



4744 PARADISE ROAD

LAS VEGAS, NV 89119

Chris Godino

Senior Advisor / Real Estate Manager

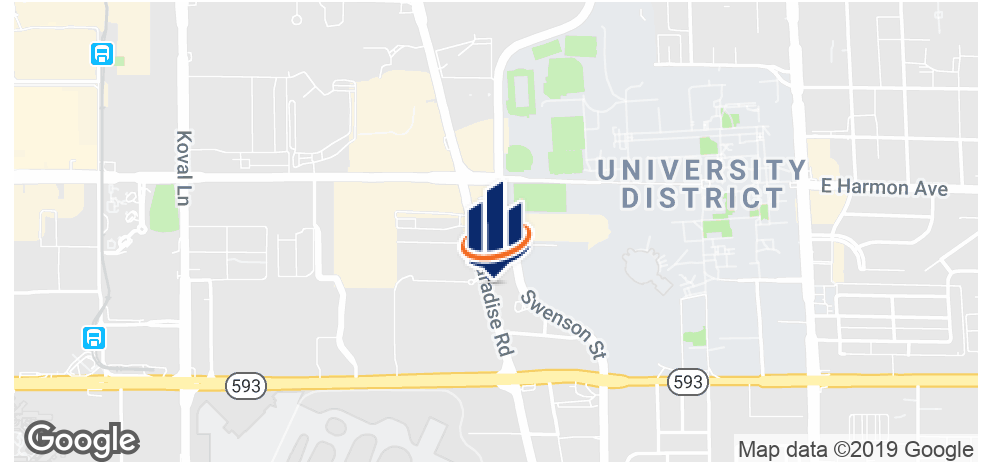
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NV #BS.0017588



Property Summary



OFFERING SUMMARY

Available SF:	10,552 SF
Lease Rate:	\$1.50 SF/month (NNN)
Lot Size:	1.81 Acres
Building Size:	10,552 SF
Zoning:	C-2

PROPERTY OVERVIEW

Commercial Property

PROPERTY HIGHLIGHTS

- Ample parking
- Close proximity to Las Vegas Strip McCarran Airport
- Across from the Thomas and Mack Arena
- Existing Buildings
- High Traffic Counts

Additional Photos



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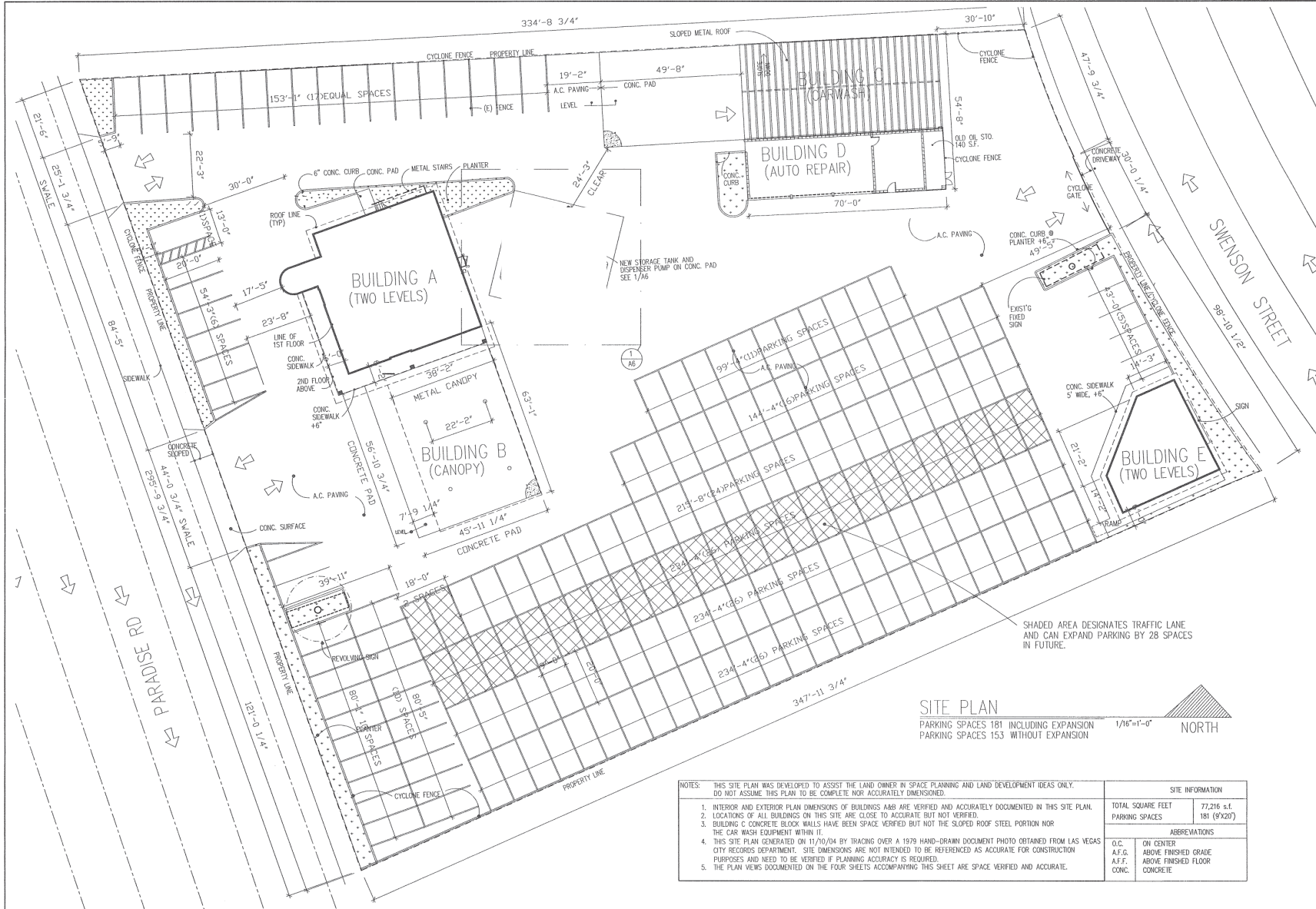
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Location Maps



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SITE PLAN
 PARKING SPACES 181 INCLUDING EXPANSION
 PARKING SPACES 153 WITHOUT EXPANSION
 1/16"=1'-0" NORTH

- NOTES: THIS SITE PLAN WAS DEVELOPED TO ASSIST THE LAND OWNER IN SPACE PLANNING AND LAND DEVELOPMENT IDEAS ONLY. DO NOT ASSUME THIS PLAN TO BE COMPLETE NOR ACCURATELY DIMENSIONED.
1. INTERIOR AND EXTERIOR PLAN DIMENSIONS OF BUILDINGS A&B ARE VERIFIED AND ACCURATELY DOCUMENTED IN THIS SITE PLAN.
 2. LOCATIONS OF ALL BUILDINGS ON THIS SITE ARE CLOSE TO ACCURATE BUT NOT VERIFIED.
 3. BUILDING C CONCRETE BLOCK WALLS HAVE BEEN SPACE VERIFIED BUT NOT THE SLOPED ROOF STEEL PORTION NOR THE CAR WASH EQUIPMENT WITHIN IT.
 4. THIS SITE PLAN GENERATED ON 11/10/04 BY TRACING OVER A 1979 HAND-DRAWN DOCUMENT PHOTO OBTAINED FROM LAS VEGAS CITY RECORDS DEPARTMENT. SITE DIMENSIONS ARE NOT INTENDED TO BE REFERENCED AS ACCURATE FOR CONSTRUCTION PURPOSES AND NEED TO BE VERIFIED IF PLANNING ACCURACY IS REQUIRED.
 5. THE PLAN VIEWS DOCUMENTED ON THE FOUR SHEETS ACCOMPANYING THIS SHEET ARE SPACE VERIFIED AND ACCURATE.

SITE INFORMATION	
TOTAL SQUARE FEET	77,216 s.f.
PARKING SPACES	181 (9x20')
ABBREVIATIONS	
O.C.	ON CENTER
A.F.G.	ABOVE FINISHED GRADE
A.F.F.	ABOVE FINISHED FLOOR
CONC.	CONCRETE



Dean Macias
 3574 Winter Scene Ct.
 Las Vegas, Nevada
 89147

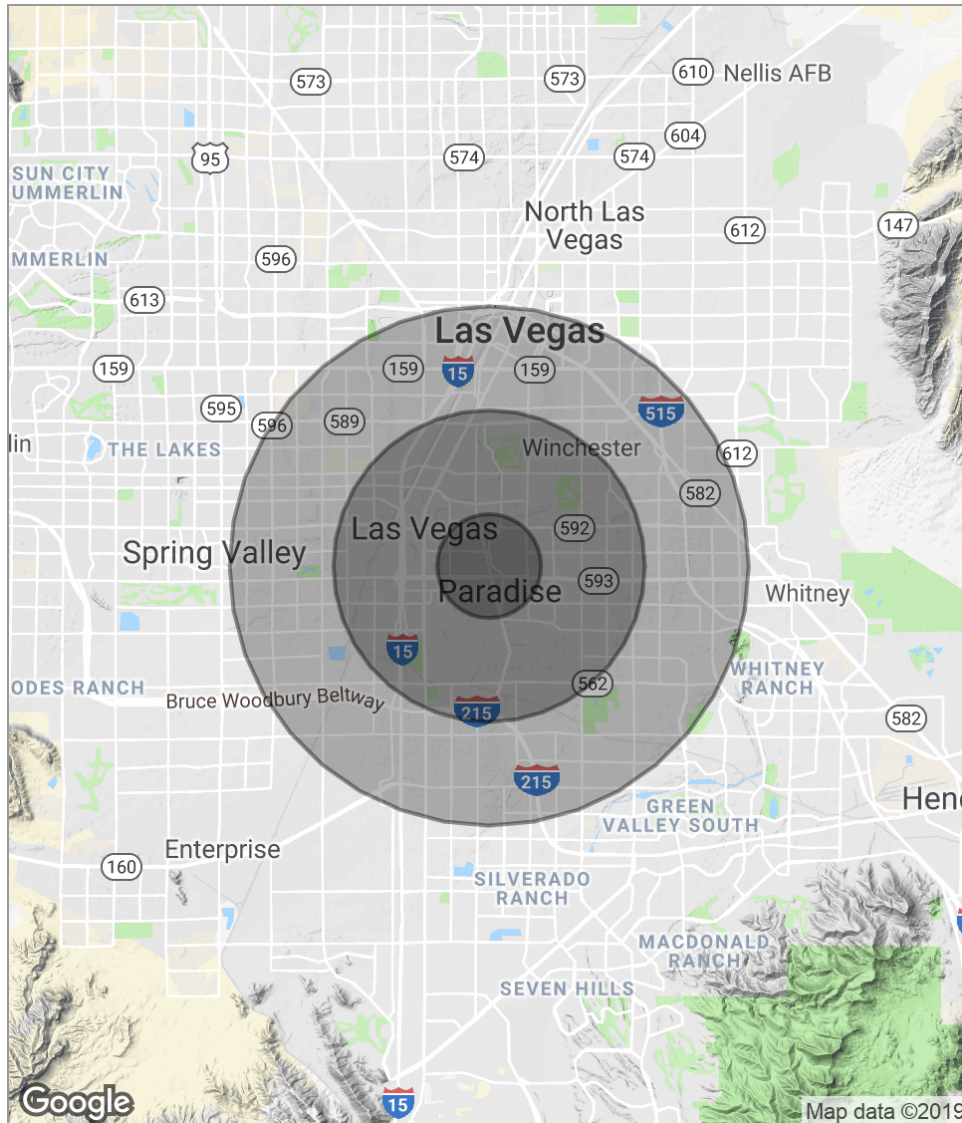
PROJECT TITLE:
 Commercial Remodel For:
 U.S. Auto Rental
 Paradise Rd.
 Las Vegas, Nevada

NOTES:
 1. Contractor to follow all city, local and U.B.C. building codes.
 2. *

ABBREVIATIONS:
 1. U.B.C. - Universal Building code
 2. *

SHEET TITLE:
SITE PLAN
 SCALE 1/16"=1'-0"
 DATE 11/10/04
 DRN dm
 DRWG. NO.

Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	12,138	102,250	354,817
Median age	36.7	36.2	37.7
Median age [Male]	36.3	36.2	37.5
Median age [Female]	37.4	37.0	38.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,181	46,567	147,658
# of persons per HH	2.0	2.2	2.4
Average HH income	\$37,676	\$48,172	\$54,479
Average house value	\$242,902	\$267,475	\$252,874

* Demographic data derived from 2010 US Census

Retailer Map

