

# CAR DEALERSHIP / 8.02 AC REDEVELOPMENT OPPORTUNITY



**2575 E SAHARA AVE** is a  $\pm 72,850$  sf vacant used car dealership, resting upon an  $\pm 8.02$  ac parcel of land.

The property enjoys  $\pm 790$  ft of street frontage on Sahara with more than  $\pm 51,000$  cars per day, 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.

Other development possibilities include multifamily projects, and neighborhood retail development projects with room for numerous pads.

## PROPERTY SUMMARY

**FOR SALE**  
\$ 11,125,000

**SALE TYPE**  
OWNER-USER / REDEVELOPMENT

**LOT SIZE**  
 $\pm 8.02$  AC

**BUILDING SIZE (GLA)**  
 $\pm 72,850$  sf

**FRONTAGE**  
 $\pm 790$  ft (Sahara),  $\pm 945$  ft (Atlantic),

**ZONING**  
C2, COUNTY

**PARKING**  
 $\pm 900$  SPACES

**CONSTRUCTION**  
1968, 1983 RENOVATION

**FREEWAY PROXIMITY**  
 $\pm 1.25$  MILES FROM I-95

## FACTS & FIGURES

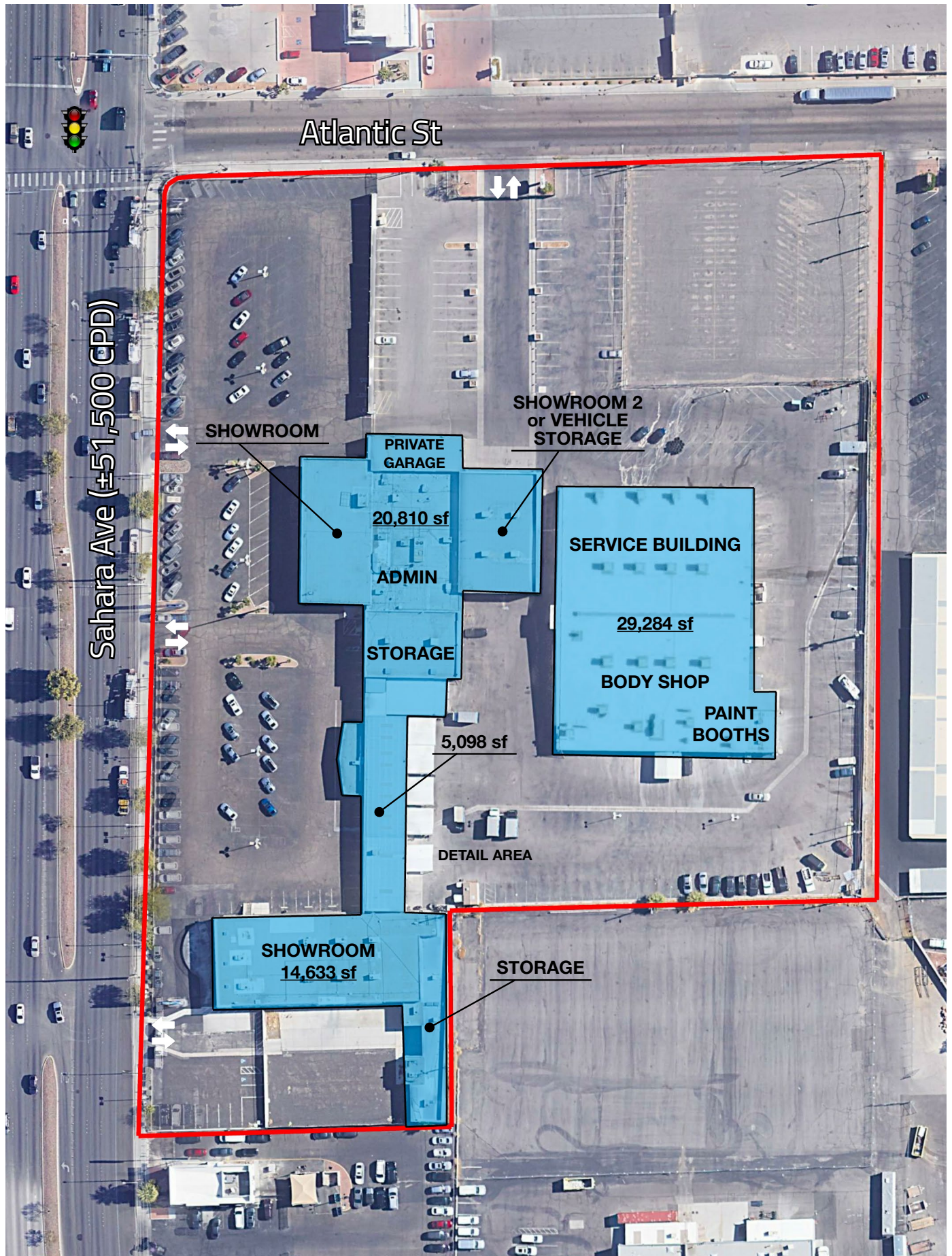
<b>Purchase Price</b>	\$11,125,000												
<b>Price / Square Foot (Bldg.)</b>	\$152.71 ( $\pm 72,850$ sf GLA)												
<b>Price / Square Foot (Land)</b>	\$31.77 ( $\pm 8.02$ ac / $\pm 350,073$ sf)												
<b>Parcels &amp; Addresses</b>	<table> <tr> <td>APN 162-12-101-005</td> <td>2575 East Sahara Avenue</td> <td>(<math>\pm 5.02</math> ac)</td> </tr> <tr> <td>APN 162-12-101-004</td> <td>2495 East Sahara Avenue</td> <td>(<math>\pm 0.87</math> ac)</td> </tr> <tr> <td>APN 162-12-101-006</td> <td>2595 East Sahara Avenue</td> <td>(<math>\pm 1.40</math> ac)</td> </tr> <tr> <td>APN 162-12-101-010</td> <td>2575 Atlantic Street</td> <td>(<math>\pm 0.73</math> ac)</td> </tr> </table>	APN 162-12-101-005	2575 East Sahara Avenue	( $\pm 5.02$ ac)	APN 162-12-101-004	2495 East Sahara Avenue	( $\pm 0.87$ ac)	APN 162-12-101-006	2595 East Sahara Avenue	( $\pm 1.40$ ac)	APN 162-12-101-010	2575 Atlantic Street	( $\pm 0.73$ ac)
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<b>Land Area</b>	8.02 ac												
<b>Year Built</b>	1968, 1983 RENOVATION												
<b>Number of Structures</b>	5												
<b>Parking</b>	Asphalt, 333 striped spaces with room for approximately $\pm 900$ .												
<b>Construction</b>	Continuously poured monolithic slab poured on reinforced concrete footings. Construction components concrete block, masonry, and metal.												
<b>HVAC</b>	All areas feature central HVAC systems with forced air furnaces with evaporative cooling in shop & work areas.												
<b>Roof System</b>	Flat												
<b>Building &amp; Ceiling Heights</b>	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.												
<b>Fire, Life, &amp; Safety</b>	100% sprinkled structures via an overhead wet system that is wired to the local fire department. Las Vegas Metropolitan Police Department and Clark County Fire Department both provide quick response times. Roving security patrols are utilized on a contract basis as needed.												
<b>Utilities &amp; Service</b>	All utilities are readily available to the site in adequate quality and quantity to service the highest and best use of the property.												
<b>Flood Zone</b>	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.												
<b>Amenities</b>	Bus line, dedicated turn lane, pylon sign, prominent building signage, signalized intersection.												

## PROPERTY HIGHLIGHTS

- CLEAN PHASE 1 study performed early 2022
- Large  $\pm 8.02$  ac footprint provides opportunity for a wide variety of concepts and uses
- $\pm 72,850$  sf opportunity for a wide variety of large format uses
- Former full-service automobile dealership, featuring service areas, body shop, paint booths, detail areas, three showroom areas, huge lot
- Terrific multi-family development site, with potential for amazing city & mountain views
- Nearby freeway ensures easy access to/from all parts of the valley
- Perfect opportunity for all used car or "second chance financing" concepts
- Spectacular street frontage and signage opportunities



# SITE PLAN





# IMMEDIATE AREA CAR DEALERSHIPS





# AERIALS





# SHOWROOM & ADMIN AREAS

*(Now vacant. These photos show the property when previously activated by the prior operator.)*



Showroom



Showroom



Showroom



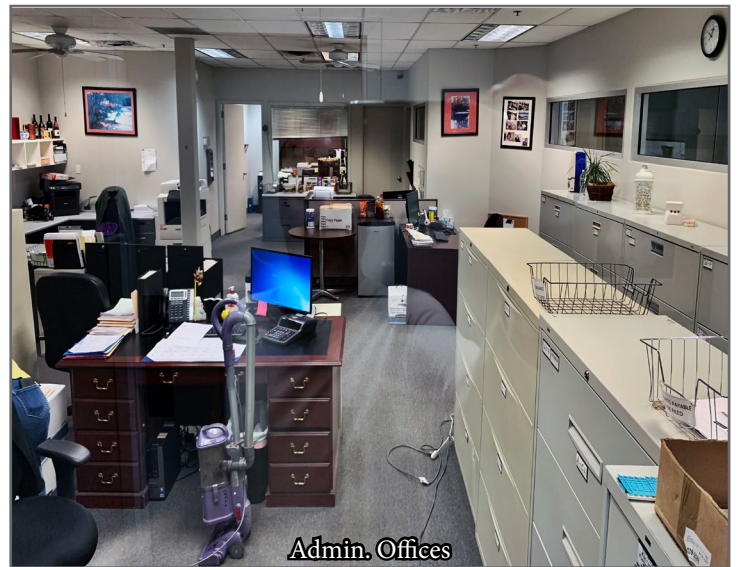
Executive Office



Admin. Offices



Executive Office

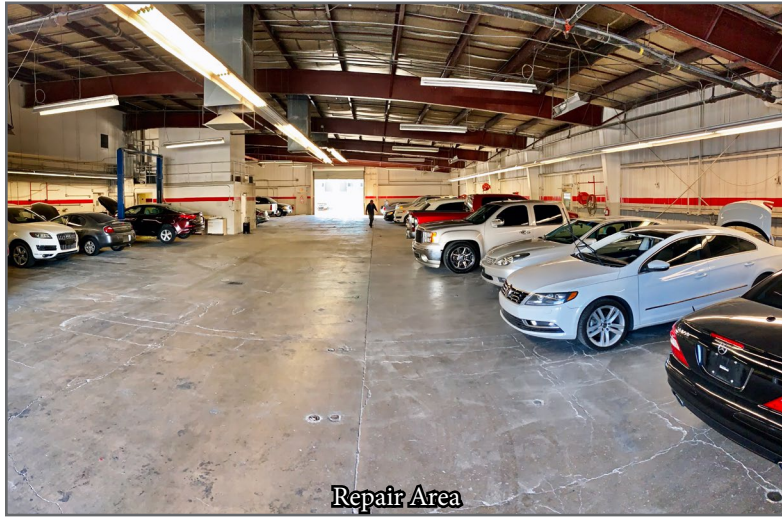


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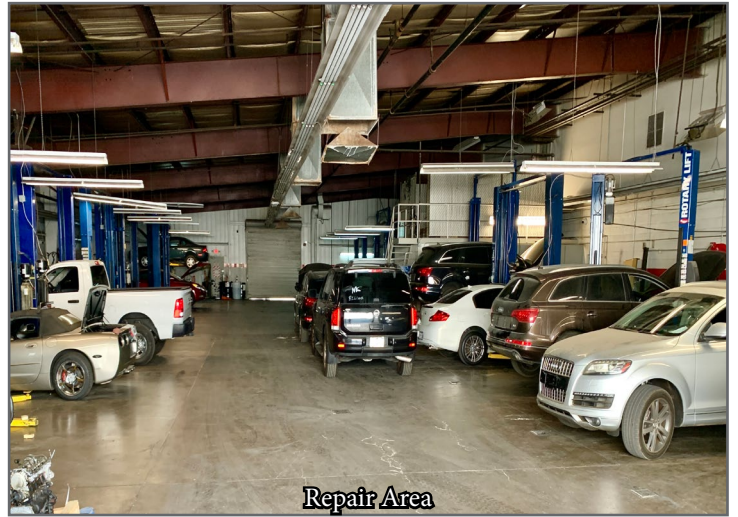


# WORK AREAS

*(Now vacant. These photos show the property when previously activated by the prior operator.)*



Repair Area



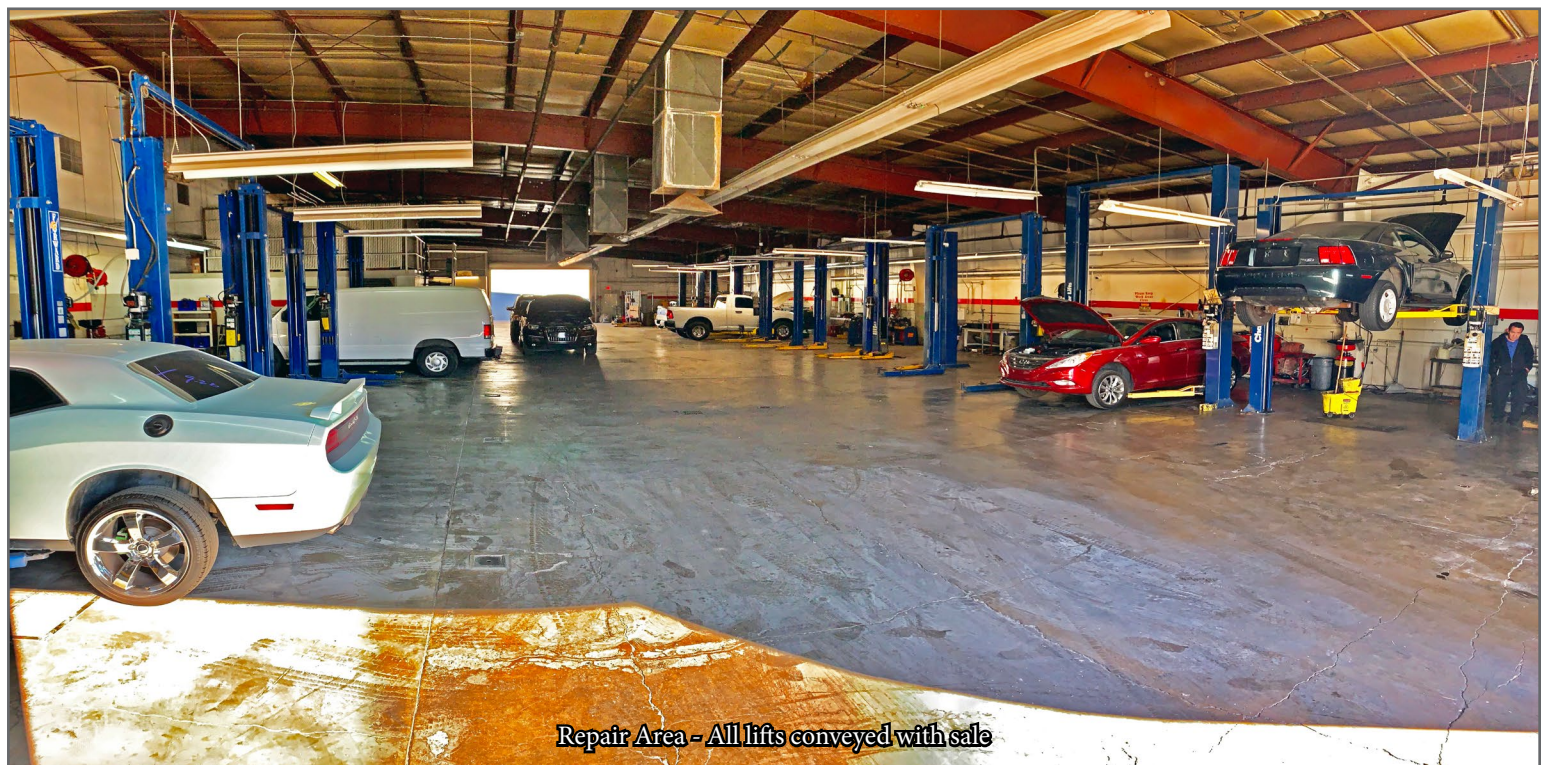
Repair Area



Showroom 2 / Vehicle Storage



Repair Area



Repair Area - All lifts conveyed with sale



# WORK AREAS

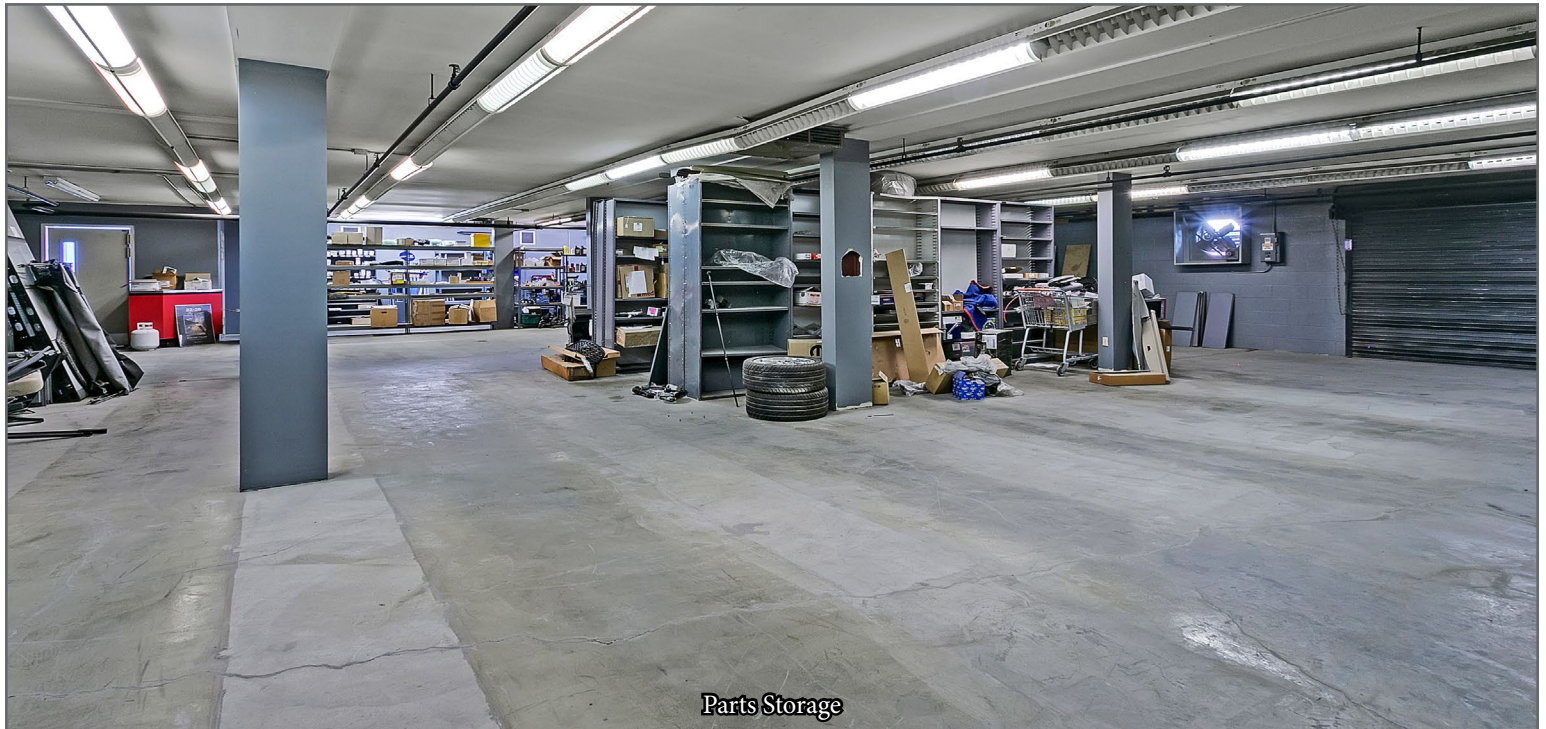
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**Vehicle Storage / Secondary Showroom**



**Body Shop / Paint**



**Parts Storage**



**Body Shop**



**Paint Booth 1 of 2**



# PUBLIC AREAS, PARTS DEPT, SERVICE WAITING ROOM

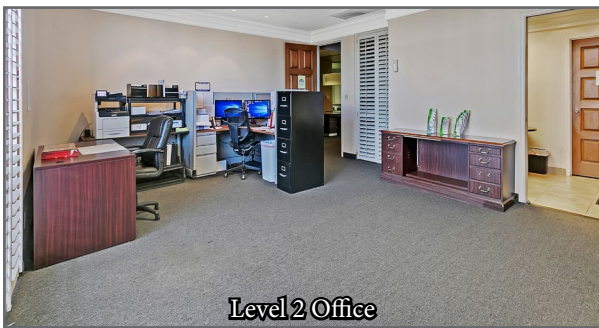
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Level 2 Office



Reception / Greeting



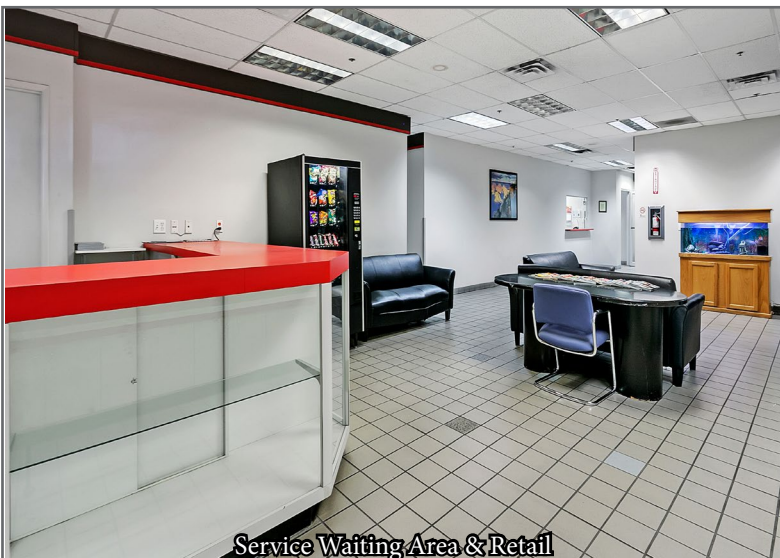
Level 2 Office



Parts Department



Cashier



Service Waiting Area & Retail



Service Waiting Area & Retail



# SHOWROOM 3 & STORAGE

*(Now vacant. These photos show the property when previously activated by the prior operator.)*



Showroom



Server / IT Room



ADA Compliant Restrooms



2nd Level Parts Storage



Storage



# SHOWROOM 3 EXTERIOR

*(Now vacant. These photos show the property when previously activated by the prior operator.)*







## ***For more information contact:***



### **ROB HATRAK**

Owner / Broker | Hatrak Commercial  
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