



LAS VEGAS STRIP

Las Vegas, NV

USA Auto Service

15-Year Absolute Net Lease
3% Annual Rental Increases
30+ Year Operating History

 **CP PARTNERS**
COMMERCIAL REAL ESTATE NEVADA, LLC



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**Construction Progress
as of 9/18/2026**



USA Auto Service

5330 W Charleston Blvd, Las Vegas, NV 89146 [➤](#)

PRICE: **\$2,601,000** CAP RATE: **5.75%**

NOI	\$149,573
LEASE TYPE	Absolute Net
LEASE TERM	15 Years, 3 Months
RENT INCREASES	3% Annually Years 1-11 & Options 2% Annually Years 12-15
BUILDING SIZE (SF)	3,626 SF
LOT SIZE (AC)	0.46 AC

**Construction Progress
as of 9/18/2026**



Subject Property

USA
AUTO SERVICE

New construction USA Auto location at the intersection of W Charleston Boulevard & Mohawk Street – ~29,000 VPD

A 15-year absolute net lease with **above market 3% annual rental increases** throughout a majority of the base term and options. The lease features a corporate guaranty from Auto Management Group, Inc. – an experienced operator in the automotive repair service industry that has experienced **54.62% revenue growth since 2019** – as well as a personal guaranty from the company's founder.

Strategically located along **W Charleston Boulevard**, the subject property benefits from **direct ingress/egress** on one of Las Vegas Valley's **primary east-west commercial thoroughfares**, offering outstanding visibility, strong daily traffic, and convenient access to Summerlin, Downtown Las Vegas, U.S. 95/I-11, and the region's major employment and retail destinations.



The Offering

- **Strong Lease Fundamentals:** 15-year absolute net lease featuring above market 3% annual rental increases throughout a majority of the term
- **Experienced Operator:** Auto Management, Inc. has 30+ years of experience in the automotive repair industry (see below)
- **Brand-New Building:** 2026 construction to tenant's latest prototype
- **Ideal Location:** W Charleston Blvd is one of Las Vegas's major east/west arterials and is completing a major road expansion that will drive retailer demand to the area via boosted traffic counts, numerous new signals, and an easy-to-travel new road

About the Operator

- **Long Operating History:** In their 30+ years of existence, Auto Management, Inc. has developed and operated more than 100 stores across California, Arizona, Texas, and Nevada
- **Local Recognition:** Auto Management sold their out-of-state locations to focus exclusively on Nevada, now operating 21 stores with another 4 in development

Market Highlights

- **Dense Residential Trade Area:** 484,000 residents within a 5-mile radius of the subject property
- **Nearby Traffic Drivers:** National tenants driving traffic to the trade area include Walmart, Lowe's, ALDI, PetSmart, and Big 5

CURRENT		
Price		\$2,601,000
Capitalization Rate		5.75%
Building Size (SF)		3,626
Lot Size (AC)		0.46
Stabilized Income		
Scheduled Rent		\$149,573
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$149,573

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies, and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	USA Auto Service
Lease Signed By	Auto Management Group, Inc.
Lease Guarantor(s)	Corporate & Personal
Lease Type	Absolute Net
Lease Term	15 Years, 3 Months
Rent Increases	3% Annually Years 1-11 & Options 2% Annually Years 12-15
Rent Commencement	10/1/2026*
Options	Two, 5-Year
Year Built	2026

**Estimated Store Opening*

Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary			
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	CAP RATE
USA Auto Service	3,626	10/1/2026	12/31/2027	\$149,573	\$12,464	\$149,573	5.75%
	3% Increase	1/1/2028	12/31/2028		\$12,838	\$154,060	5.92%
	3% Increase	1/1/2029	12/31/2029		\$13,223	\$158,681	6.10%
	3% Increase	1/1/2030	12/31/2030		\$13,620	\$163,442	6.28%
	3% Increase	1/1/2031	12/31/2031		\$14,029	\$168,345	6.47%
	3% Increase	1/1/2032	12/31/2032		\$14,450	\$173,396	6.67%
	3% Increase	1/1/2033	12/31/2033		\$14,883	\$178,597	6.87%
	3% Increase	1/1/2034	12/31/2034		\$15,330	\$183,955	7.07%
	3% Increase	1/1/2035	12/31/2035		\$15,789	\$189,474	7.28%
	3% Increase	1/1/2036	12/31/2036		\$16,263	\$195,158	7.50%
	3% Increase	1/1/2037	12/31/2037		\$16,761	\$201,134	7.73%
	2% Increase	1/1/2038	12/31/2038		\$17,096	\$205,157	7.89%
	2% Increase	1/1/2039	12/31/2039		\$17,438	\$209,257	8.05%
	2% Increase	1/1/2040	12/31/2040		\$17,787	\$213,445	8.21%
	2% Increase	1/1/2041	12/31/2041		\$18,143	\$217,714	8.37%
	Option 1*	1/1/2042	12/31/2046		\$18,687	\$224,245	8.62%
	Option 2*	1/1/2047	12/31/2051		\$22,512	\$270,145	10.39%
TOTALS:	3,626			\$149,573	\$12,464	\$149,573	5.75%

*Monthly Rent will adjust to FMV at the beginning of Each Option then increase 3% annually thereafter

LEGEND

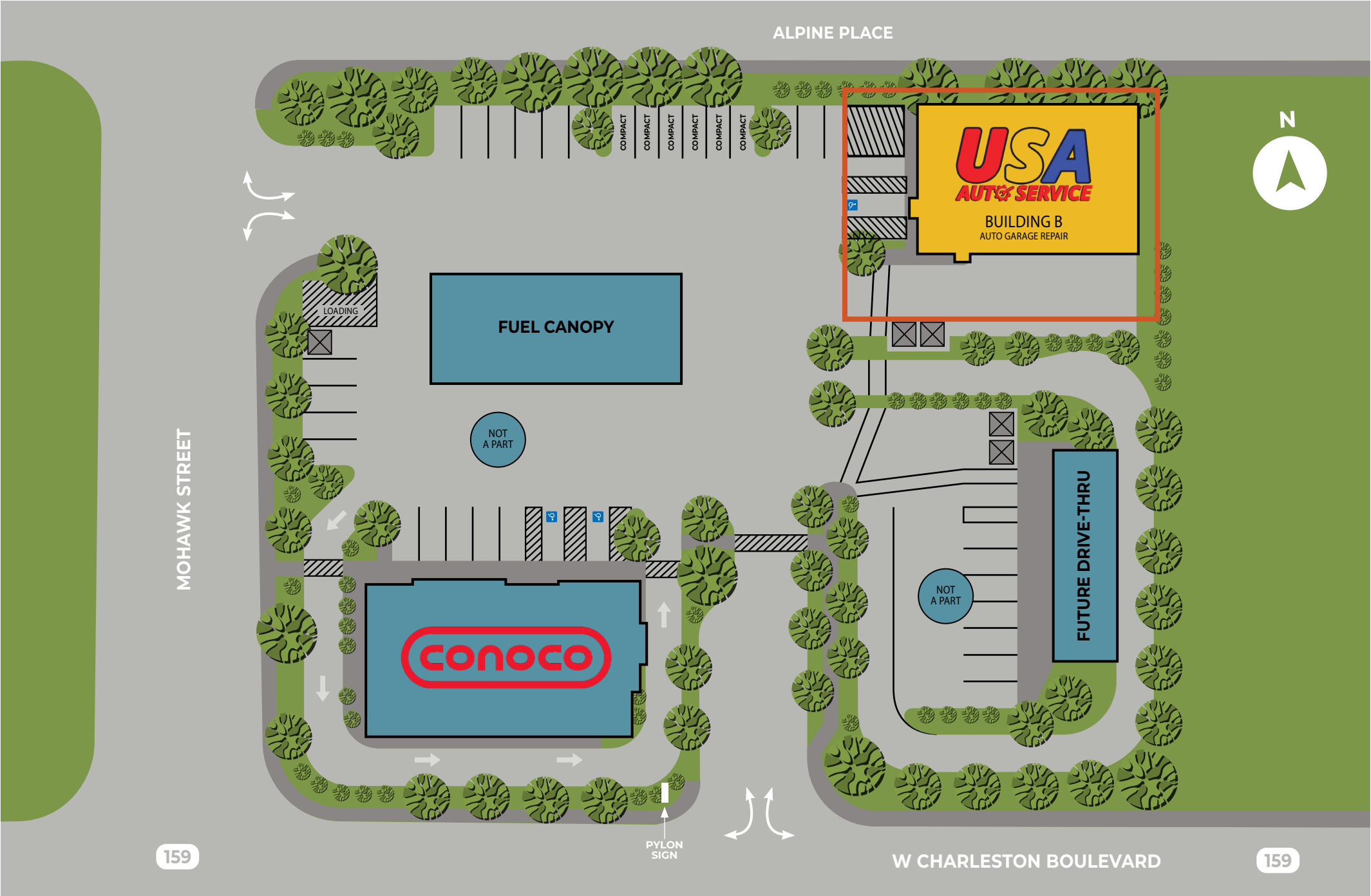
Property Boundary

3,626
Rentable SF

0.46
Acres



Ingress/Egress



**Construction Progress
as of 9/18/2026**



54.62%

REVENUE GROWTH SINCE 2019

21

LOCATIONS IN NEVADA

USA Auto Service

**Corporate lease with additional personal guaranty
from company founder**

About the Operator/Guarantor

- Auto Management, Inc. (dba USA Auto Service) has 30+ years of experience in the automotive repair industry – during which time they have developed and operated more than 100 stores across California, Arizona, Texas, and Nevada
- Company sold out-of-state stores to focus exclusively on their backyard of Nevada, with 21 stores open and another 4 in development
- The company has experienced 54.62% revenue growth since 2019
- In addition to general car care, their services include smog checks, oil changes, tune-ups, brake repair, ABS repair, engine repair, alignments, and more
- All locations are independently owned and operated
- USA Auto Service is partnered with Purrfect Auto Services, another Las Vegas-based automotive repair company

[TENANT WEBSITE](#) ➤





JCPenney
VICTORIA'S
SECRET
★ macy's
SHOE DEPT.
ENCORE
curacao
BOWLING & ARCADE
ROUND1
HOLLISTER

Subject Property
USA
AUTO SERVICE

COSTCO
WHOLESALE

Public
Storage

LAS VEGAS
MASTER CABINETS
VISTECH

Walmart
Supercenter
Smart & Final
extra!
PET SMART
SKECHERS
Lowe's
Michaels
Rainbow
BOOT BARN

LAS VEGAS
STRIP

the
Y

WOODCRAFT

VIP

BURGER
KING

ALDI
BIG5
SPORTING GOODS

ALPINE PLACE

W CHARLESTON BOULEVARD

conoco

Estimated Store
Opening 10/1/2026

MOHAWK STREET

Located in thriving Las Vegas

28,952

VEHICLES PER DAY ON W
CHARLESTON BOULEVARD

484,201

5-MILE RADIUS POPULATION

5.4 miles

FROM DOWNTOWN LAS VEGAS

Immediate Trade Area | 11



North Las Vegas
Airport

Walmart
Supercenter

Western High
School

Pep Boys
ROSS
DRESS FOR LESS

JCPenney
macy's
curacao
ROUND1
VICTORIA'S
SECRET
SHOE DEPT.
ENCORE
HOLLISTER

the
Y

LAS VEGAS
REVIEW JOURNAL

COSTCO
WHOLESALE

planet
fitness
RED LOBSTER
Pizza Hut

SUPERIOR
GROCERS

CARDENAS
SHOPPERS WORLD

Subject Property
USA
AUTO SERVICE

WOODCRAFT

BURGER
KING

ALPINE PLACE

CONOCO
Estimated Store
Opening 10/1/2026

NEVADA SAFES

NEVADA SAFES
GUN SAFES

WIN BIGGER!
WE TAKE LESS!
LLOYD BAKER
INJURY ATTORNEYS

NEVADA SAFES
LIBERTY

159

MOHAWK STREET

W CHARLESTON BOULEVARD

28,952 VPD

Immediate Trade Area | 12



PADUA WAY

Subject Property

USA
AUT & SERVICE

FAMILY DOLLAR

metro
by T-Mobile

the HUMAN BEAN

WELLS FARGO

MOHAWK STREET

BURGER KING

boost mobile

Public Storage

S DECATUR BOULEVARD

41,391 VPD

76

Allstate



DOWNTOWN LAS VEGAS
(5.4 MILES)

State Farm

Nationwide

28,424 VPD

159

W CHARLESTON BOULEVARD

28,952 VPD

DOLLAR TREE

MOON VALLEY NURSERIES

LESLIE'S

Dotty's

Schlotsky's

Charley's

Bank of America

Freddy's

Cane's

Wendy's

CareNow

BOOT BARN

Smart & Final
extra!

WSS
Shoes. Style. Selection.

ALDI **BIG 5**
SPORTING GOODS

SKECHERS

Rainbow

41,757 VPD

S DECATUR BOULEVARD

Olive Garden

IHOP
RESTAURANT

O'Reilly
AUTO PARTS

PET SMART
Michael's
SALLY.

Edible ARRANGEMENTS
SUPERCUTS
T-Mobile

LOWE'S

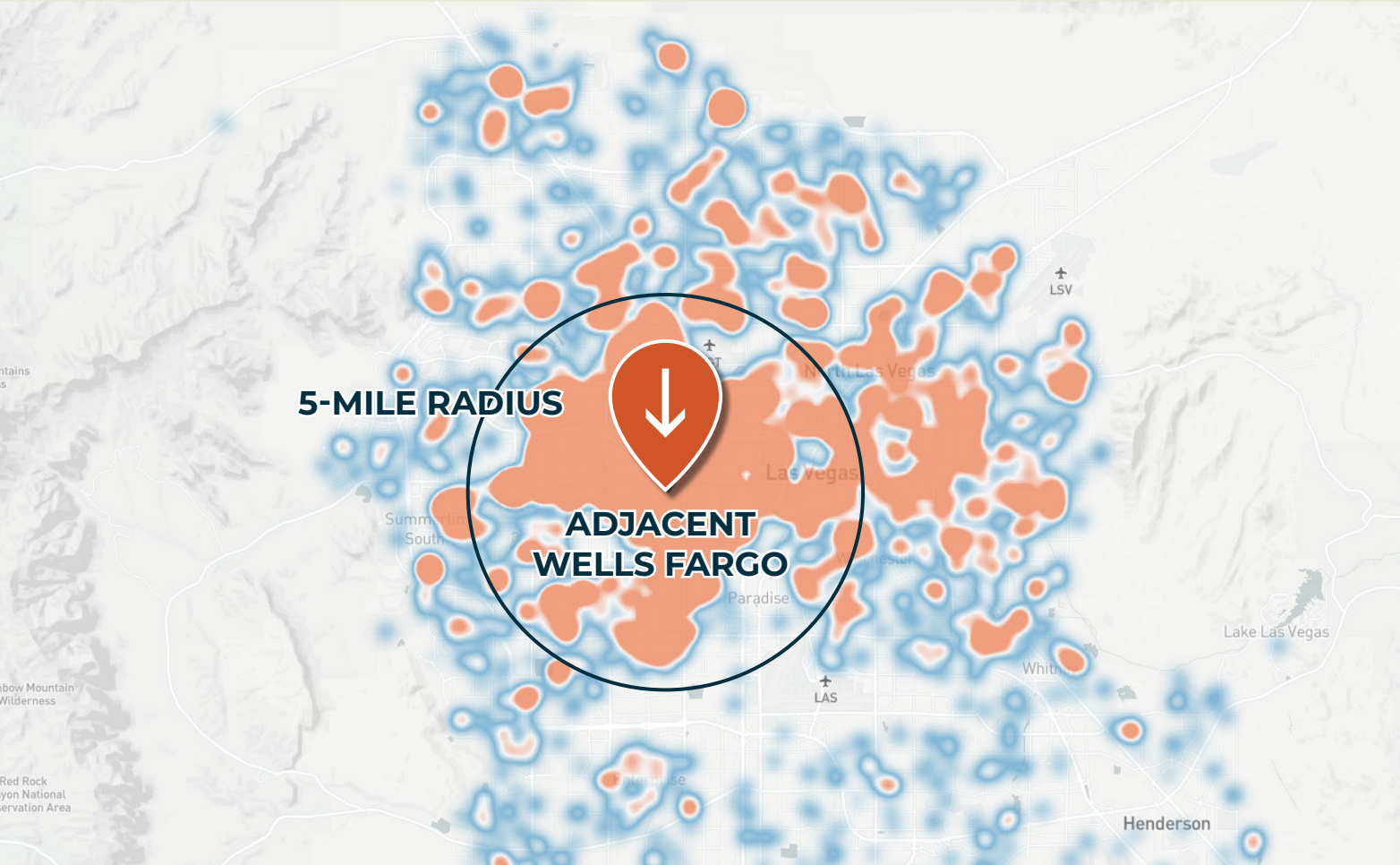
Walmart
Supercenter



Doris Hancock
Elementary
School



- GOVERNMENT OFFICE
- ELEMENTARY/
MIDDLE SCHOOL
- HIGH SCHOOL
- GOLF COURSE
- SPORTS COMPLEX



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the adjacent Wells Fargo** over the past 12 months, signaling strong visitation to the trade area.

Visitation Data

184K Visits

OVER THE PAST 12 MONTHS AT
THE ADJACENT WELLS FARGO

9 Min

AVERAGE DWEELL TIME AT
ADJACENT WELLS FARGO

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Demographics



Ring Radius Population Data

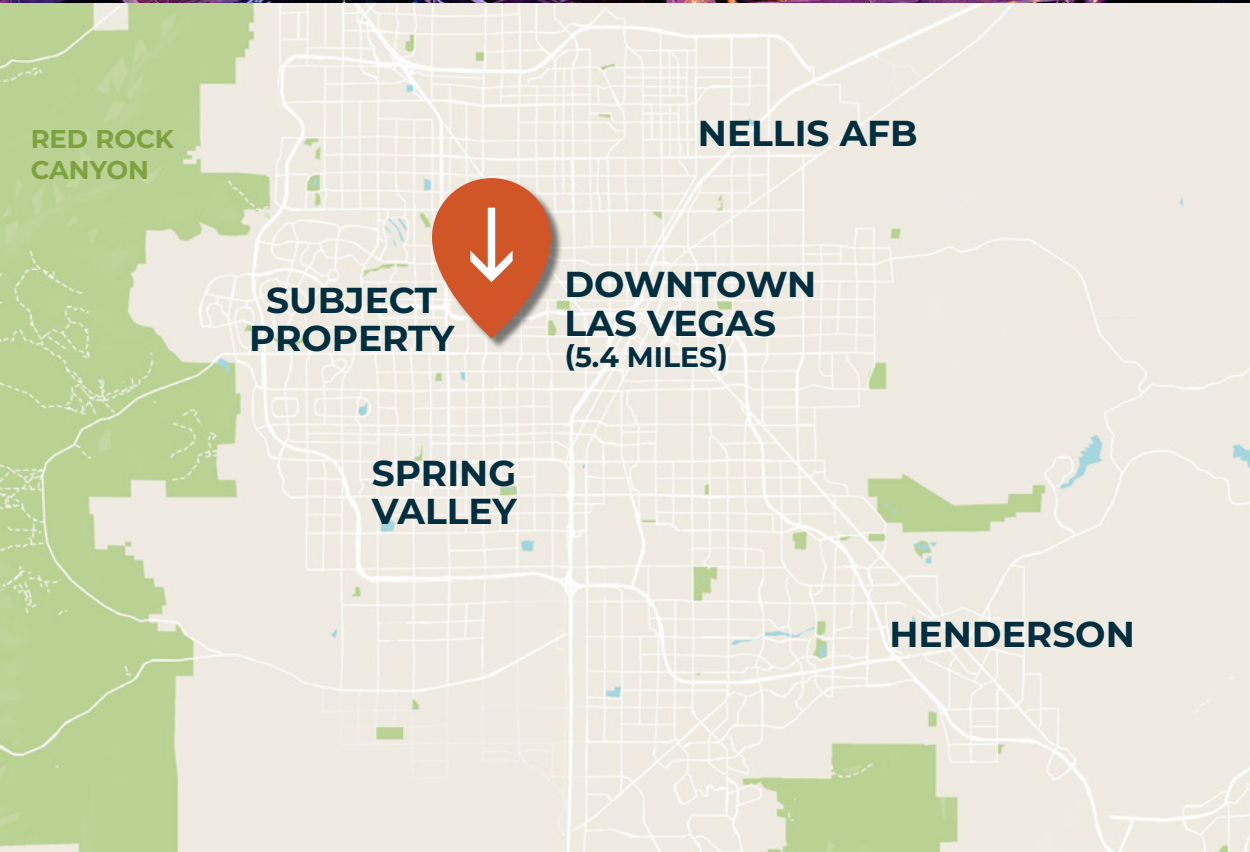
	1-Mile	3-Mile	5-Mile
2025	21,501	184,578	484,201



Ring Radius Household Income Data

	1-Mile	3-Mile	5-Mile
AVERAGE	\$82,710	\$86,250	\$90,728
MEDIAN	\$64,225	\$63,255	\$63,846

*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.



Las Vegas, NV

The Entertainment Capital of the World

A Worldwide Destination

- Las Vegas is the largest city in Nevada and the greater Mojave Desert with an estimated population of 678,922 people
- It is an internationally known entertainment destination for gambling, shopping, world-class restaurants, 5-star resorts and nightlife
- Located in and the county seat of Clark County, the city serves as the hub of the Las Vegas Valley metropolitan area

The Las Vegas Strip

- The 4.2-mile, neon-lit stretch of Las Vegas Boulevard known as The Strip is the heart of the city and one of the world's most visited tourist attractions; Las Vegas welcomed 38.5 million visitors in 2025
- Home to the Las Vegas Convention Center (LVCC), one of the largest and most active convention facilities in the country, hosting major trade shows, meetings, and conferences worldwide
- It is also a global leader in the hospitality industry, claiming more AAA Five Diamond hotels than any other city in the world

2.4 Million

LAS VEGAS MSA ESTIMATED
POPULATION (2024)

\$178.4 Billion

LAS VEGAS MSA GDP
(2024)

Location Overview | 16

Why Las Vegas?

More Than Just the Strip

A Fast Growing City

- Over the past three years, the Las Vegas Valley was the 17th fastest-growing metro in the country, according to the U.S. Census Bureau
- The valley, which includes Las Vegas, North Las Vegas and Henderson and most of Clark County, is the 29th largest metro in the country
- The Las Vegas MSA's total population now sits at 2.4 million, up from 2.26 million in 2020
- Clark County remains the fastest-growing county in the state and has added 130,000 new residents to its population base since 2020
- By 2040, the population in Clark County is expected to grow by 698,000 residents — pushing the local population past the 3 million mark

Nationally Recognized Livability

- Ranked 24th best big city to live in the U.S. according to *U.S. News and World Report 2026-2027*
- Nevada is a business-friendly environment with no state income tax – attracting many big companies and entrepreneurs drawn by opportunity, innovation, and a rapidly growing talent base
- Endless entertainment, dining, indoor and outdoor recreational activities available within the Las Vegas Valley





University of Nevada, Las Vegas

A Carnegie R1 Research University

Overview

- University of Nevada, Las Vegas (UNLV) is a public, urban research institution that holds the nation's highest recognition for both research and community engagement from the Carnegie Foundation for the Advancement of Teaching – R1, the gold standard for research institutions
- Founded in 1957, UNLV has transformed from a small branch college to a thriving research institution
- The UNLV Rebels compete in NCAA Division I as part of the Mountain West Conference across 16 sports with more than 400 student-athletes
- The Lee Business School is UNLV's largest academic unit and one of its fastest-growing, with more than 4,700 undergraduate and graduate students
- Looking ahead, the UNLV Lee Business School is planning a new, modern building with dedicated research labs and technology infrastructure that supports emerging fields like AI and data analytics

UNLV

33,706

STUDENTS ENROLLED
(FALL 2025)

\$3.2 Billion

ECONOMIC IMPACT ON THE
LAS VEGAS REGION

[UNIVERSITY WEBSITE](#) ➤

Nellis Air Force Base

One of the Largest Single Employers in Southern Nevada

Home of the Fighter Pilot

- Nellis Air Force Base is a part of the United States Air Force's Combat Command, and is located about 8 miles northeast of downtown Las Vegas
- The base covers more than 14,000 acres and is a major base for advanced combat aviation training
- Its mission is accomplished through an array of aircraft, including fighters, bombers, re-fuelers, and aircraft used for transport, close-air support, command and control and combat search and rescue
- Units at Nellis continue to provide training for composite strike forces that include every type of aircraft in the U.S. Air Force inventory, and are responsible for operational test and evaluation, as well as tactics development
- The 57th Wing is the operational element of the U.S. Air Force Warfare Center (USAFWC). The wing's major units are the 57th Operations Group, 57th Maintenance Group, U.S. Air Force Air Demonstration Squadron "Thunderbirds", U.S. Air Force Weapons School, 414th Combat Training Squadron (Red Flag), U.S. Air Force Advanced Maintenance and Munitions Operations School, and the 549th Combat Training Squadron (Green Flag-West).
- Other USAFWC units at Nellis AFB are the 99th Air Base Wing and Nevada Test and Training Range, the 53d Test & Evaluation Group, and 505th Operations Group



12,008

TOTAL BASE
WORKFORCE (2023)

\$4.4 Billion

ECONOMIC IMPACT ON THE
LOCAL ECONOMY (2023)



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