



48,748 VPD

USA Auto Service Multi-Care

15-YEAR ABSOLUTE NET CORPORATE LEASE – 3% ANNUAL RENTAL INCREASES

MULTI-CARE CONCEPT STORE – BRAKES, TIRES, BATTERIES, ETC.

LAS VEGAS, NV



CP PARTNERS
COMMERCIAL REAL ESTATE

Surrounding Retail



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USA Auto Service Multi-Care

W OQUENDO RD & S RAINBOW BLVD, LAS VEGAS, NV 89118 [↗](#)

\$2,991,000

PRICE

5.85%

CAP RATE

NOI	\$175,000
LEASE TYPE	Absolute NNN
LEASE TERM	15 Years
RENT INCREASES	3% Annually
LEASABLE AREA	3,327 SF
LOT SIZE (SF)	11,630 SF



Multi-care concept store specializing in a wide range of services – brakes, tires, batteries, etc. – providing for much higher sales volume per customer

A 15-year absolute net corporate USA Auto Service Multi-Care featuring 3% annual rental increases throughout the base term and options. The subject property is **part of a 5-parcel retail development** which includes **Starbucks** and **Conoco Phillips** as well as a **future dermatologist tenant** and **inline retail strip building**. The tenant has 25+ years of experience with 21 locations in the Vegas MSA.

The Offering

- 15-year absolute NNN lease with 3% annual rental increases – zero landlord expense or maintenance obligations
- Lease is signed by tenant's parent company – Auto Management, Inc. – and features a personal guaranty from the company's founder
- Subject property is a "Multi-Care" concept store specializing in a wide range of services (brakes, tires, batteries, etc.) providing for much higher sales volume per customer
- Part of a 5-property development located at W Oquendo Road & S Rainbow Road exposed to significant traffic counts – 50,000+ VPD

Experienced Operator/Guarantor

- Auto Management, Inc. (dba USA Auto Service) has 30+ years of experience in the automotive repair industry during which time they have developed more than 100 stores across California, Arizona, Texas, and Nevada
- The company has experienced 54.62% revenue growth since 2019
- Currently, Auto Management, Inc. operates 21 locations exclusively in Vegas with 4 more in development

Market Highlights

- Explosive growth Southwest submarket – 25.06% projected population increase within a 1-mile radius over the next 5 years
- Numerous new development projects underway (see Page 12)
- Well below national average retail vacancy rate – 0.5%
- Just 6 miles from the Las Vegas Strip – 40M+ annual visitors
- Prominent & proximal national retailers driving traffic to the direct trade area include Sam's Club, Home Depot, In-N-Out, and Taco Bell



The Benefits of Multi-Care Auto

All-in-One Service for Your Vehicle

- **Convenience:** Since they offer a wide variety of services (engine repair, transmission work, tire services, diagnostics, etc.), you can get most, if not all, of your car needs taken care of in one place
- **Expertise Across Multiple Areas:** These shops usually employ a mix of specialists (mechanics, technicians, and experts in areas like tires, alignment, and diagnostics) allowing stores to handle complex problems that may require knowledge from different automotive fields
- **Cost-Effective:** Many multi-care auto shops offer bundled services or maintenance packages which can save customers money compared to going to a different specialist for a different issue
- **Better Diagnostic Tools:** With all kinds of services under one roof, these shops tend to invest in better diagnostic equipment and software, which means they can pinpoint issues faster and more accurately, often preventing more serious problems down the line
- **Time Savings:** Instead of visiting multiple shops, customers get all their auto needs handled in one stop, which can save time and energy
- **Warranty Coverage:** Multi-care auto shops often offer warranties on both parts and labor, giving customers peace of mind if something goes wrong
- **One-stop-Shop for New & Used Parts:** Whether you need new, OEM, or aftermarket parts, these shops can often source a wide range of options which can be especially helpful if you're looking to balance cost and quality

Surrounding Retail



CURRENT		
Price		\$2,991,000
Capitalization Rate		5.85%
Building Size (SF)		3,327
Lot Size (SF)*		11,630
Stabilized Income		
Scheduled Rent		\$175,000
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$175,000

**Cross parking provides 4:1000 parking ratio allowing for a variety of other uses*

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	USA Auto Service
Lease Signed By	Auto Management, Inc.
Lease Guaranty	Corporate & Personal
Lease Type	Absolute NNN
Lease Term	15 Years
Rent Increases	3% Annually
Rent Commencement	3/31/2025
Options	2, 5-Year
Year Built	2025
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility

TENANT INFO		Lease Terms		Rent Summary			
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	CAP RATE
USA Auto Service	3,327	3/31/2025	3/31/2026	\$175,000	\$14,583	\$175,000	5.85%
	3% Increase	4/1/2026	3/31/2027		\$15,021	\$180,250	6.03%
	3% Increase	4/1/2027	3/31/2028		\$15,471	\$185,658	6.21%
	3% Increase	4/1/2028	3/31/2029		\$15,936	\$191,227	6.39%
	3% Increase	4/1/2029	3/31/2030		\$16,414	\$196,964	6.59%
	3% Increase	4/1/2030	3/31/2031		\$16,906	\$202,873	6.78%
	3% Increase	4/1/2031	3/31/2032		\$17,413	\$208,959	6.99%
	3% Increase	4/1/2032	3/31/2033		\$17,936	\$215,228	7.20%
	3% Increase	4/1/2033	3/31/2034		\$18,474	\$221,685	7.41%
	3% Increase	4/1/2034	3/31/2035		\$19,028	\$228,335	7.63%
	3% Increase	4/1/2035	3/31/2036		\$19,599	\$235,185	7.86%
	3% Increase	4/1/2036	3/31/2037		\$20,187	\$242,241	8.10%
	3% Increase	4/1/2037	3/31/2038		\$20,792	\$249,508	8.34%
	3% Increase	4/1/2038	3/31/2039		\$21,416	\$256,993	8.59%
	3% Increase	4/1/2039	3/31/2040		\$22,059	\$264,703	8.85%
	Option 1*	4/1/2040	3/31/2045		\$22,720	\$272,644	9.12%
	Option 2*	4/1/2045	3/31/2050		\$26,339	\$316,069	10.57%
TOTALS:		3,327		\$175,000	\$14,583	\$175,000	5.85%

*3% annual rental increases through the Option Period

LEGEND



Property
Boundary

3,327

Rentable SF

11,630

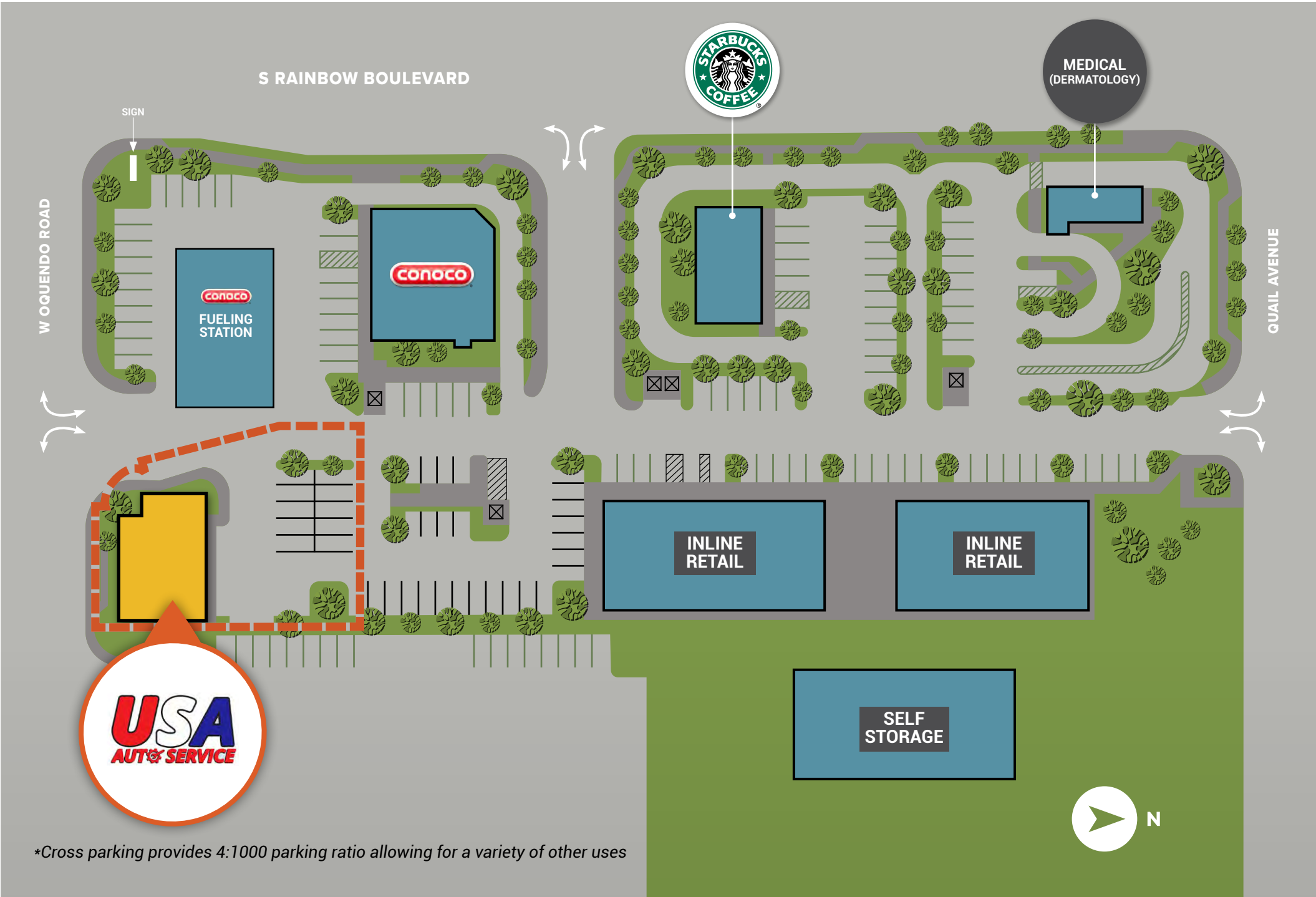
Lot Size SF*

37

Parking Spaces



Egress



Corporate lease with additional personal guaranty from company founder



21 LOCATIONS IN NEVADA

54.62% REVENUE GROWTH SINCE 2019



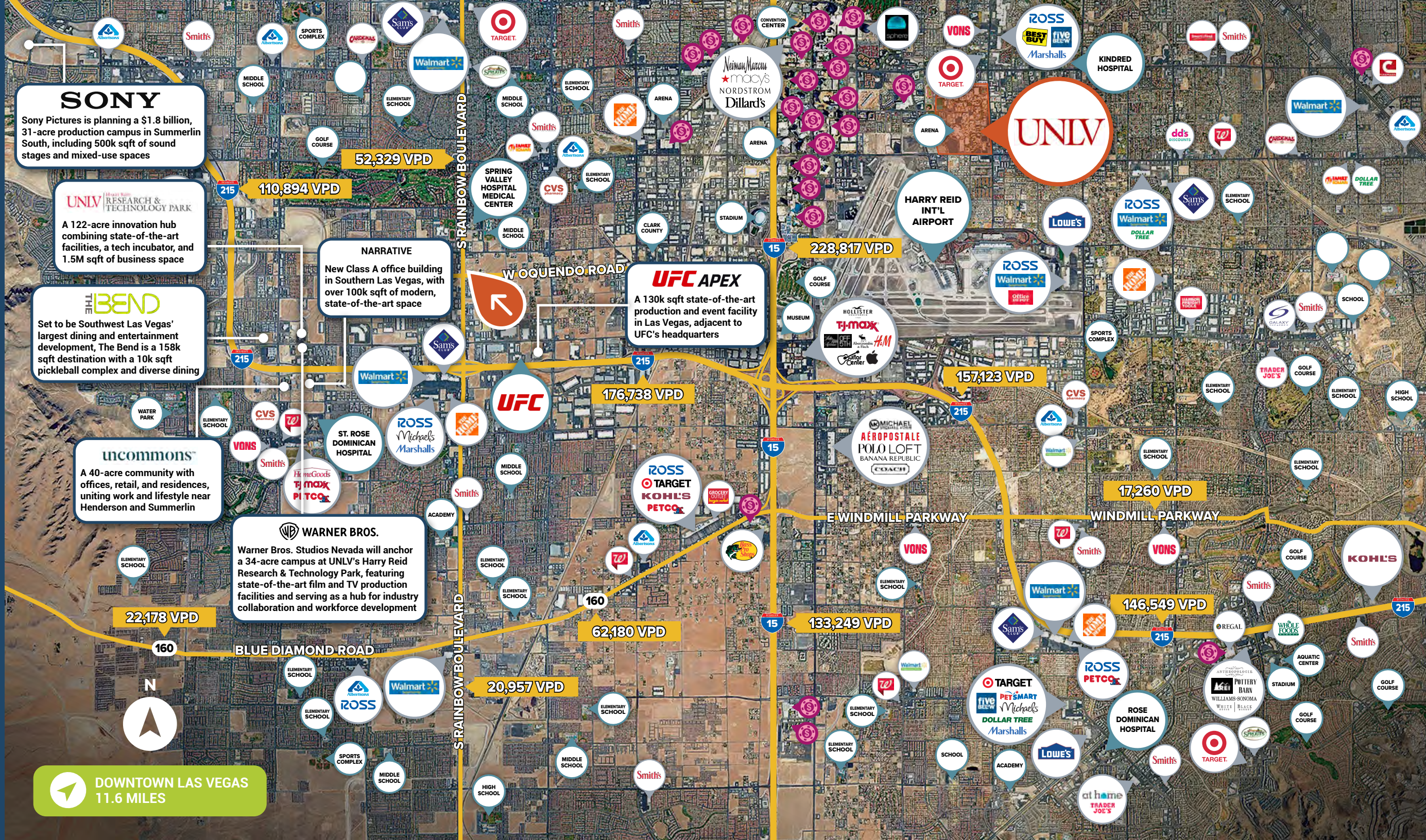
About The Operator/Guarantor

- Auto Management, Inc. (dba USA Auto Service) has 30+ years of experience in the automotive repair industry – during which time they have developed and operated more than 100 stores across California, Arizona, Texas, and Nevada
- Company sold out of state stores to focus exclusively in their backyard of Nevada, with 21 open another 4 in development
- Due to recent growth, the company has experienced 54.62% revenue growth since 2019
- In addition to general car care, their services include smog checks, oil changes, tune-ups, brake repair, ABS repair, engine repair, alignments, and more
- All locations are independently owned and operated
- USA Auto Service is partnered with Purrfect Auto Services, another Las Vegas-based automotive repair company

[Tenant Website](#) ↗







Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2023	4,632	152,978	373,044
2028 Projection	5,793	164,698	397,967

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$107,836	\$100,885	\$101,339
Median	\$84,757	\$75,681	\$76,133

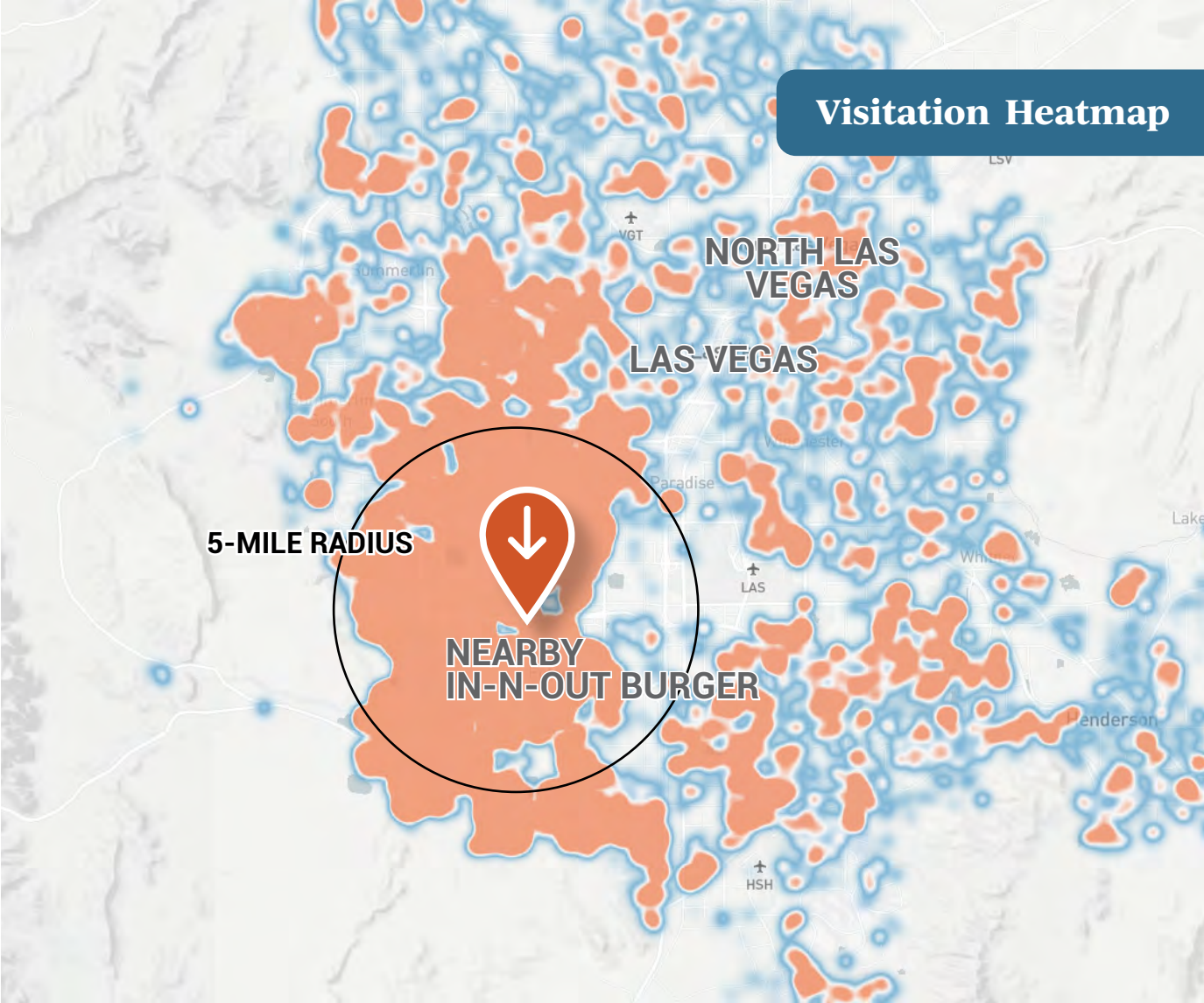
The nearby In-N-Out is the **8th ranked In-N-Out Burger out of 22 locations in Nevada** based on the number of visits in the past 12 months

893.6K Visits

OVER PAST 12 MONTHS AT THE NEARBY IN-N-OUT BURGER

24 Minutes

AVERAGE DWELL TIME AT THE NEARBY IN-N-OUT BURGER

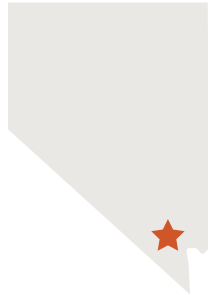


The shading on the map above shows the **home location of people who visited the nearby in-N-Out Burger over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Las Vegas, Nevada

ENTERTAINMENT CAPITAL OF THE WORLD



A Worldwide Destination

- Las Vegas is the largest city in Nevada and the greater Mojave Desert with an estimated population of 675,592 people
- Las Vegas is an internationally known entertainment destination for gambling, shopping, world-class restaurants, 5-star resorts and nightlife
- Located in and the county seat of Clark County, the city serves as the hub of the Las Vegas Valley metropolitan area

The Las Vegas Strip

- The 4.2-mile neon-lit Las Vegas Boulevard (known as The Strip) is the heart of the city
- The Las Vegas Strip is one of the world's most visited tourist attractions, welcoming over 40.8 million tourists in 2023
- It is a top three destination in the U.S. for business conventions and a global leader in the hospitality industry, claiming more AAA Five Diamond hotels than any other city in the world

The Las Vegas Valley

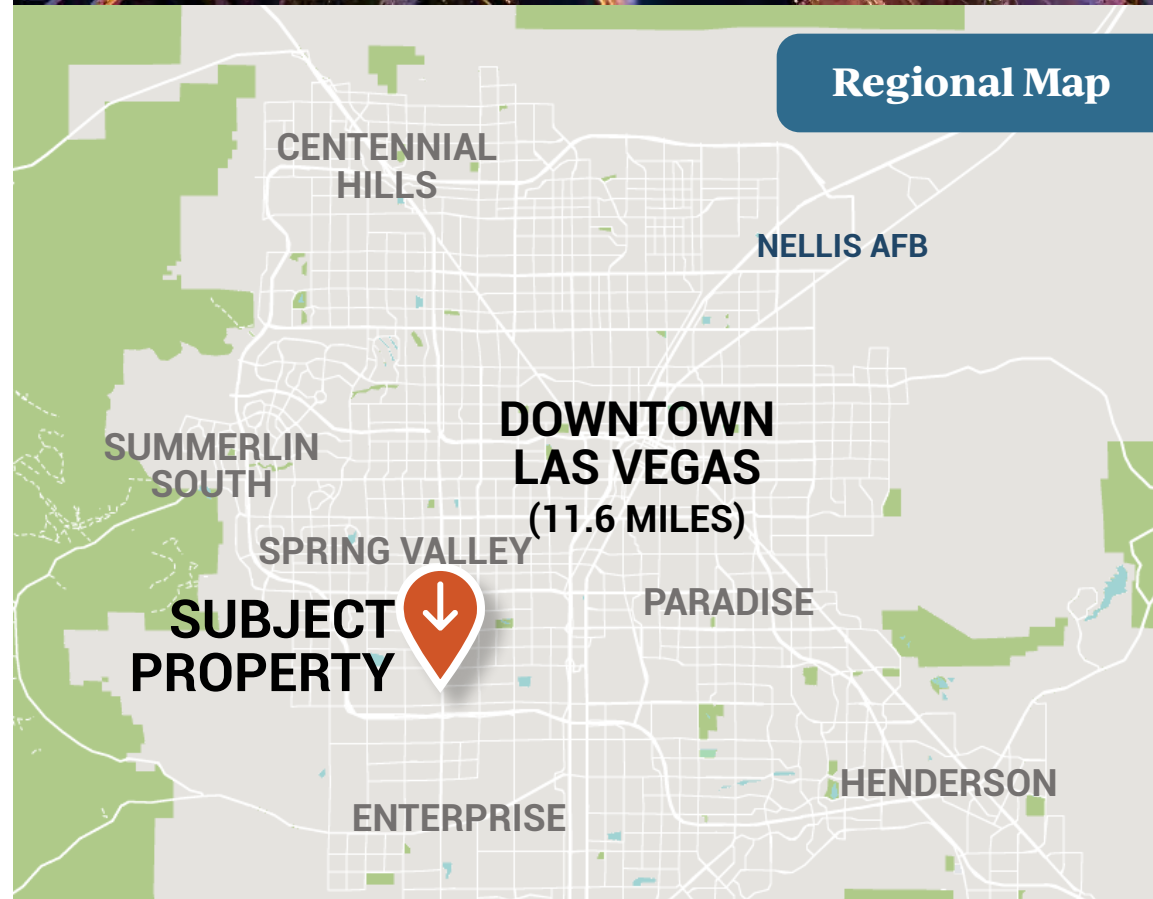
- The Las Vegas Valley as a whole is Nevada's most important financial, commercial, and cultural hub
- Home to the three largest incorporated cities in Nevada: Las Vegas, Henderson and North Las Vegas
- It remains one of the fastest growing metropolitan areas in the U.S., and in its relatively short history has established a diverse presence in international business, commerce, urban development and entertainment, as well as being one of the most visited tourist destinations in the world
- In 2022, the total GDP for Greater Las Vegas was \$160 billion

2.8 Million

LAS VEGAS MSA
ESTIMATED POPULATION

\$160 B

LAS VEGAS MSA GDP



Regional Map

Fast Growing Las Vegas

- Over the past three years, the Las Vegas Valley was the 17th fastest-growing metro in the country, according to the U.S. Census Bureau
- The valley, which includes Las Vegas, North Las Vegas and Henderson and most of Clark County, is the 29th largest metro in the country
- The valley's total population now sits at 2.33 million, up from 2.26 million in 2020
- Clark County remains the fastest-growing county in the state and has added 71,098 new residents to its population base since 2020
- By 2040 alone, the population in Clark County is expected to grow by 698,000 residents – pushing the local population past the 3 million mark

Where are people moving from?

- Nearly 158,000 people relocated to Nevada from California between 2020 though 2023, making up 43% of all new residents to Nevada during the past four years, according to the Nevada Department of Motor Vehicles
- California was followed by Arizona, Texas, Utah, Washington, Colorado, Oregon, Florida, New Mexico and Idaho

Why Las Vegas

RANKED 16TH BEST CITY TO LIVE IN THE U.S. ACCORDING TO U.S. NEWS AND WORLD REPORT

NEVADA HAS NO STATE INCOME TAX - ATTRACTING MANY BIG COMPANIES AND ENTREPRENEURS

ENDLESS ENTERTAINMENT, DINING, INDOOR AND OUTDOOR RECREATIONAL ACTIVITIES AVAILABLE WITHIN THE LAS VEGAS VALLEY

EXCELLENT YEAR-ROUND WEATHER - APPROXIMATELY 294 DAYS OF SUNSHINE ANNUALLY

Nation's Best Convention Center

- THE WALL STREET JOURNAL



2.9M

TOTAL SQ. FT. OF EXHIBIT SPACE

225

MEETING ROOMS (OVER 390K SQ. FT.)

6M

CONVENTION ATTENDEES IN 2023

\$15.1B

OVERALL ECONOMIC OUTPUT IN SOUTHERN NEVADA

Las Vegas Convention Center (LVCC)

- Located just minutes from the Las Vegas Strip, the Las Vegas Convention Center is one of the largest and most visited convention centers in the U.S., hosting the world's biggest trade events, meetings, and business conferences
- For a record 26 consecutive years, Las Vegas has been named the No. 1 trade show destination in North America by *Trade Show News Network*
- Because of their higher average spending profile, convention visitors generate higher per-capita economic impacts in Southern Nevada than leisure visitors
- In 2023, the convention sector contributed more than \$15.1 billion to the overall economic output



The A's - MLB

Formerly the Oakland Athletics, the Athletics are anticipated to play their first season in Las Vegas at a newly constructed stadium in 2028. As part of the deal to build the new stadium, the A's have signed to a 30-year non-relocation agreement and lease.

The proposed \$1.75 billion stadium will be built on the Las Vegas Strip at the site of the former Tropicana Hotel. The domed stadium will have an estimated capacity of 33,000. Construction is expected to begin in mid-2025.



The Las Vegas Raiders - NFL

The Raiders moved to Las Vegas from Oakland in 2020 and have been playing at Allegiant stadium near the southwestern end of the Las Vegas strip ever since.

Between 2021 and 2023, the Raiders stadium - a 65,000 seat venue, generated \$2.29 Billion in revenues and out-of-town visitor spending. Allegiant Stadium hosts a number of events annually in addition to NFL games, including major concerts, collegiate events, and community and charity events.



VEGAS
GOLDEN KNIGHTS™

Vegas Golden Knights - NHL

The Las Vegas Golden Knights were created as an expansion team, playing their first season in 2017. In 2023, the Golden Knights won the Stanley Cup, after making it to the playoffs six times in seven seasons.

The 20,000-seat T-Mobile Arena hosts a range of events from NHL games, UFC, boxing, and basketball to awards shows and large concerts.



One of the
largest single
employers
in Southern
Nevada

Home of the Fighter Pilot

- Nellis Air Force Base is a part of the United States Air Force's Combat Command, and is located about 8 miles northeast of downtown Las Vegas
- The base covers more than 14,000 acres and is a major base for advanced combat aviation training
- Its mission is accomplished through an array of aircraft, including fighters, bombers, re-fuelers, and aircraft used for transport, close-air support, command and control and combat search and rescue
- Units at Nellis continue to provide training for composite strike forces that include every type of aircraft in the U.S. Air Force inventory, and is responsible for operational test and evaluation, as well as tactics development
- The 57th Wing is the operational element of the center. The wing's major units are the 57th Operations Group, 57th Maintenance Group, U.S. Air Force Air Demonstration Squadron "Thunderbirds", U.S. Air Force Weapons School, 414th Combat Training Squadron (Red Flag), U.S. Air Force Advanced Maintenance and Munitions Operations School, and the 549th Combat Training Squadron (Green Flag-West).
- Other USAFWC units at Nellis AFB are the 99th Air Base Wing and Nevada Test and Training Range, the 53d Test & Evaluation Group, and 505th Operations Group



[Learn More](#)

14,900

TOTAL BASE
WORKFORCE

60,000

BASE FAMILIES &
RETIREES

\$4.4 Billion

ECONOMIC IMPACT
TO REGION



A Carnegie R1 Research University

According to *U.S. News & World Report*, UNLV is Ranked the #2 University in Nevada

- UNLV is a public, urban research institution that holds the nation's highest recognition for both research and community engagement from the Carnegie Foundation for the Advancement of Teaching – R1, the gold standard for research institutions
- Founded in 1957, UNLV has transformed from a small branch college to a thriving research institution
- The UNLV Rebels compete in the NCAA Division I as a member of the Mountain West Conference, in 16 sports (400+ athletes)

UNLV

220+

TOTAL DEGREE
PROGRAMS

30,660

NUMBER OF STUDENTS
ENROLLED 2023

\$1.58B

ECONOMIC IMPACT ON THE
LAS VEGAS REGION

Surrounding Retail



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