



FOR SALE | RETAIL

LAS VEGAS AUTOZONE

4225 N Las Vegas Blvd. | Las Vegas, NV 89115



PRESENTED BY:

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Property Summary



OFFERING SUMMARY

Sale Price:	\$2,125,000
Lot Size:	0.48 Acres
Building Size:	5,400 SF
NOI:	\$122,000.00
Cap Rate:	5.74%

PROPERTY DESCRIPTION

Fully leased AutoZone with 10-year renewal beginning January 2017 [\$110,000 annually, rent bump 6/1/2021 to \$115,500 annually] plus billboard income [\$12,000 annually]. High traffic area with the Nellis Air Force Base less than one mile away.

PROPERTY HIGHLIGHTS

- Lease expires 12/31/2026
- Clear Channel billboard lease providing additional income on property
- Shares Signalized Hard Corner lot with McDonalds
- 20+ Year Operating History at this Location
- Limited Landlord Responsibility
- Average daily traffic counts of 14,300 VPD along N Las Vegas Blvd





Investment Overview



AUTOZONE

LEASE TYPE:	NN
ROOF & STRUCTURE:	Landlord Responsible
LEASE TERM:	Current To 12/31/2026
LEASE OPTIONS:	Three, 5-Year
TYPE OF OWNERSHIP:	Fee Simple
RIGHT OF FIRST REFUSAL:	30 Day Notice

Maintenance & Repairs by Landlord. Landlord shall maintain the structural soundness of the Premises, including but not limited to foundation, retaining walls, bearing walls and roof, at its sole expense provided however, that any structural repairs to maintain the soundness of the Premises that are caused by the actions of Tenant shall be made at Tenant's expense.

Maintenance & Repairs by Tenant. Tenant shall maintain in good repair & condition the Premises in every respect, including but not limited to, all interior plumbing; heating and air conditioning systems; electrical; plate glass & doors; interior & exterior surfaces of the Premises; parking lot; landscaping; floors any any other improvements located upon the Premises. Taxes. Tenant pays directly.

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Insurance. Tenant maintains in full force general liability insurance, \$2M per occurrence, naming Landlord as additional insured.

Utilities. Tenant agrees to pay all charges for gas, electricity, telephone, sewer, water and any other utilities used solely on Premises by Tenant.

Guaranty. by AutoZone, Inc., a Nevada Corporation, dated January 15, 2008.

Common Area. Tenant shall keep & maintain the Common Areas in good condition & repair. Such maintenance shall include: repairing and resurfacing paving & sidewalks; keeping the Common Areas drained, free of snow, ice, water, rubbish and other obstructions; keeping the Common Areas in a neat, orderly & sanitary condition; suitably lighting them during, & for appropriate periods before & after Tenant's business hours; maintaining signs, markers, painted lines & other means & methods of pedestrian & vehicular traffic control; maintaining adequate roadways, entrances, exits, & landscaping; & carrying public liability insurance.

Estoppel Certificates. Tenant shall have 20 Days from receipt of request to provide an executed estoppel.





Additional Photos



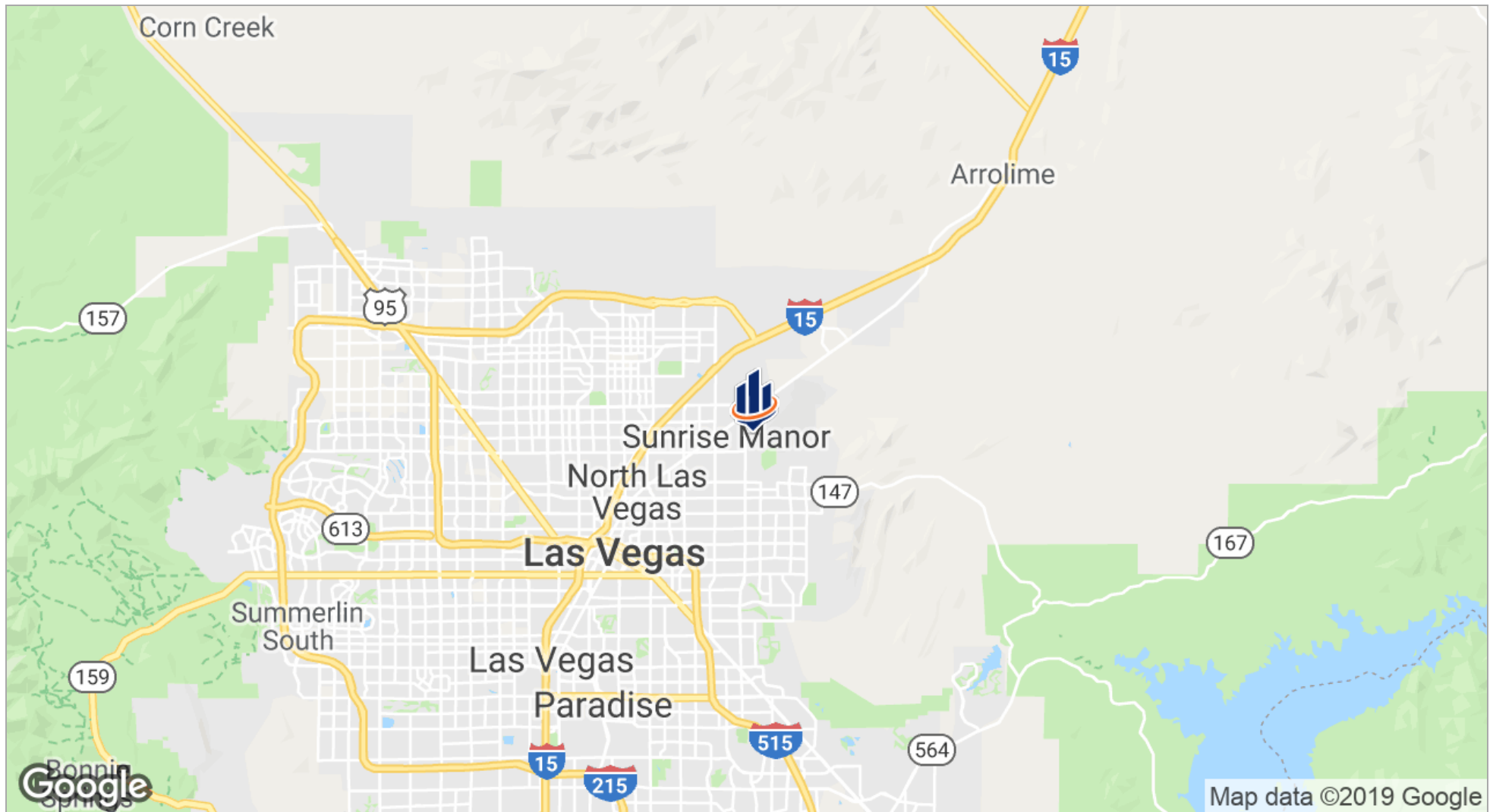


Aerial Map





Location Maps



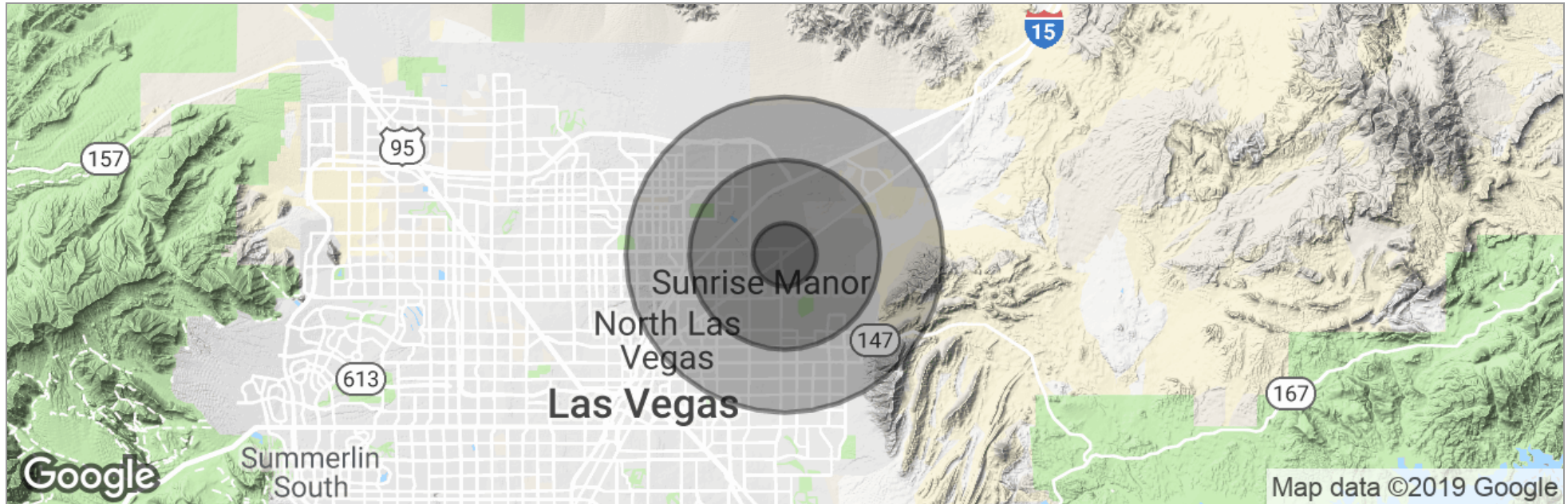
GOLD DUST COMMERCIAL ASSOCIATES

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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	8,826	72,534	251,508
Population Density	2,809	2,565	3,202
Median Age	26.6	27.9	28.5
Median Age (Male)	26.4	27.1	27.6
Median Age (Female)	27.1	29.3	29.1
Total Households	2,904	22,308	72,362
# of Persons Per HH	3.0	3.3	3.5
Average HH Income	\$47,773	\$51,567	\$55,759
Average House Value	\$103,776	\$163,000	\$193,392

* Demographic data derived from 2010 US Census



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DISCLAIMER

LAS VEGAS AUTOZONE | 5,400 SF | LAS VEGAS, NV

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