

# ALBORADA SIMMONS

5670-5690 Simmons Street  
North Las Vegas, NV 89013

- ◇ BUSY AUTOMOTIVE CENTER
- ◇ STRONG TENANT-MIX
- ◇ AFFLUENT DEMOGRAPHICS



SIMMONS STREET

**AUTOMOTIVE SPACE FOR LEASE**

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**MYD** REAL ESTATE





## OFFERING SUMMARY

Automotive Space For Lease

Available Space

±2,160 SF Total



Pricing

Contact Broker



Number of Buildings

Three (3)



Lot Size

±2.2 Acre







## PROEPRTY HIGHLIGHTS

- Hard to find **automotive space available** consisting of **±2,160 SF**. Within a busy automotive center complimented by a strong mix of national & regional tenants.
- **Fronting Simmons Street** offering excellent visibility with **pylon signage** available for additional exposure.
- **Strong demographics** with a growing population servicing the trade area.

## KEY DEMOGRAPHICS

	1-mile	3-miles	5-miles
<b>2024 Population</b>	<b>24,867</b>	<b>180,299</b>	<b>349,006</b>
<b>2024 AHHI</b>	<b>\$87,022</b>	<b>\$88,714</b>	<b>\$87,096</b>
<b>2024 Households</b>	<b>7,979</b>	<b>60,199</b>	<b>117,068</b>

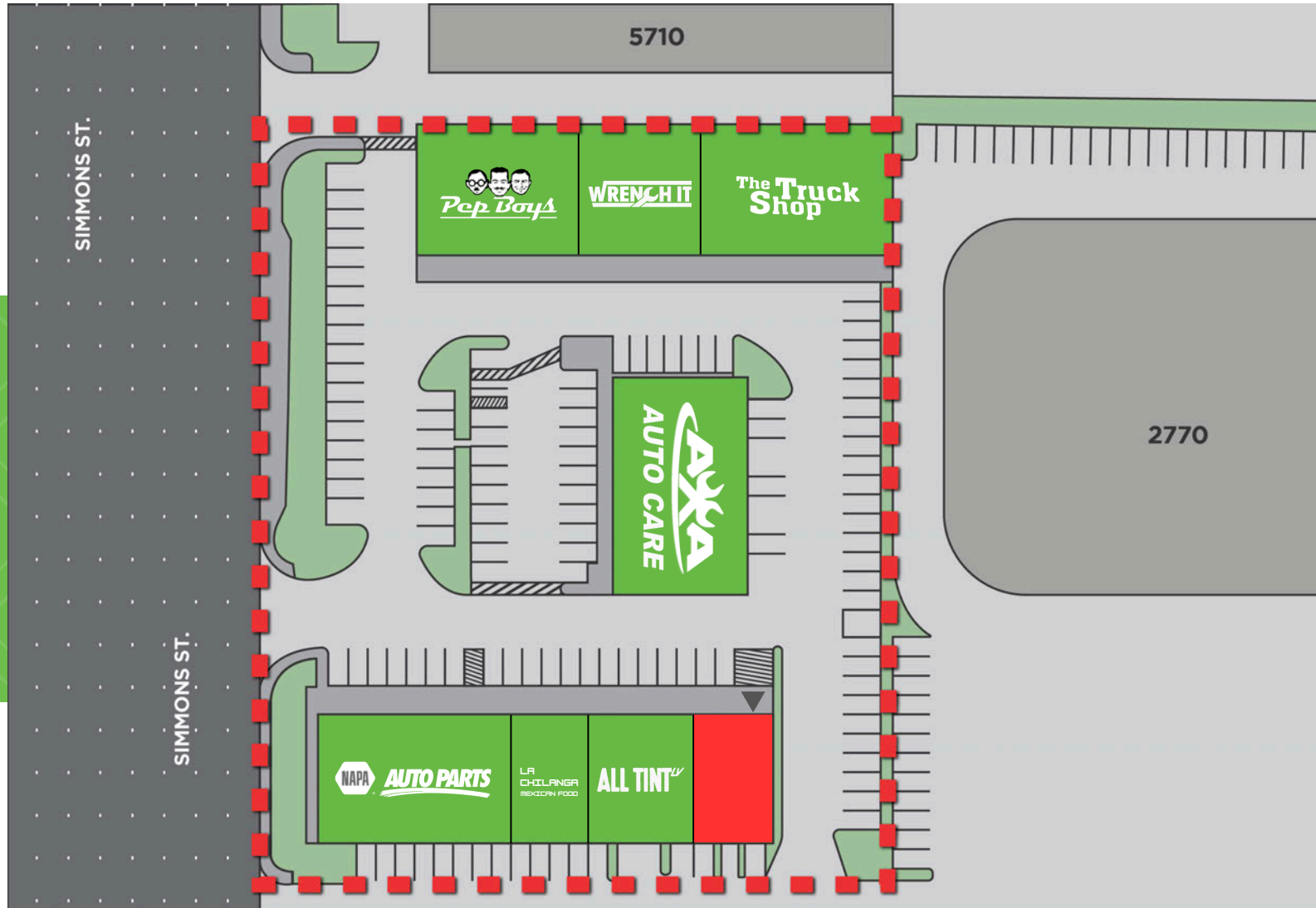
## PROPERTY DETAILS

Building Address	5670 Simmons Street Las Vegas, NV 89031
Suite Number	106
Available SF	±2,160 SF
Site Area	±2.2 Acres
Grade Level Door(s)	One (1) 16'x10'
Restroom(s)	One (1) Restroom
Climate Control	HVAC & Swamp Coolers
Buildout	Finished Waiting Room & Office
Zoning	C-1 (North Las Vegas)
Pricing	Contact Broker
CAMs	\$0.47 PSF





# SITE PLAN



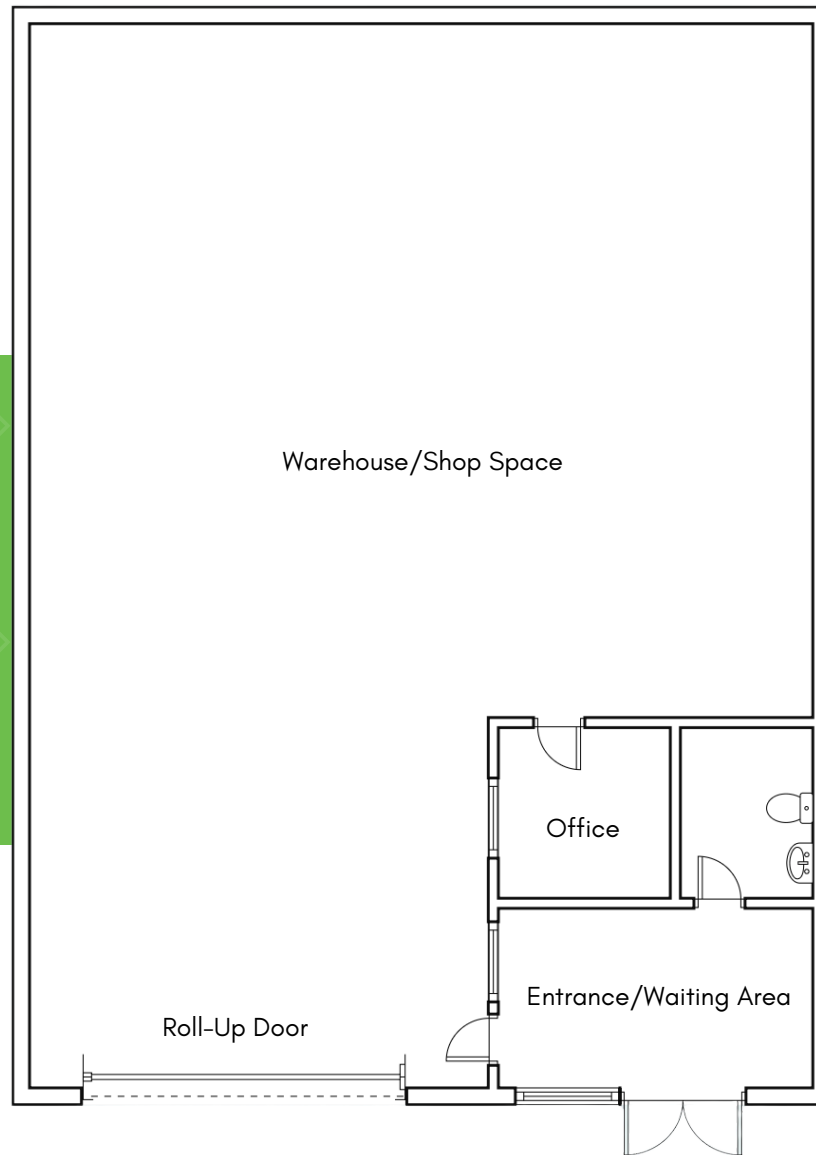
- Subject
- ▲ Grade Level Roll-Up Door
- Property Line

The information contained herein was obtained from sources deemed reliable; however, MYD Real Estate does not make any representation to the accuracy or correctness thereof. Prospective buyers or tenants are required to conduct their own due diligence and verification.

## FLOOR PLAN

### Improvements:

- $\pm 380$  SF Office/Waiting Area
- $\pm 1,780$  SF Workshop Area
- 10'x16' Roll-Up Door
- HVAC & Swamp Cooled



SUITE 106  
 **$\pm 2,160$  SF**

\*Not to scale - For illustration purposes

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# AREA MAP



Subject Retail New Residential



## PROPERTY PHOTOS





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- ◇ STRONG DEMOGRAPHICS
- ◇ INTERNET-RESISTENT SERVICES



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