

FORMER AUTOMOTIVE DEALERSHIP —  
REDEVELOPMENT OPPORTUNITY

# 4701

OFFERING MEMORANDUM

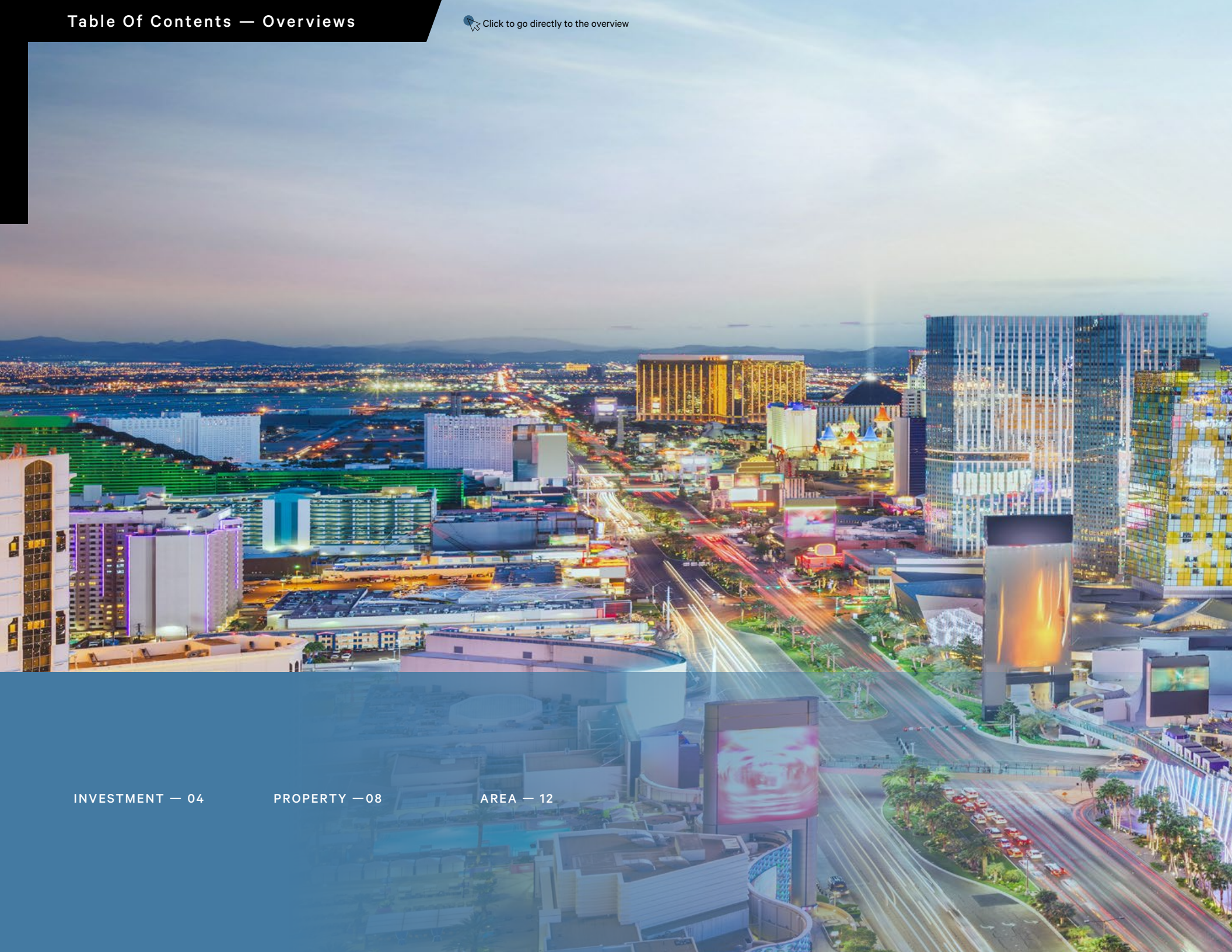
w. sahara ave / las vegas, nv



**CBRE**

INVESTMENT PROPERTIES — CA / AZ / NV / OR / CO





INVESTMENT — 04

PROPERTY — 08

AREA — 12



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# investment.

## INVESTMENT OVERVIEW.

Located near SEC of West Sahara Ave. and Decatur Blvd., 4701 W. Sahara Avenue is a former car dealership site providing a plug & play investment for a new owner. With its current CG zoning, the property provides a redevelopment opportunity for numerous commercial uses.







**ASKING PRICE**  
Best Offer



**WEBSITE**  
[ipsocal.com/4701Sahara](http://ipsocal.com/4701Sahara)



**ADDRESS**  
4701 W. Sahara Ave  
Las Vegas, NV 89102



**BUILDING SIZE**  
Total ±29,960 SF  
Main Show Room ±9,920 SF  
Service Shop (Repair Bays) ±13,260 SF  
Body Shop ±6,780 SF



**LAND SIZE**  
± 6.89 Acres



**NO OF BUILDINGS / STORIES**  
Three (3) / One (1)



**YEAR BUILT**  
1989



**PARKING**  
1,000 total spaces (COSTAR)

# A GREAT OPPORTUNITY, LOCATED IN AN AREA NEAR OTHER NOTABLE CAR DEALERSHIPS



Plug and Play car dealership property



Great location along a major corridor on West Sahara Avenue with significant street visibility and easy access



Located near the busy intersection of W. Sahara Ave. and S. Decatur Blvd.



Strong demographics within a 1, 3, and 5-mile distance providing a strong presence of potential customers



Adjacent to numerous car dealerships such as BMW, Mercedes Benz, Audi, Nissan and Toyota to name a few



Significant acreage for redevelopment opportunity with its CG zoning



1

Downtown Las Vegas

W. SAHARA AVENUE



±47,000 ADV

589 NEVADA

W. SAHARA AVE





2  
LAS VEGAS STRIP

3  
LAS VEGAS PREMIUM OUTLET

4701  
w. sahara ave.

1  
Downtown Las Vegas

2  
LAS VEGAS STRIP

3  
Las Vegas Premium Outlets North  
Some retails include:

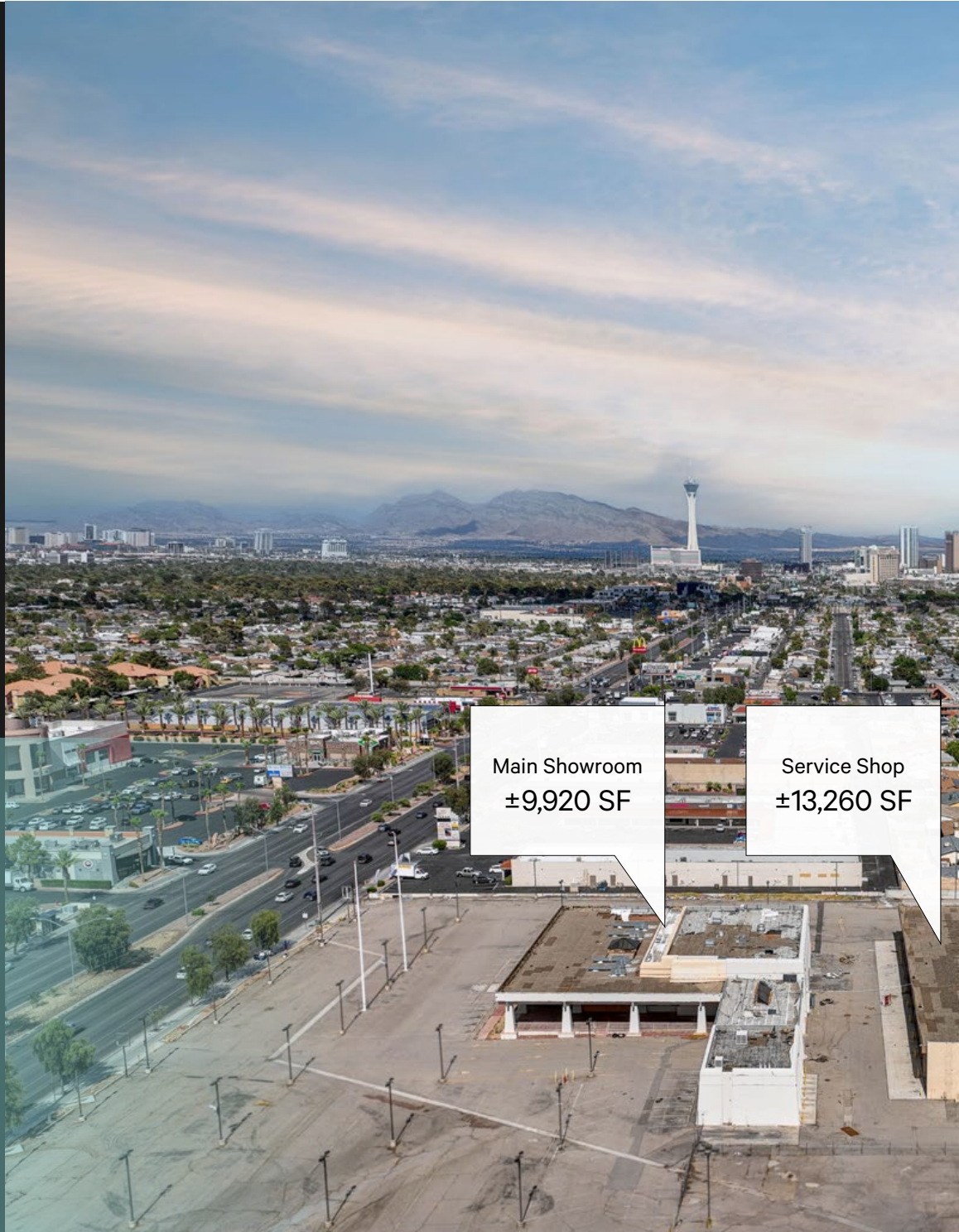


# property

# pro

## PROPERTY OVERVIEW.

The property offers three (3) existing structures consisting of main showroom, vehicle service shop and a storage building.



Main Showroom  
±9,920 SF

Service Shop  
±13,260 SF





Body Shop  
±6,780 SF



**ADDRESS**

4701 W. Sahara Ave  
Las Vegas, NV 89102



**BUILDING SIZE**

Total ±29,960 SF  
Main Show Room ±9,920 SF  
Service Shop (Repair Bays) ±13,260 SF  
Body Shop ±6,780 SF



**LAND SIZE**

± 6.89 Acres



**NO OF BUILDINGS / STORIES**

Three (3) / One (1)



**APN**

162-07-101-003  
162-07-101-002



**ZONING CODE**

CG-SP (General Commercial)



**YEAR BUILT**

1989



**PARKING**

1,000 total spaces (COSTAR)



# Site Plan

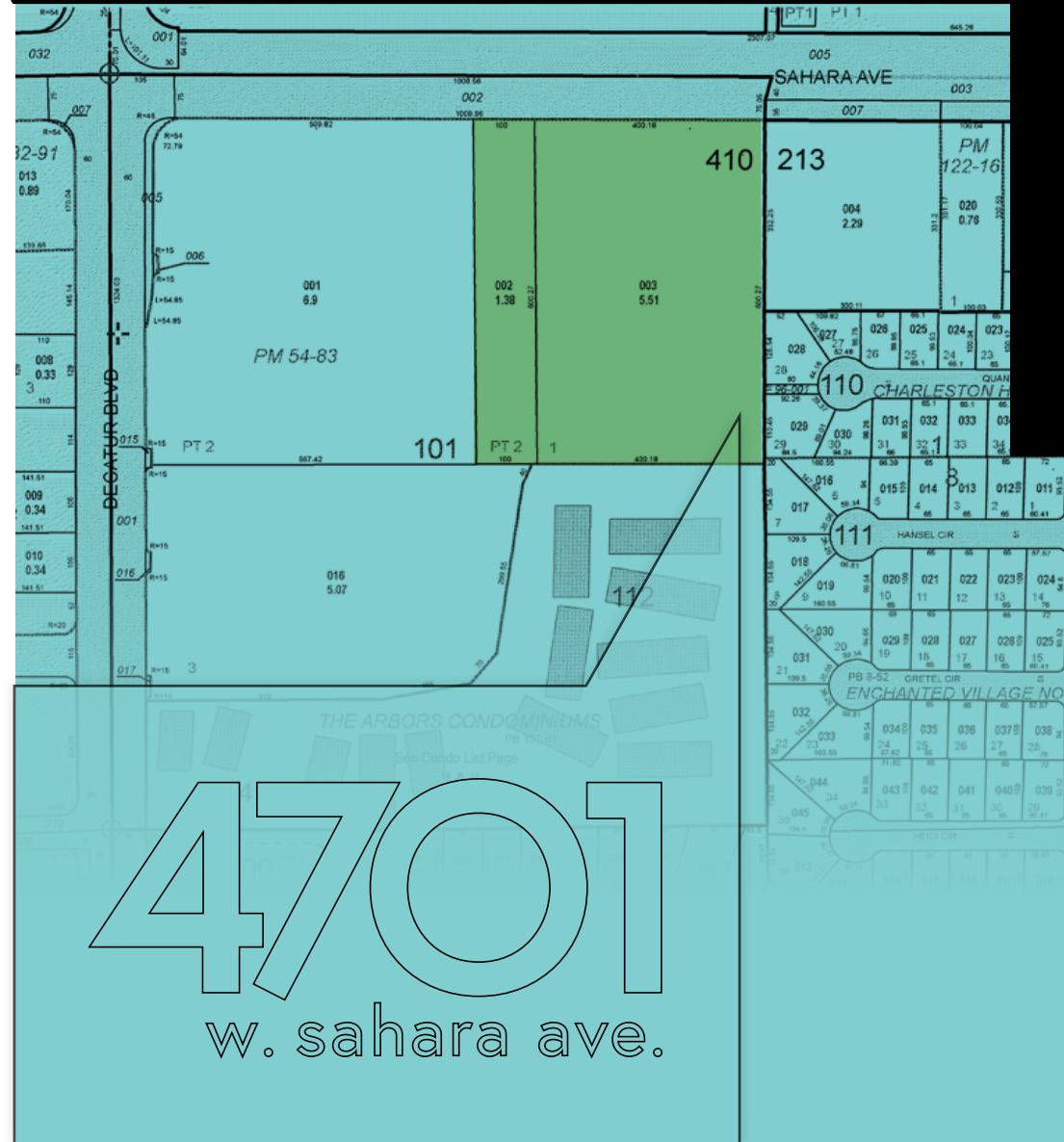
**SITE ACCESS** Accessible via two ① ② egress/ingress points off W. Sahara Ave.





Property Description

<b>GROUND</b> S	Paved lot
<b>STRUCTURE</b>	Reinforced concrete stucco masonry
<b>ROOFING SYSTEM</b>	Flat roof
<b>EXTERIOR IMPROVEMENTS</b>	<p><b>Showroom building</b> features concrete columns and stairs leading to storefront entrance with floor to ceiling metal-framed glass windows and doors. There are two (2) covered service entrance thoroughfares + five (5) roll up doors in rear of the building.</p> <p><b>Vehicle Service Shop</b> offers eight (8) roll-up door entry points into the bays as well as one (1) on the west side of the building.</p> <p><b>The Body Shop</b> is an aluminum panel structure which is located in the rear of the property and features five (5) roll up doors and an open area with metal roof on the west side of the building.</p>
<b>INTERIOR IMPROVEMENTS</b>	Standard improvements for commercial/auto dealership/service station uses.
<b>ELECTRICAL/ POWER SYSTEM</b>	Adequate power for commercial and service station uses
<b>HVAC SYSTEM</b>	Packaged rooftop units
<b>LIFE SAFETY/FIRE PROTECTION</b>	Standard, up-to-code life safety and protection.
<b>UTILITIES PROVIDERS</b>	<p><b>GAS</b> Southwest Gas</p> <p><b>ELECTRIC</b> NV Energy</p> <p><b>WATER</b> Southern Nevada Water Authority</p> <p><b>WASTE SERVICES</b> Republic Services</p> <p><b>TELECOMMUNICATIONS</b> Various providers</p>



This map was prepared for assessment purposes only. No liability is assumed for the accuracy of the data shown. Map not to scale.



# area overview

## AREA OVERVIEW.

Located near the busy intersection of W. Sahara Ave. and S. Decatur Blvd. with strong demographics within a 1, 3, and 5-mile distance providing a strong presence of potential customers







# CLARK COUNTY IS ONE OF THE TOP RESORT AND CONVENTION DESTINATIONS IN THE WORLD.

The County is home to the world-famous Las Vegas Strip, site of 17 of the nation's 20 largest hotels.

**±8,061**  
SQUARE MILE

**5**  
INCORPORATED  
CITIES

**AA1**  
HIGH INVESTMENT-GRADE  
MOODY'S RATING

**14**  
UNINCORPORATED  
TOWNS

4701 W Sahara is in a great location along a major corridor on West Sahara Avenue with significant street visibility and easy access. The property is surrounded by numerous shopping centers and major automotive dealerships.









This map is for assessment use only. Map not to scale.

# 4701

w. sahara ave.

1

**Allegiant Stadium**  
 ±5.3 miles | 29 minutes

2

**Harry Reid International Airport**  
 ±8.2 miles | 24 minutes

3

**Las Vegas Strip**  
 ±4.8 miles | 15 minutes

4

**North Las Vegas Airport**  
 ±5.1 miles | 16 minutes

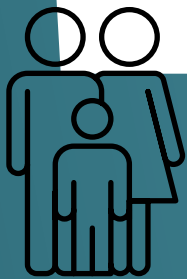


# LAS VEGAS

## LAS VEGAS IN CLARK COUNTY, NEVADA

Clark County is one of the top resort and convention destinations in the world, attracting over 42 million tourists each year to its world-class entertainment and hospitality, splendid casinos, fine restaurants and an array of shopping venues. The County is home to the world-famous Las Vegas Strip, site of 17 of the nation's 20 largest hotels.

As Nevada's most populous county, Clark County is the state's long-standing economic engine. While the resort and gaming industry remains the mainstay of the County's economy, efforts to diversify the local economy have resulted in the development of retail and wholesale trade, construction, transportation, health services, finance, insurance and real estate employment, as well as opportunities in high technology.



**2,257,890**  
POPULATION

**883,427**  
COLLEGE-EDUCATED  
ADULT POPULATION

**37 Y**  
MEDIAN AGE

**79,787**  
AVERAGE HOUSEHOLD  
INCOME

**328,142**  
AVERAGE PROPERTY VALUE

**72,501**  
NUMBER OF EMPLOYERS



## TOP EMPLOYERS



## INFRASTRUCTURES



## NEARBY UNIVERSITIES / COLLEGES



## MAJOR ATTRACTIONS

- ▶ Lake Mead National Recreation Area
- ▶ The Hoover Dam
- ▶ Mt. Charleston
- ▶ Toiyabe National Forest
- ▶ Red Rock Canyon
- ▶ The Valley of the Fire
- ▶ Wetlands Park
- ▶ The Las Vegas Strip
- ▶ The Casinos at Laughlin
- ▶ The Casinos at Primm
- ▶ The Casinos at Mesquite
- ▶ Clark County Shooting Complex







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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.



## INVESTMENT PROPERTIES — CA / AZ / NV

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# 4701

w. sahara ave / las vegas, nv

## CBRE

INVESTMENT PROPERTIES

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### Orange County

Anthony DeLorenzo  
Bryan Johnson  
Will Cole  
Nick Williams  
Halie Bergeron  
Paul Stache

### Phoenix

Geoffrey Turbow

### Los Angeles / Ventura County

Mark Shaffer  
Gerard Poutier  
Dylan Rutigliano

### Sacramento

Matt Post

### Inland Empire

Sammy Cemo  
Austin Reuland

### Portland

Graham Taylor

### San Diego

Matt Pourcho  
Matt Harris  
Casey Sterk

### Greater Denver

Jon Rue

### Las Vegas

Tyler Ecklund  
Michael Hsu  
Travis Landes  
Marc Magliarditi

### Midwest U.S.

Kevin Foley  
Austin Wolitarsky

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Chris Martin  
Bill Maher  
Daniel Meager  
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