

FOR SALE or LEASE 2575 E SAHARA AVE

AUTO DEALERSHIP • 2575 E SAHARA AVE, LAS VEGAS, NV - 89104

FOR SALE: \$7,995,000
OR
FOR LEASE: \$50,000/MO NNN

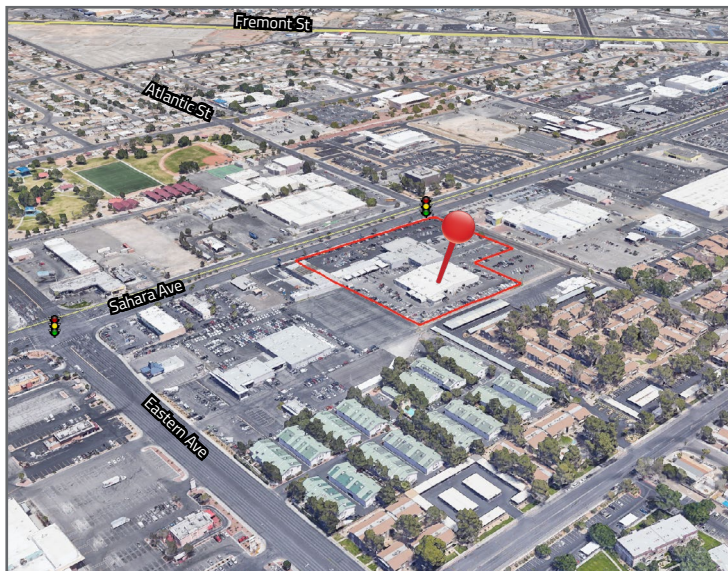


ZONED: C-2, COUNTY • APN: 162-12-101-005 & 006 • GLA: 58,217 SF • LOT: 6.42 AC • CONSTRUCTION: 1970 • PARKING: 10.00 • CAMS: \$0.30/SF

2575 E SAHARA AVE is a $\pm 58,217$ full service automotive dealership, currently operating as Reliable Auto Sales. Located on the South side of East Sahara Avenue, between South Eastern Avenue and South McLeod Drive, the property is just 1.25 West of Interstate 95. The property enjoys ± 563 feet of Sahara street frontage, dedicated turn-in access, and a signalized intersection. Offering a near turn-key opportunity for experienced automotive operators to quickly activate services, the property also lends itself as a perfect large-footprint campus to a wide range of business concepts and development projects.

Property Highlights:

- Large ± 6.42 acre footprint provides opportunity for a wide variety of concepts and uses
- The adjoining 2495 E Sahara property is also separately available for sale or lease, which when combined with the subject property would create a massive ± 7.29 acre / $\pm 72,850$ sf opportunity for a wide variety of large format uses.
- Full-service automobile dealership with active licensure. Features service areas, body shop, paint booths, detail areas, two showroom areas, huge lot.
- Terrific multi-family development site
- Nearby freeway ensures easy access to/from all parts of the valley
- Suitable for many brands, as the site is well outside of the 8-mile restricted / non-compete radius of others
- Perfect opportunity for all used car or "second chance financing" concepts
- Spectacular street frontage and signage opportunities



For more information or to schedule an appointment contact:

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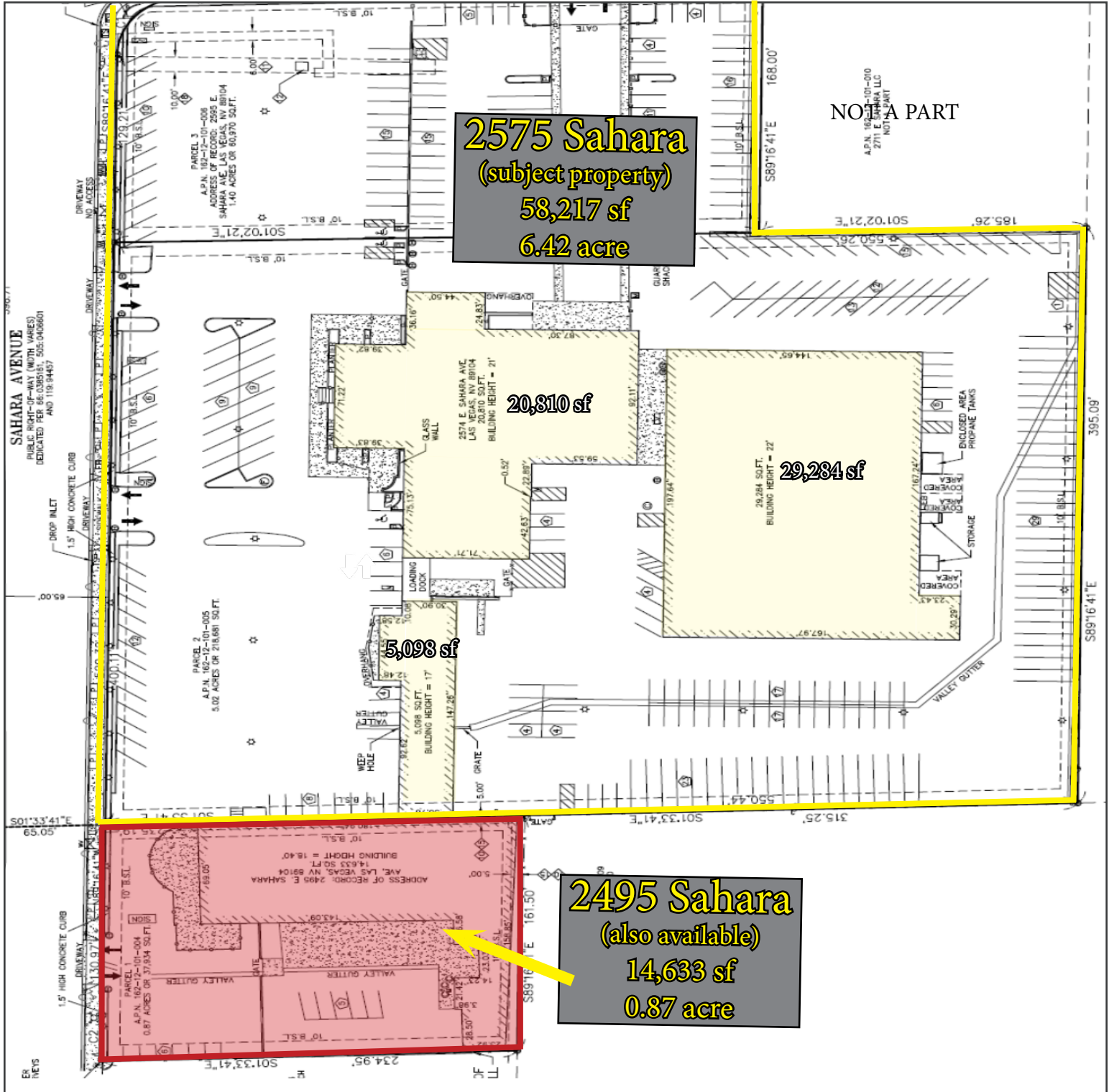


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SITE PLAN 2575 E SAHARA AVE

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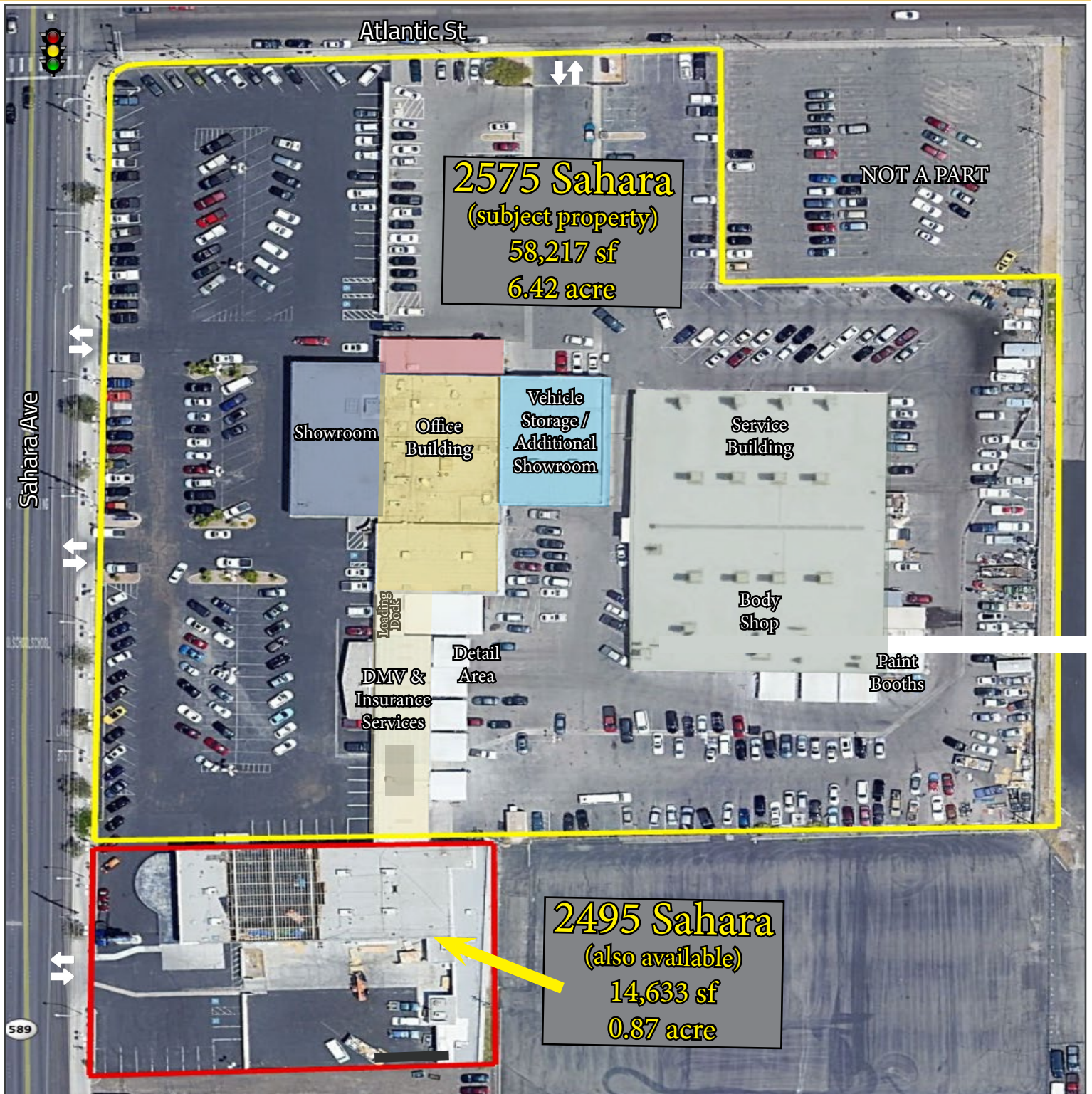


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SITE PLAN - SATELLITE IMAGE

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PHOTOS - Showroom & Admin Areas

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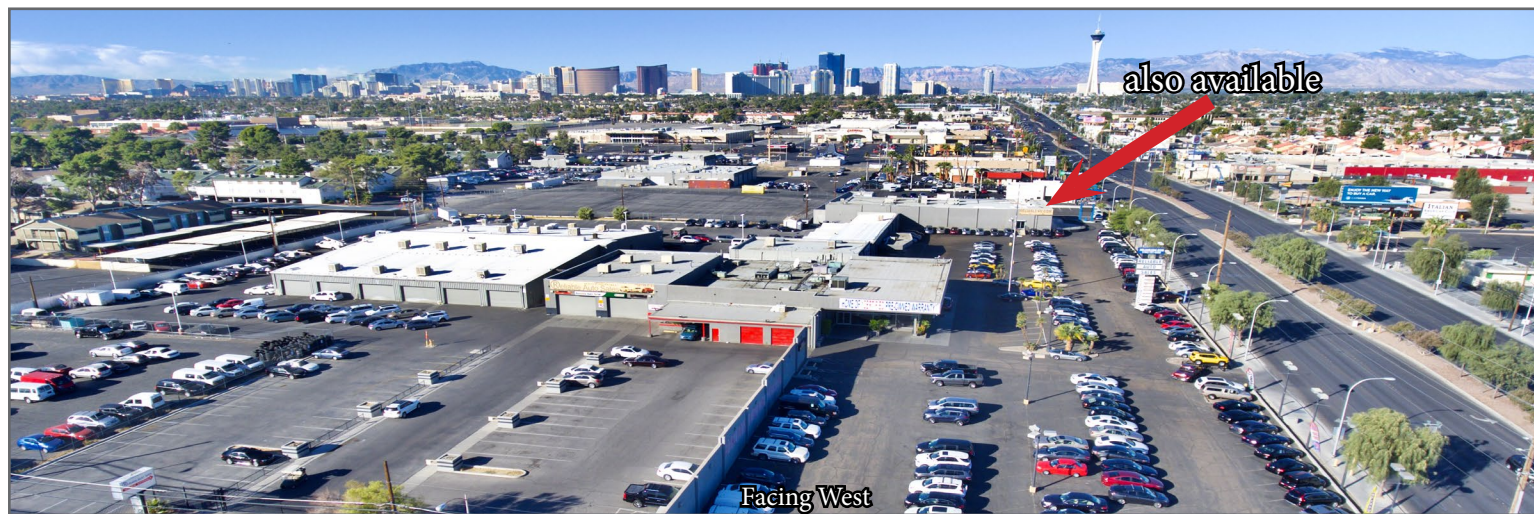
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PHOTOS - Aerials

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FACTS & FIGURES

2575 E SAHARA AVE

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Purchase Price:	\$7,995,000
Price / Square Foot (Bldg.):	\$137.33 (58,217 sf GLA)
Price / Square Foot (Land):	\$28.58 (6.42ac / 279,655 sf)
NOI & Cap Rate:	N/A - Sold as vacant real property, as-is.
Total Gross Leasable Space:	± 58,217 (20,810 sf - Main Bldg, 1st Floor - Showroom, Office, Parts sales 1,500 sf - Main Bldg, 2nd Floor - Parts storage 5,098 sf - Administrative & Detail 1,525 sf - Upper level office area)
Year Built:	1968 - 1983
Number of Structures:	3
Parking:	Asphalt, 305 striped spaces with room for approximately 800.
Construction:	Continuously poured monolithic slab poured on reinforced concrete footings. Construction components concrete block, masonry, and metal.
HVAC:	All areas feature central HVAC systems with forced air furnaces with evaporative cooling in shop & work areas.
Roof System:	Flat
Building & Ceiling Heights:	Exterior heights ranging from 17 - 22 feet. Interior finished areas ranging from 8 - 9 feet, showroom areas ranging from 18 - 21 feet, and 22 feet in shop areas.
Fire, Life, & Safety:	100% sprinkled structures via an overhead wet system that is wired to the local fire department. Las Vegas Metropolitan Police Department and City of Las Vegas Fire Department both provide quick response times. Roving security patrols are utilized on a contract basis as needed.
Utilities & Service:	All utilities are readily available to the site in adequate quality and quantity to service the highest and best use of the property.
Frontage:	±563.09 feet along Sahara Ave. & ±326 feet along Atlantic St.
Flood Zone:	According to the FEMA Map 32003C 2190 F (dated November 16, 2011), the property is within flood zone "X." This is not a special flood zone area and does not require flood insurance.
Amenities:	Bus line, dedicated turn lane, pylon sign, prominent building signage, signalized intersection.
Environmental Studies:	PHASE 1 - Last performed July 8, 2013 with result: "Evaluation Results: ACCEPTABLE"
Conveyed with sale:	Sixteen 2-post vehicle lifts



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PROPERTY TAXES - PARCEL -005

2575 E SAHARA AVE

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Property Account Inquiry - Summary Screen							
New Search	Recorder	Treasurer	Assessor	Clark County Home			
Parcel ID	162-12-101-005	Tax Year	2020	District	410	Rate	2.9328
Situs Address:	2575 E SAHARA AVE WINCHESTER						
Legal Description:	ASSESSOR DESCRIPTION: PT NW4 NW4 SEC 12 21 61GEOID: PT NW4 NW4 SEC 12 21 61						
Status:	Property Characteristics	Property Values	Property Documents				
Active	Tax Cap Increase Pct.	Land	401808	2013093002903	9/30/2013		
Taxable	Tax Cap Limit Amount	Improvements	519642	2013051401302	5/14/2013		
	Tax Cap Reduction	Total Assessed Value	921450	2013032103497	3/21/2013		
	Land Use	Net Assessed Value	921450	00050300578	5/3/2000		
	Cap Type	Exemption Value New Construction	0				
	Acreage	New Construction - Supp Value	0				
	Exemption Amount						
Role	Name	Address	Since	To			
Owner	KILAVUZ PROPERTY L L C	1924 CORALINO DR , HENDERSON, NV 89074-1007 UNITED STATES	10/18/2013	Current			
Summary							
Item	Amount						
Taxes as Assessed	\$27,024.29						
Less Cap Reduction	\$0.00						
Net Taxes	\$27,024.29						
PAST AND CURRENT CHARGES DUE TODAY							
Tax Year	Charge Category	Amount Due Today					
THERE IS NO PAST OR CURRENT AMOUNT DUE as of 11/7/2019		\$0.00					
NEXT INSTALLMENT AMOUNTS							
Tax Year	Charge Category	Installment Amount Due					
2020	Property Tax Principal	\$6,756.07					
NEXT INSTALLMENT DUE AMOUNT due on 1/6/2020		\$6,756.07					
TOTAL AMOUNTS DUE FOR ENTIRE TAX YEAR							
Tax Year	Charge Category	Remaining Balance Due					
2020	Property Tax Principal	\$13,512.14					
2020	Las Vegas Artesian Basin	\$0.00					
TAX YEAR TOTAL AMOUNTS DUE as of 11/7/2019		\$13,512.14					
PAYMENT HISTORY							
Last Payment Amount	\$6,756.07						
Last Payment Date	10/4/2019						
Fiscal Tax Year Payments	\$13,513.91						
Prior Calendar Year Payments	\$25,634.54						
Current Calendar Year Payments	\$26,593.91						

http://trweb.co.clark.nv.us/print_wep2.asp?Parcel=162-12-101-005&DateSelect=11/7/2019



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PROPERTY TAXES - PARCEL -006

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Property Account Inquiry - Summary Screen							
New Search	Recorder	Treasurer	Assessor	Clark County Home			
Parcel ID	162-12-101-006	Tax Year	2020	District	410	Rate	2.9328
Situs Address:	2595 E SAHARA AVE WINCHESTER						
Legal Description:	ASSESSOR DESCRIPTION: PT NW4 NW4 SEC 12 21 61 GEOID: PT NW4 NW4 SEC 12 21 61						
Status:	Property Characteristics	Property Values		Property Documents			
Active	Tax Cap Increase Pct.	4.8	Land	112058	2013093002903	9/30/2013	
Taxable	Tax Cap Limit Amount	3889.30	Improvements	41796	2013051401302	5/14/2013	
	Tax Cap Reduction	622.93	Total Assessed Value	153854	2013050203141	5/2/2013	
	Land Use	3-30 General Commercial. Gener	Net Assessed Value	153854	08120771178	11/17/1977	
	Cap Type	OTHER	Exemption Value New Construction	0			
	Acreage	1.4000	New Construction - Supp Value	0			
	Exemption Amount	0.00					
Role	Name	Address	Since	To			
Owner	KILAVUZ PROPERTY L L C	1924 CORALINO DR , HENDERSON, NV 89074-1007 UNITED STATES	10/18/2013	Current			
Summary							
Item	Amount						
Taxes as Assessed	\$4,512.23						
Less Cap Reduction	\$622.93						
Net Taxes	\$3,889.30						
PAST AND CURRENT CHARGES DUE TODAY							
Tax Year	Charge Category	Amount Due Today					
THERE IS NO PAST OR CURRENT AMOUNT DUE as of 11/7/2019							
\$0.00							
NEXT INSTALLMENT AMOUNTS							
Tax Year	Charge Category	Installment Amount Due					
2020	Property Tax Principal	\$972.33					
NEXT INSTALLMENT DUE AMOUNT due on 1/6/2020							
\$972.33							
TOTAL AMOUNTS DUE FOR ENTIRE TAX YEAR							
Tax Year	Charge Category	Remaining Balance Due					
2020	Property Tax Principal	\$1,944.66					
2020	Las Vegas Artesian Basin	\$0.00					
TAX YEAR TOTAL AMOUNTS DUE as of 11/7/2019							
\$1,944.66							
PAYMENT HISTORY							
Last Payment Amount		\$972.33					
Last Payment Date		10/4/2019					
Fiscal Tax Year Payments		\$1,946.40					
Prior Calendar Year Payments		\$3,638.14					
Current Calendar Year Payments		\$3,801.98					

http://trweb.co.clark.nv.us/print_wep2.asp?Parcel=162-12-101-006&DateSelect=11/7/2019



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SURROUNDING AREA TRADE MAP

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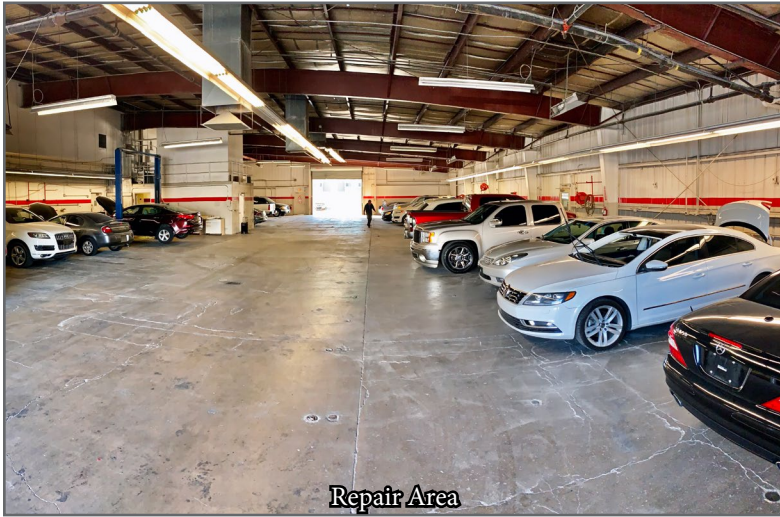


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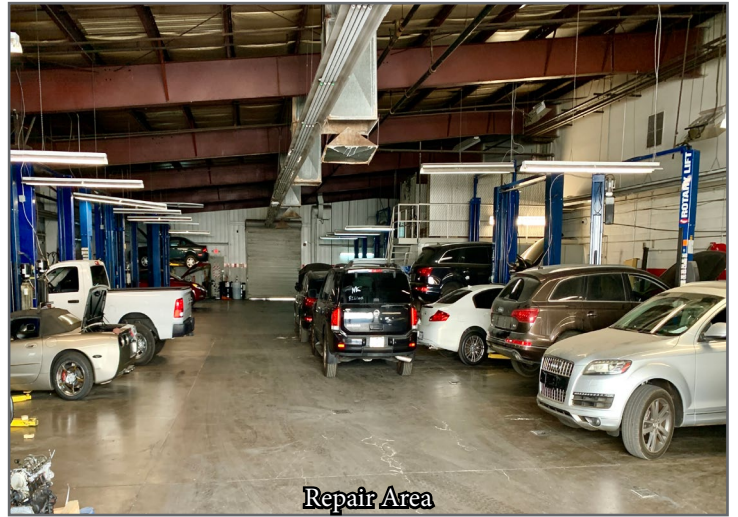
PHOTOS - Work Areas

2575 E SAHARA AVE

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Repair Area



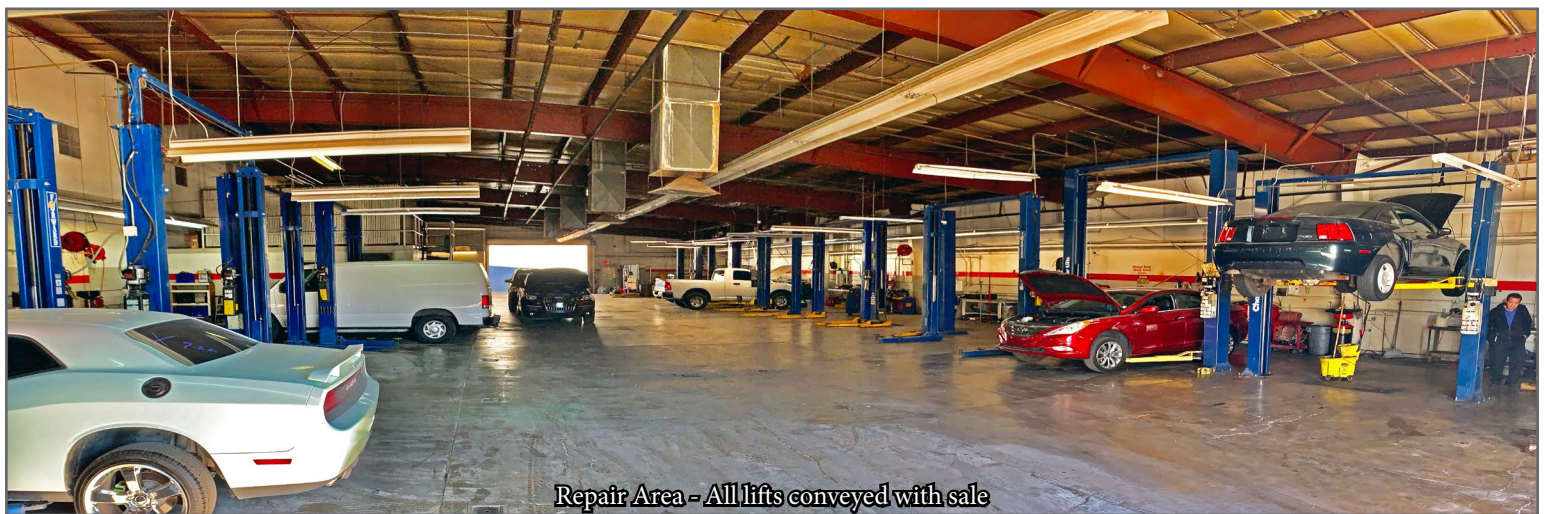
Repair Area



Vehicle Storage / Secondary Showroom



Repair Area



Repair Area - All lifts conveyed with sale



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PHOTOS - Work Areas

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Vehicle Storage / Secondary Showroom



Body Shop // Paint



Parts Storage



Body Shop



Paint Booth 1 of 2



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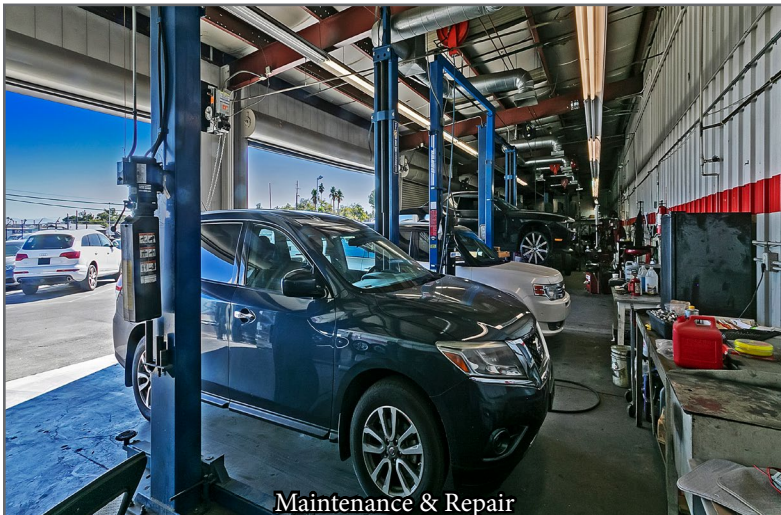
PHOTOS - Work Areas

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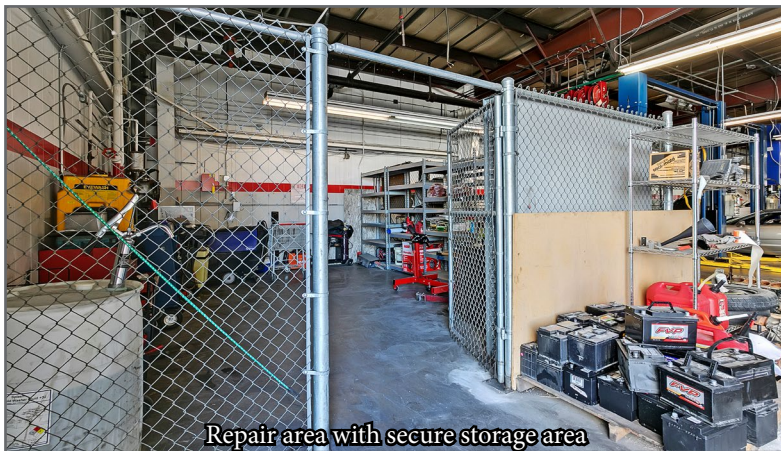
Parts Storage



Maintenance & Repair



Wheel & Tire Shop



Repair area with secure storage area



Wheel & Tire Shop



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PHOTOS - Exterior

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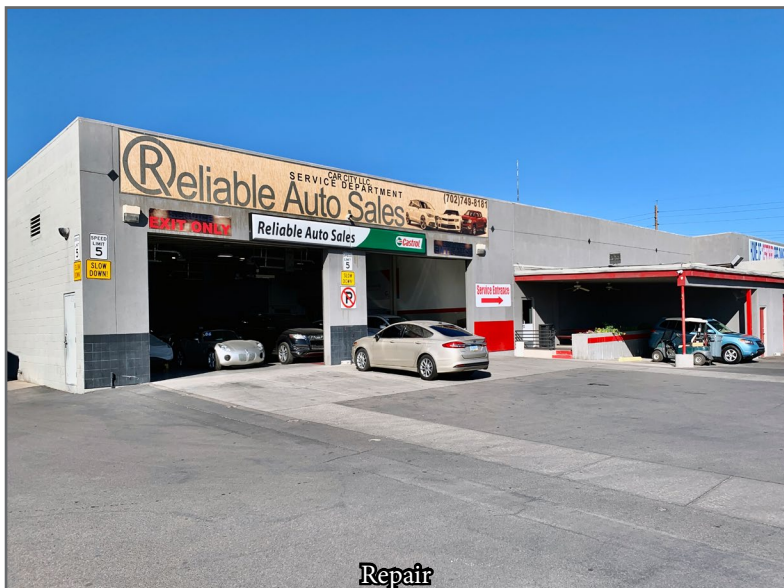
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Detail Area



Body Shop



Repair



Pylon Sign along Sahara Ave. Frontage



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PHOTOS - Public Areas & Offices

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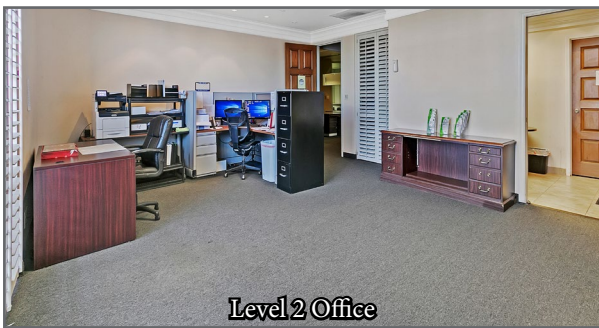
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Level 2 Office



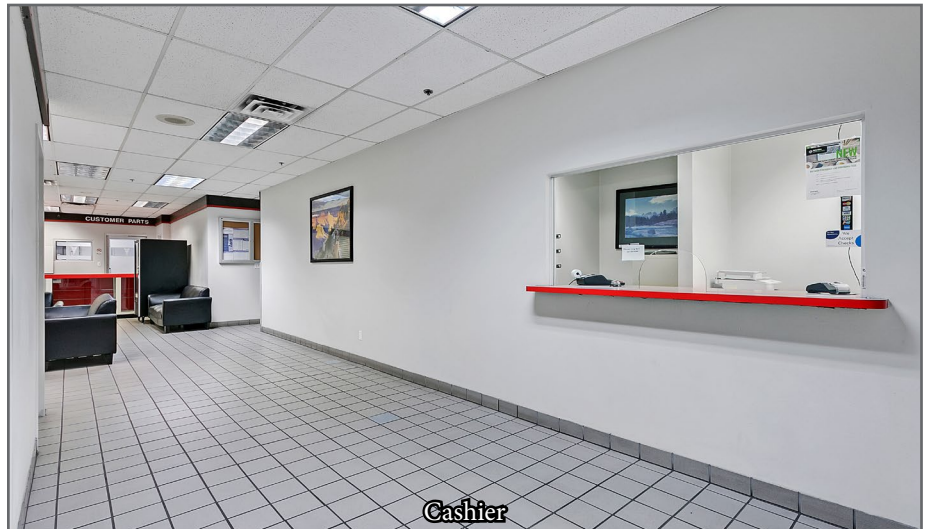
Reception / Greeting



Level 2 Office



Service Desk



Cashier



Parts Department



Customer Waiting Area



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