

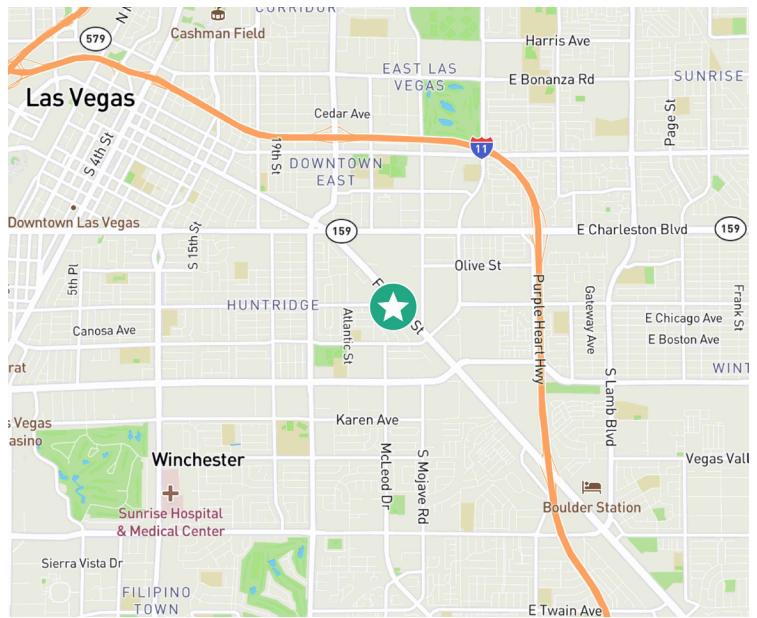
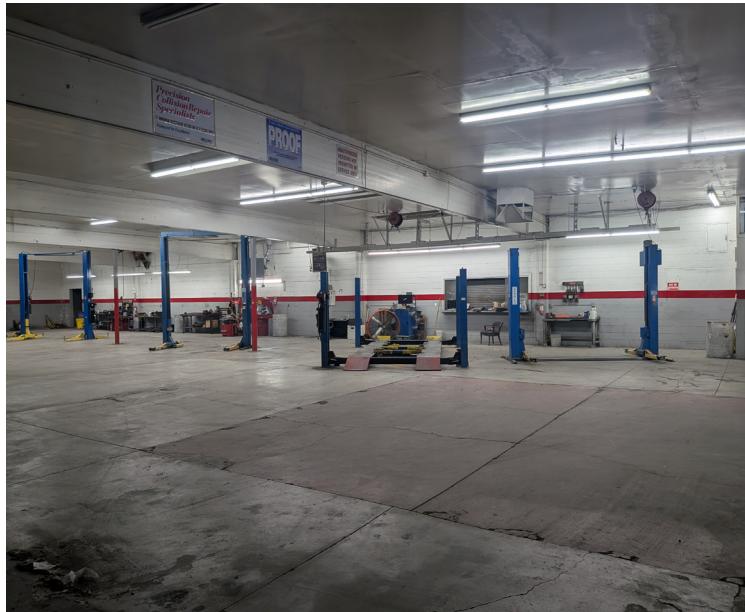
3024 E. Fremont St.

Located at the Corner of
Fremont & Oakey

3024 E. Fremont St.
Las Vegas, NV 89104
www.cbre.com/lasvegas.com

Second Generation Full-Service Repair Center





Property Description

Located within the East Sahara Automotive Dealership submarket. This building has two separate suites. The available space is a ±11,500 SF Full-Service Automotive Repair Center equipped with four (4) car lifts and one (1) truck lift. This space is fully equipped and includes ±43 secured parking spaces.

The entire property sits on approximately 1.50 acres, directly on the hard corner of Fremont and Oakey, boasting over ±30,000 traffic count per day. Pylon signage available and iconic building design.

There are over 12 new and used car dealers in this area. New Car Dealers include: AutoNation Honda East Las Vegas, United Nissan, Fairway Chevrolet, FairwayBuick/GMC, Chapman Chrysler Jeep Dodge, and Fletcher Jones Toyota.

Used Car Dealers include: DriveTime, Lowbook Auto Sales, Newport Motors, and Baja Motors.

The Landlord is open to allowing two separate sub-leases for multiple operators within the space.

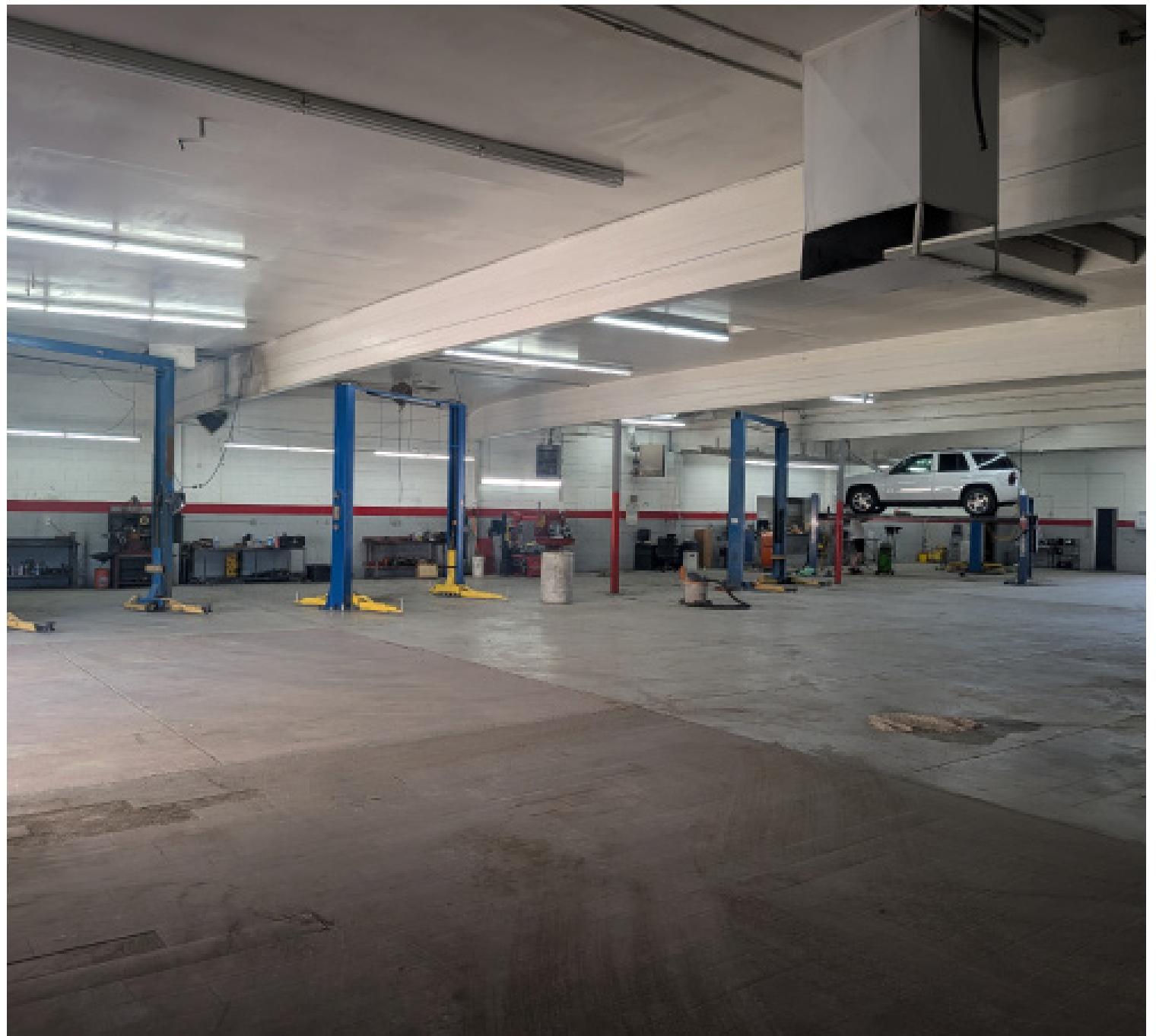
Property Highlights

- + Located within the East Sahara Automotive Dealership submarket
- + Service/Repair bay with four (4) car lifts and one (1) truck lift
- + Electric car charging station
- + ±30,000 traffic count per day
- + Pylon signage available and iconic building design

Full-Service Repair Center

Highlights

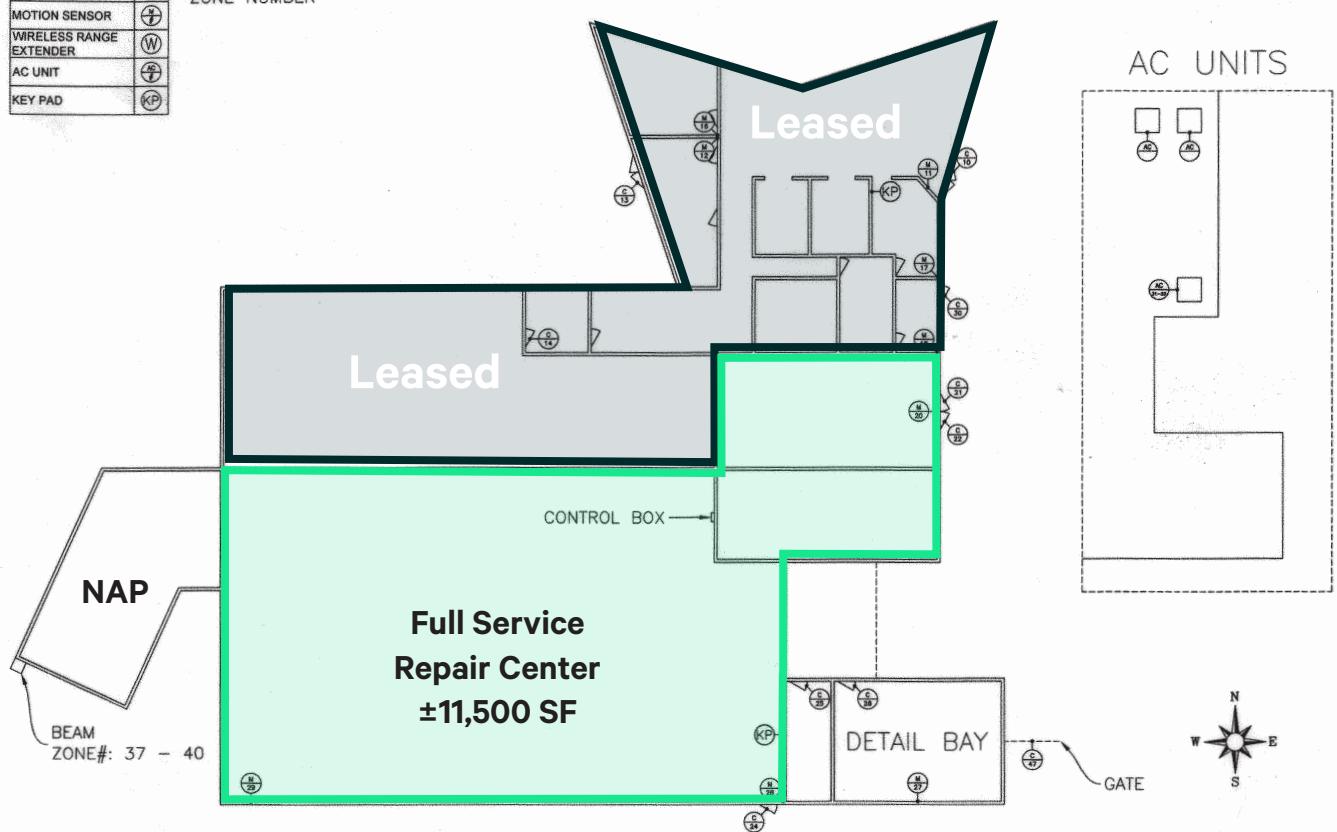
- + ±11,500 SF
- + Asking Base Rent: \$10,500/Month
- + CAMs: \$0.16
- + Parking Spaces: ±43
- + Grade Level Doors: 3
- + Partially Equipped
- + Five Total Lifts - four (4) auto and one (1) truck

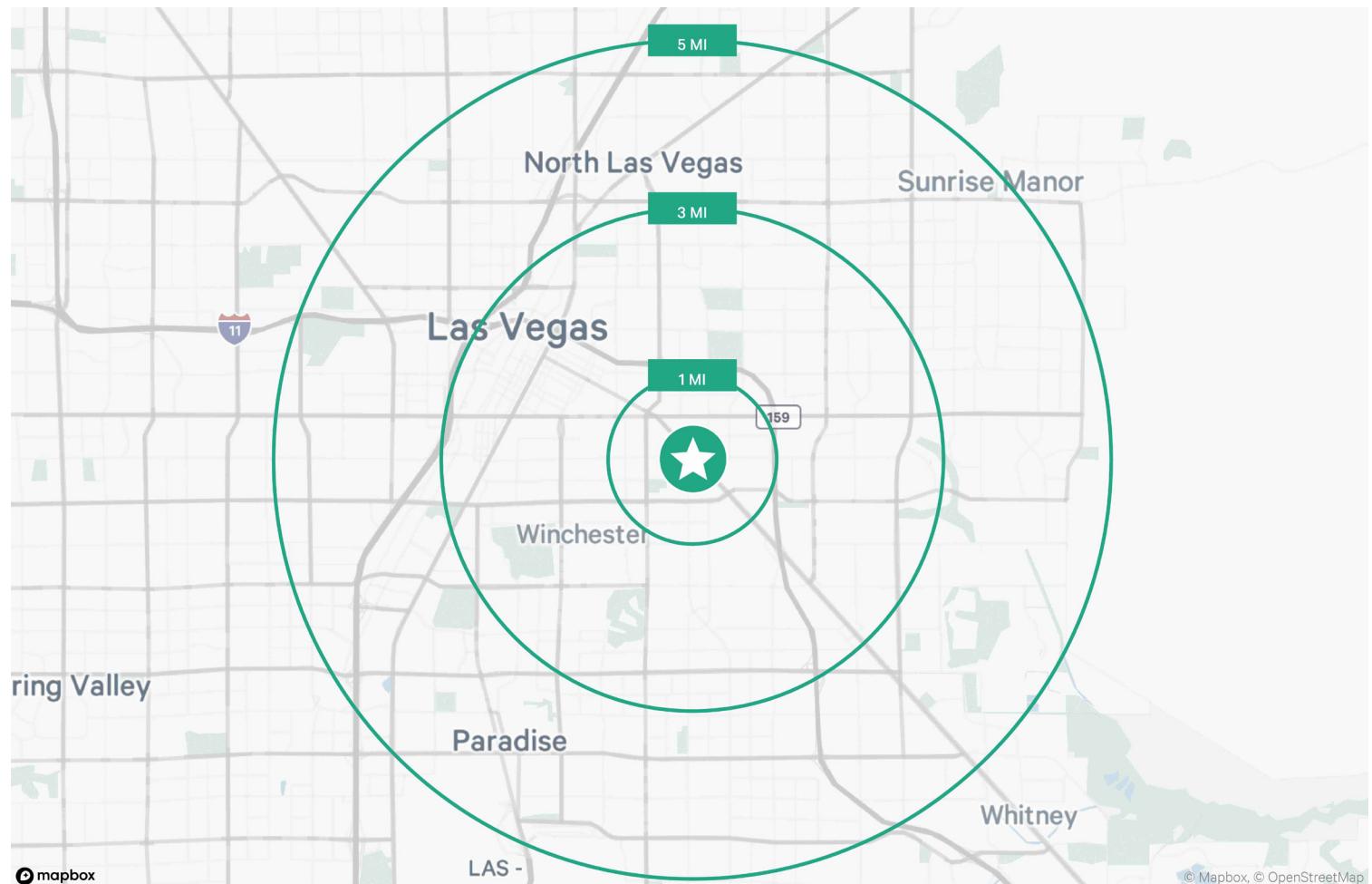


Floor Plan

SYMBOL LEGEND	
DOOR CONTACT	
ZONE TYPE	
ZONE NUMBER	
MOTION SENSOR	
WIRELESS RANGE EXTENDER	
AC UNIT	
KEY PAD	

MAIN GARAGE & OFFICE





Demographics	1 Mile	3 Miles	5 Miles
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Population	25,685	228,744	538,639
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Households	10,269	88,400	199,278
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Average Household Income	\$57,524	\$69,521	\$73,539
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Contact Us

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