

For Sale

NNN Investment | Las Vegas Blvd. & Pecos Rd.



Price Reduced | Motivated Seller

3206 N. Las Vegas Blvd.
Las Vegas, NV 89115

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Listing Snapshot



\$1,399,000

~~\$1,500,000~~

Sale Price



\$75,143

Net Operating Income (NOI)



5.37%

CAP Rate



± 3,000 SF

Building Square Footage



± 0.37 AC

Total Acreage



CG (Commercial General)

Zoning



140-18-102-008

APN

Property Overview

- ± 3,000 SF building on a ± 0.37 AC lot – versatile for retail or auto-related users
- Zoned CG (Clark County) – allowing a wide range of commercial uses
- Fully fenced & secured lot – providing safety and controlled access
- Equipped with automatic blinds and shutters for enhanced privacy and security
- Additional amenities: 24-hour access, air conditioning, signage opportunities, and storage space
- Three (3) bay garage with two (2) car lifts + Three (3) separate garage spaces - Ideal for auto service or repair shop

Demographics

	1-mile	3-mile	5-mile
2025 Population	8,192	157,852	422,512
2025 Average Household Income	\$96,772	\$74,321	\$76,971
2025 Total Households	4,937	72,565	174,044





DESERT TOWING

The property is leased under a Nevada Standard Industrial/Commercial Single-Tenant Net (NNN) lease executed October 2025, with the following key terms:

5-Years | November 1, 2025 – November 30, 2030

Lease Term

NNN*

Lease Type

\$6,500/Mo. + NNN

Starting Base Rent

3% annually throughout the lease term

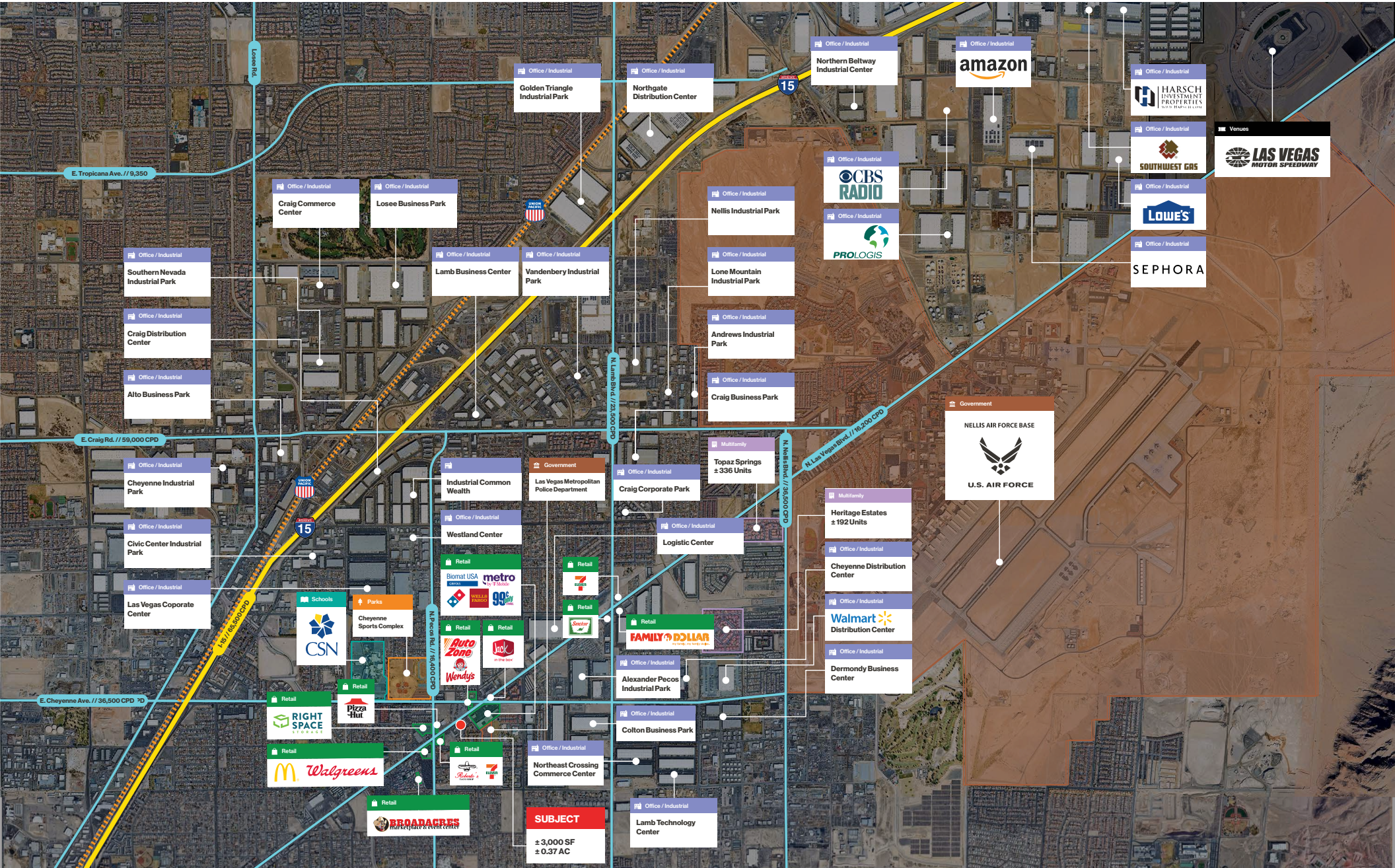
Annual Escalations

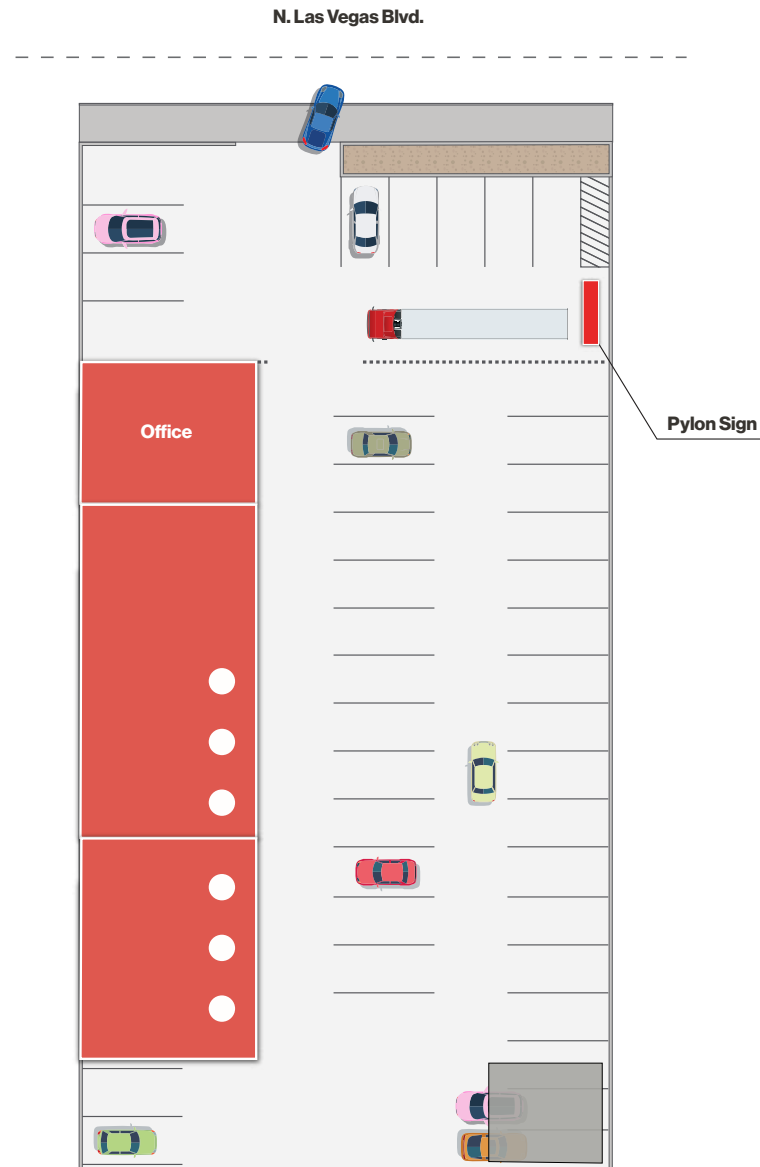
Desert Towing is an established automotive services operator serving the greater Las Vegas metropolitan area, specializing in towing, vehicle recovery, impound storage, and light mechanical repair. The tenant operates under a 5-year NNN lease through November 2030, providing investors with a stable, long-term income stream backed by essential, demand-resilient services.

The towing and roadside assistance industry is widely recognized as recession-resistant — demand is driven by vehicle accidents, breakdowns, law enforcement impounds, and municipal contracts, all of which remain consistent regardless of broader economic conditions. Las Vegas's high traffic volumes, transient population, and year-round tourism activity further support sustained demand for towing and vehicle recovery services in this market.

The tenant's NNN lease structure places the responsibility for taxes, insurance, and common area maintenance directly on the tenant, minimizing landlord exposure and providing investors with a predictable, low-management income stream. Annual rent escalations of 3% are built into the lease, offering built-in NOI growth and a hedge against inflation throughout the lease term.







Property Photos



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