

PAD FOR LEASE



DEALER'S AUTO AUCTION
OF LAS VEGAS

FUTURE DEVELOPMENT



presented by:

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CHEYENNE AND I-15



LEASING DETAILS

Available Space:
1.73 Acres

**Contact Broker
for Pricing**

PROPERTY HIGHLIGHTS

- Closest Pad Opportunity to I-15 on W. Cheyenne Ave.
- Zoned: General Industrial (M-2)
- +/- 290 SF of frontage on W. Cheyenne Ave.
- Perfect C-Store/QSR site
- Combined traffic counts of over 70,000 CPD along Cheyenne Ave. and Losee Rd.

DEMOGRAPHICS

| POPULATION | 1-mile | 3-mile | 5-mile |
|-------------------------------|----------|----------|----------|
| 2016 Population | 11,401 | 171,683 | 449,624 |
| HOUSEHOLDS | 1-mile | 3-mile | 5-mile |
| 2016 Households | 2,797 | 47,941 | 135,995 |
| INCOME | 1-mile | 3-mile | 5-mile |
| 2016 Average HH Income | \$47,998 | \$49,692 | \$53,523 |

Updated: 4.24.17



LOGIC

We provide a host of services to our clients that include Property Management and Capital Markets.



PROPERTY MANAGEMENT

LOGIC Property Management team members are tenured professionals with a comprehensive knowledge and understanding of commercial real estate management. We methodically approach each assignment with customized management strategies that meet the client's needs, maintain the property's physical plant, and effectively service tenants.

We know our priority is to cooperate with our tenants by working intelligently to reduce expenses and to serve our owner-clients by identifying creative ways to drive income. We provide for accountability in every step we take, from management to accounting. Logic Property Management will pinpoint a client's goals and objectives, meet challenges, and achieve expected results from your investment.

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CAPITAL MARKETS

LOGIC Capital Markets is a preferred funding source for investors, developers and operators of commercial real estate. Our loan brokerage service & origination platform provide our clients access to the market's wide range of competitive products for all property types.

Through our relationships which include banks, conduits, life companies, mortgage funds, and hard money lenders, we are able to offer debt and equity financing for the purpose of acquisition, development, refinance, buyouts, and more.

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