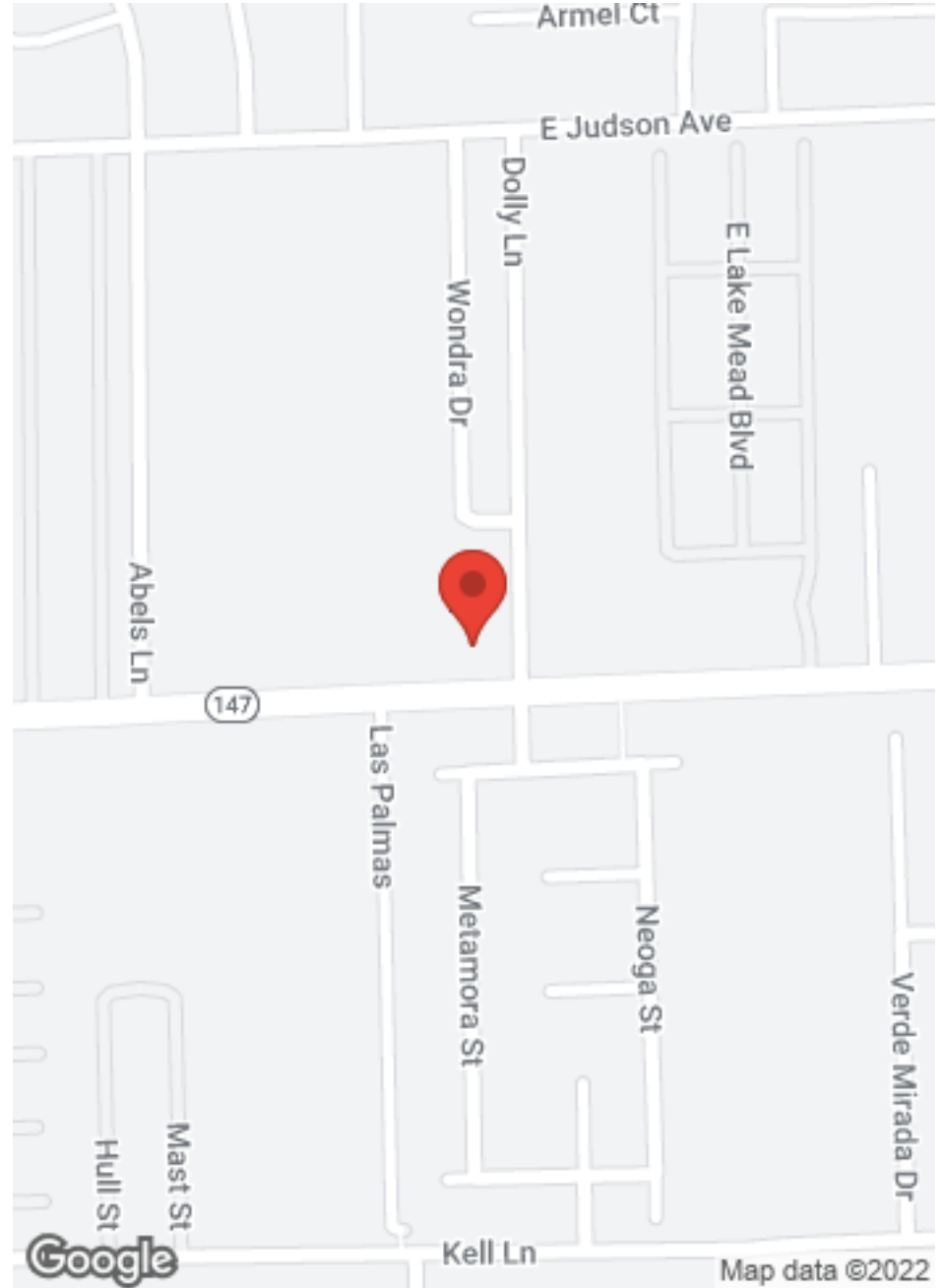
REGIONAL MAP

4528 EAST LAKE MEAD BOULEVARD



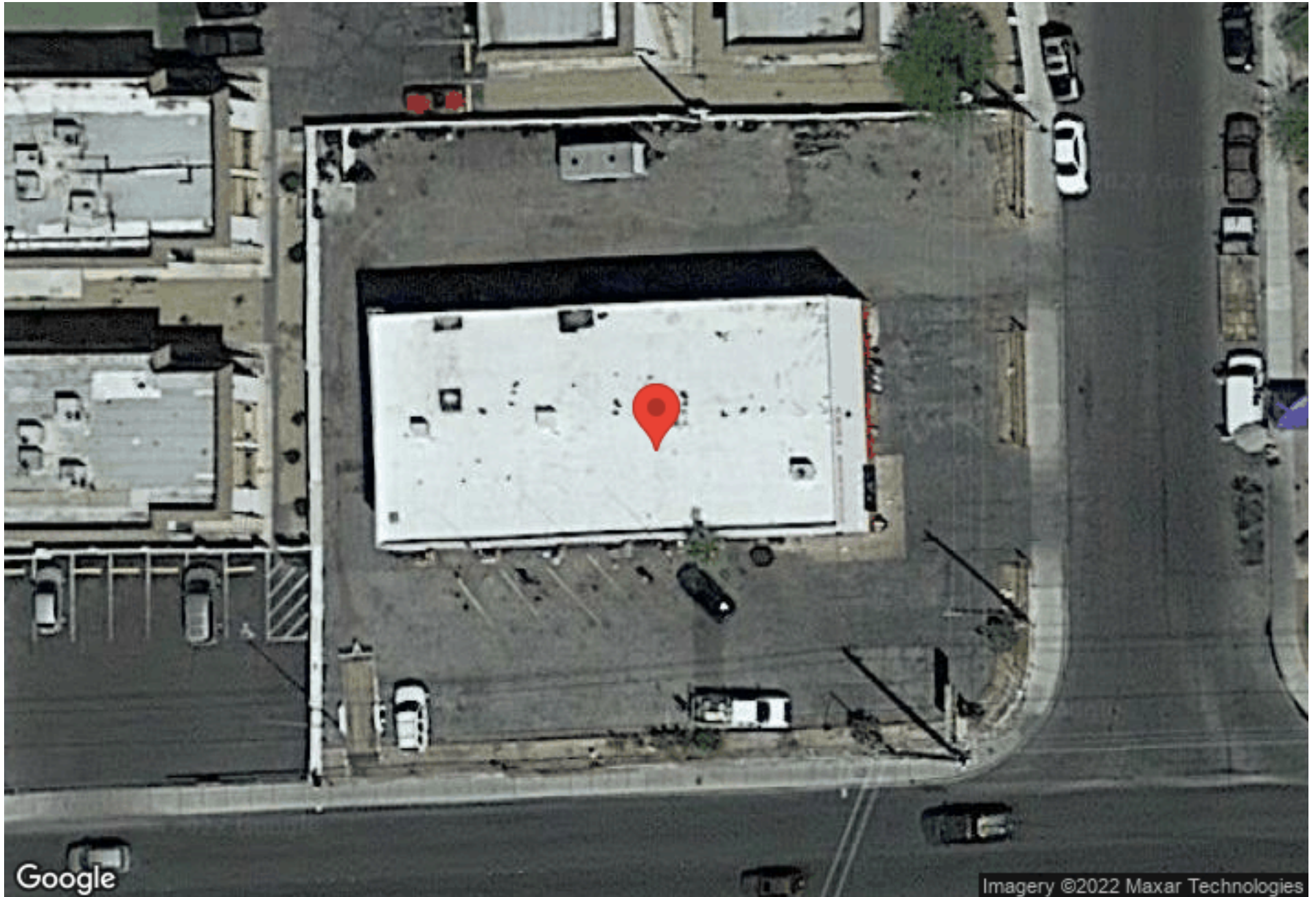
LOCATION MAPS

4528 EAST LAKE MEAD BOULEVARD



AERIAL MAP

4528 EAST LAKE MEAD BOULEVARD

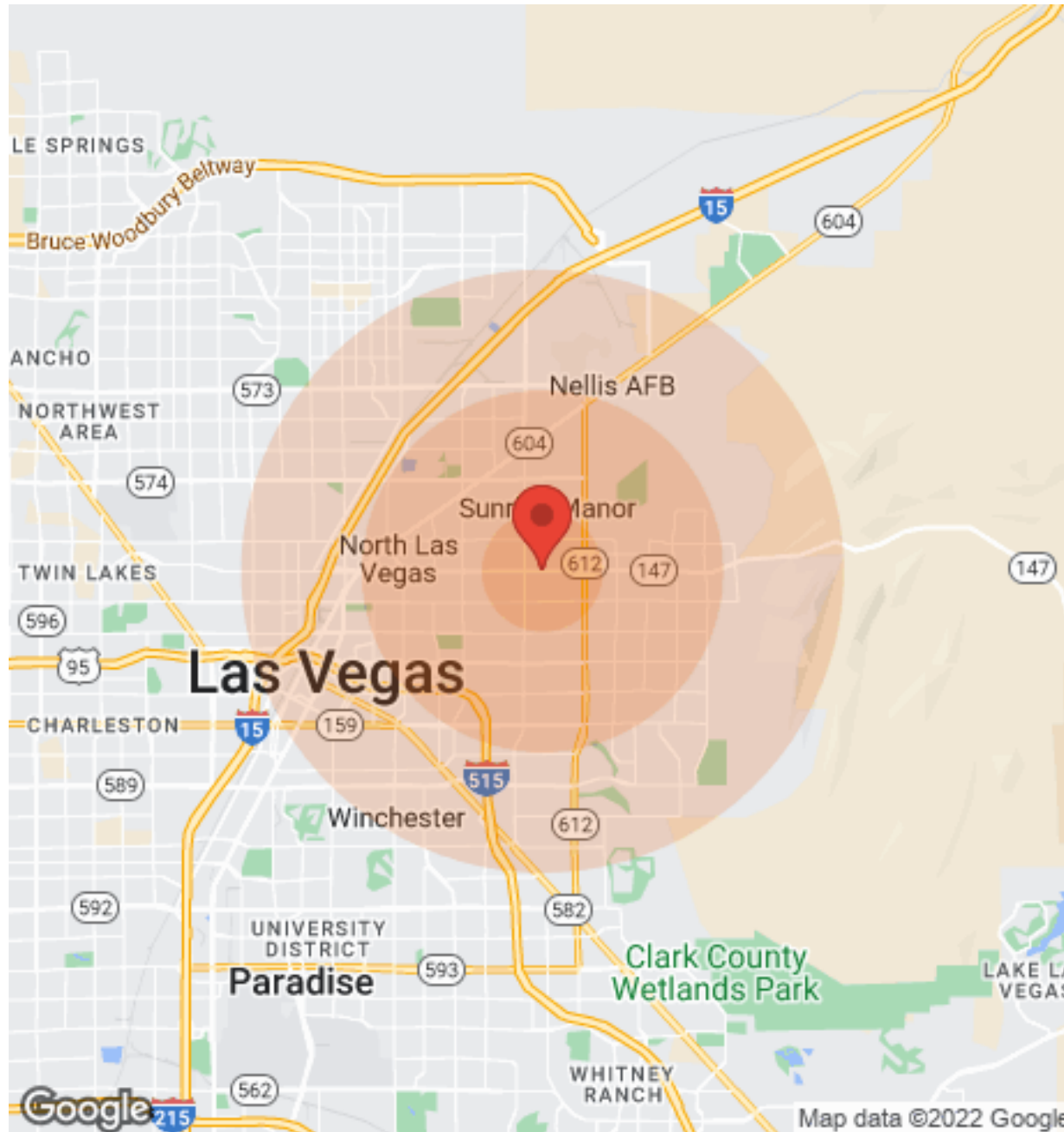


Google

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DEMOGRAPHICS

4528 EAST LAKE MEAD BOULEVARD



Population	1 Mile	3 Miles	5 Miles
Male	11,645	117,023	220,062
Female	11,287	121,270	221,869
Total Population	22,932	238,293	441,931

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	7,081	70,289	117,955
Ages 15-24	3,877	39,151	66,521
Ages 55-64	1,683	19,128	40,762
Ages 65+	1,451	16,466	44,875

Race	1 Mile	3 Miles	5 Miles
White	9,404	103,873	200,032
Black	2,390	24,732	61,122
Am In/AK Nat	88	864	1,699
Hawaiian	25	464	1,158
Hispanic	17,315	170,585	265,344
Multi-Racial	21,426	204,778	320,416

Income	1 Mile	3 Miles	5 Miles
Median	\$37,974	\$41,765	\$40,968
< \$15,000	1,033	8,354	18,752
\$15,000-\$24,999	728	8,588	18,854
\$25,000-\$34,999	1,038	9,937	19,048
\$35,000-\$49,999	1,126	11,556	22,052
\$50,000-\$74,999	1,305	14,222	28,705
\$75,000-\$99,999	608	7,143	14,045
\$10,000-\$149,999	427	4,927	10,272
\$150,000-\$199,999	50	1,246	2,895
> \$200,000	33	505	1,089

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,305	76,490	160,244
Occupied	6,318	66,293	137,479
Owner Occupied	2,953	32,501	66,120
Renter Occupied	3,365	33,792	71,359
Vacant	987	10,197	22,765