

3894 Spring Mountain Rd.

Las Vegas, NV 89102

Offered at \$3,750,000




BERKSHIRE HATHAWAY
HomeServices
Nevada Properties
COMMERCIAL DIVISION

Jennifer Weinberg s.0046141
Sr. Business Broker & Commercial Specialist
702-706-2063
Theweinberggroup@gmail.com


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Nickolas Cikity, CCIM s.194033
Commercial Specialist & Business Broker
702-682-6638
nick.cikity@bhhsnv.com

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Table Of Contents

Property Information

Location Overview

Demographics & Traffic Counts

Suites

Photos



Property Information

This automotive repair shop was purchased by the current owner in 2021 and has been completely renovated and updated to be ADA compliant with all current building standards including fire sprinklers throughout. The business name does not convey with the purchase of the real property though all automotive equipment will stay with property. There are a total of 11 bays on the property. There are 2 units out for lease at this time, totaling 1,975sf+/- with the remaining 10,215sf+/- dedicated to the shop and vehicle storage.

- Two tenants occupying units 1 and 2 bringing in \$3,750+/- per month in rental income.
- 11 total 10'x10' grade level doors (9 dedicated to automotive shop and vehicle storage)
- 12'-5" clearance height
- New A/C units (offices) and new swamp coolers (warehouses)
- \$800,000+/- in recent renovations including \$260,000+/- for new fire sprinkler systems.
- Gated fenced lot
- 120/240V Single phase power



Address	1234 ABC Street LV, NV 12345
Price	\$3,750,000
APN	162-18-506-003
Building Size	12,190sf
Price Per SF	\$348.65
Year Built	1980
Lot Size	0.57AC
Zoning	IL
Parking	12 designated spaces
Sprinklers	Yes (new)
Property Type	Industrial/ Flex
Sale Conditions	Automotive shop equipment included in sale. Contact broker for list of equipment.



Location Overview and Future Development

- Located in the heart of China Town just minutes from the Las Vegas Strip
- Proposed 352 unit multi-family project neighboring the North end of the property.
- Proposed distribution center on Pioneer over 7 acres
- The Boring Company, underground transportation system, has proposed an additional stop in China Town

Demographics and Traffic Counts

- Spring Mountain 34,000 Vehicles Per Day
- Valley View 33,500 Vehicles Per Day

Households

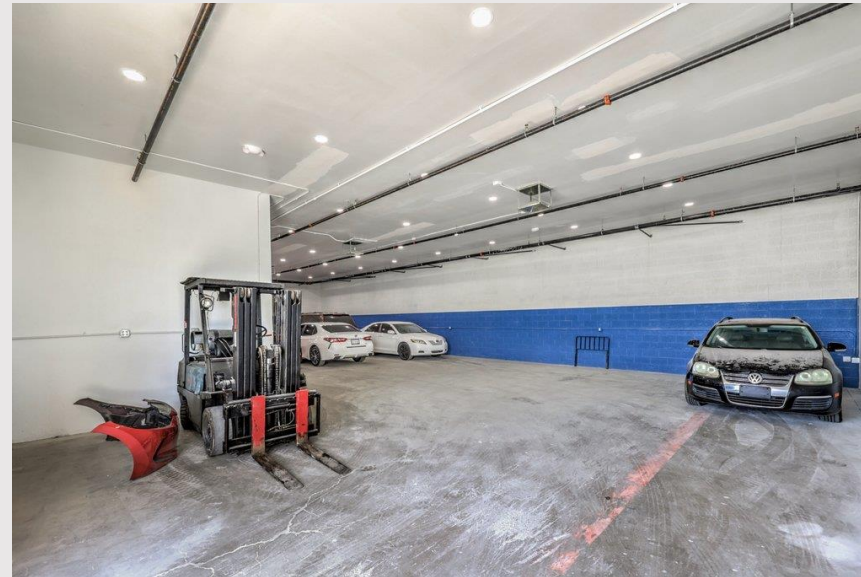
	2 mile	5 mile	10 mile
2010 Households	29,460	166,020	627,314
2023 Households	34,127	173,188	645,784
2028 Household Projection	37,370	186,498	694,001
Annual Growth 2010-2023	0.3%	0.2%	0.3%
Annual Growth 2023-2028	1.9%	1.5%	1.5%
Owner Occupied Households	10,232	65,572	345,808
Renter Occupied Households	27,138	120,926	348,193
Avg Household Size	2.2	2.4	2.6
Avg Household Vehicles	1	1	2
Total Specified Consumer Spending (\$)	\$808.6M	\$4.2B	\$19.1B

Population

	2 mile	5 mile	10 mile
2010 Population	68,271	408,447	1,672,362
2023 Population	77,370	424,714	1,721,638
2028 Population Projection	84,441	457,190	1,850,061
Annual Growth 2010-2023	1.0%	0.3%	0.2%
Annual Growth 2023-2028	1.8%	1.5%	1.5%
Median Age	38.8	39	38.5
Bachelor's Degree or Higher	18%	17%	21%
U.S. Armed Forces	101	236	2,507

Suites

- Several suites are metered separately
- 7 bays currently being used by the business equaling 7,180sf+/-
- Additionally another bay on the North side facing South equaling 2,995sf+/- is currently being used for vehicle storage by shop owner.
- 2 remaining units in lease negotiations equaling 2,015sf+/- collectively are being negotiated.
- Each suite has its own dedicated office space and restrooms.



Additional Pictures















Call To Schedule A Showing!

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