

# FOR SALE

1.59 ACRE (C-1) PARCEL APPROVED FOR 122 CAR VAULT/STORAGE FACILITY  
JUST OFF SEC SAHARA & WESTWIND IN LAS VEGAS, NEVADA 89146

RETAIL SITE LOCATIONS  
ARE APPROXIMATIONS



**ZONED (C-1) COMMERCIAL  
NO USE PERMIT REQUIRED**

(C-1) ZONING ALLOWS FOR VIRTUALLY  
UNLIMITED RETAIL & COMMERCIAL USE

APPROVED FOR 83,495/SF CAR  
VAULT / STORAGE FACILITY.  
MINIMAL DEVELOPMENT REQUIREMENT  
FOR 10 FOOT LOT BUFFER

LOCATED IN UNINCORPORATED  
CLARK COUNTY ALLOWING FOR  
A SIMPLIFIED DEVELOPMENT  
PROCESS. SITE PLAN &  
ELEVATIONS AVAILABLE.

CENTRALLY LOCATED IN THE  
GEOGRAPHIC CENTER OF  
LAS VEGAS WITH IMMEDIATE  
ACCESS TO THE  
LAS VEGAS STRIP, DOWNTOWN  
& INTERSTATE-15 AND  
McCARRAN INT'L AIRPORT.

WATER, POWER AND SEWER IN  
STREET. SOILS REPORT AVAILABLE.  
ENGINEERING COMPLETE FOR 210  
VEHICLE PARKING LOT

1.59 GROSS ACRES  
APN: 163-12-103-014

OWNER WILL CONSIDER  
PARTIAL CARRYBACK  
ASKING: \$995,000.00

## ZONED (C-1) COMMERCIAL

**PERMITTED USES:** ALCOHOL SALES, BEER AND WINE - PACKAGED ONLY,  
FUNERAL HOME, GROCERY STORE, HEALTH CLUB / GYM FACILITY,  
LAUNDROMAT, LIBRARY, OFFICE BUILDING, PARKING LOT, POSTAL FACILITY,  
RESTAURANT, RETAIL SALES AND SERVICE, SHOPPING CENTER

**WITH SPECIAL USE PERMIT:** BANQUET FACILITY, ON-PREMISE ALCOHOL  
CONSUMPTION, ASSISTED & INDEPENDENT LIVING FACILITY, AUCTION /  
AUTO AUCTION, AUTOMOBILE MAINTENANCE, AUTOMOBILE SALES,  
CONVENIENCE STORES, CONDOMINIUM, EMERGENCY CARE FACILITY,  
HOSPITAL/QUICK CARE FACILITY, LIVE ENTERTAINMENT, MINI-WAREHOUSE(S)  
MOVIE THEATER, MUSEUM, PUBLIC STORAGE BIN FACILITY, PUBLIC BUILDINGS  
AND FACILITIES, RECREATIONAL VEHICLE AND BOAT STORAGE, SCHOOL,  
SENIOR HOUSING, SERVICE STATION, SWAP MEET, UNION HALL,  
VETERINARY CLINIC & SERVICE

**WITH CONDITIONAL USE PERMIT:** ALCOHOL SALES, LIQUOR - PACKAGED  
ONLY, CARNIVAL/CIRCUS - TEMPORARY USE ONLY, COMMUNICATION  
ANTENNAS & TOWERS, LABORATORY, MEDICAL/DENTAL, CHURCH/  
RELIGIOUS FACILITY, PLANT NURSERY, TEMPORARY OUTDOOR EVENT(S)



JOHN MENDOZA

NEW GROWTH COMMERCIAL  
REAL ESTATE COMPANY

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