

FOR SALE

# DEALERSHIP OPPORTUNITY VALLEY AUTO MALL



335 AUTO MALL DRIVE :: HENDERSON, NV 89014

**±5,914 TOTAL SF ON ±4.05 ACRES**

**103,000 CARS PER DAY (CPD)**  
**73 Front Line Parking spaces**



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FOR SALE >> \$7,250,000

# AUTOMOBILE DEALERSHIP OPPORTUNITY

335 AUTO MALL DRIVE :: HENDERSON, NV 89014

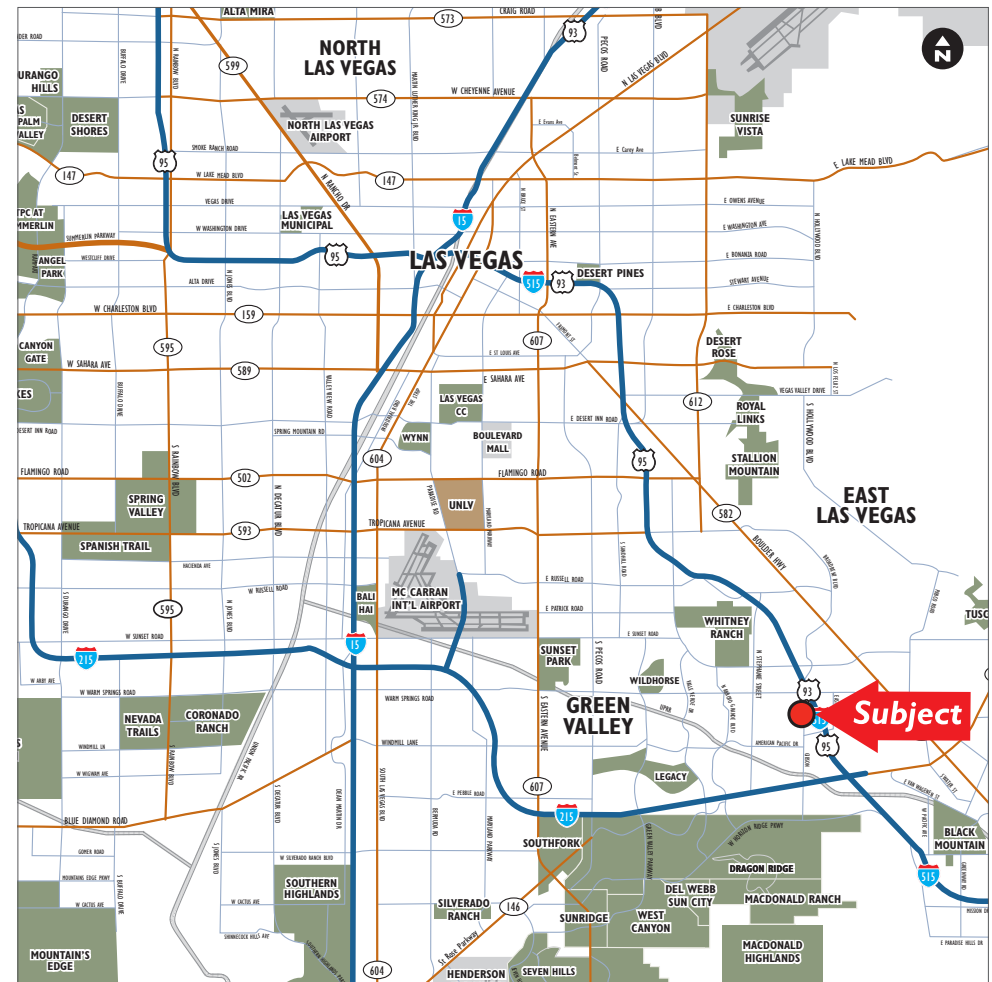


## PROPERTY DETAILS **PRICE: \$6,600,000**

ADDRESS:	335 Auto Mall Drive, Henderson, NV 89014
APN:	178-11-210-009 (City of Henderson)
BUILDING SIZE:	±5,914 TOTAL SF ±4,186 SF Showroom and Offices ±1,728 SF Detail Area
PARCEL:	±4.05 Acres
YEAR BUILT:	1997
ZONING:	Auto-Mall Commercial (CA)
TOTAL PARKING:	399 Total Spaces with 73 Spaces of Front Line Parking
FRONTAGE:	637' + Linear Frontage on Auto Mall Drive fronting US 95
LOCATION:	Direct Access and Visibility from US 95

Demographics*	1 Mile	3 Mile	5 Mile
ESTIMATED 2016 POPULATION	5,531	100,122	269,915
ESTIMATED 2016 AVG. HH INCOME	\$76,884	\$72,065	\$75,289
PROJECTED 2021 POPULATION	5,828	107,728	286,535

\*DATA SOURCE: The Nielsen Company



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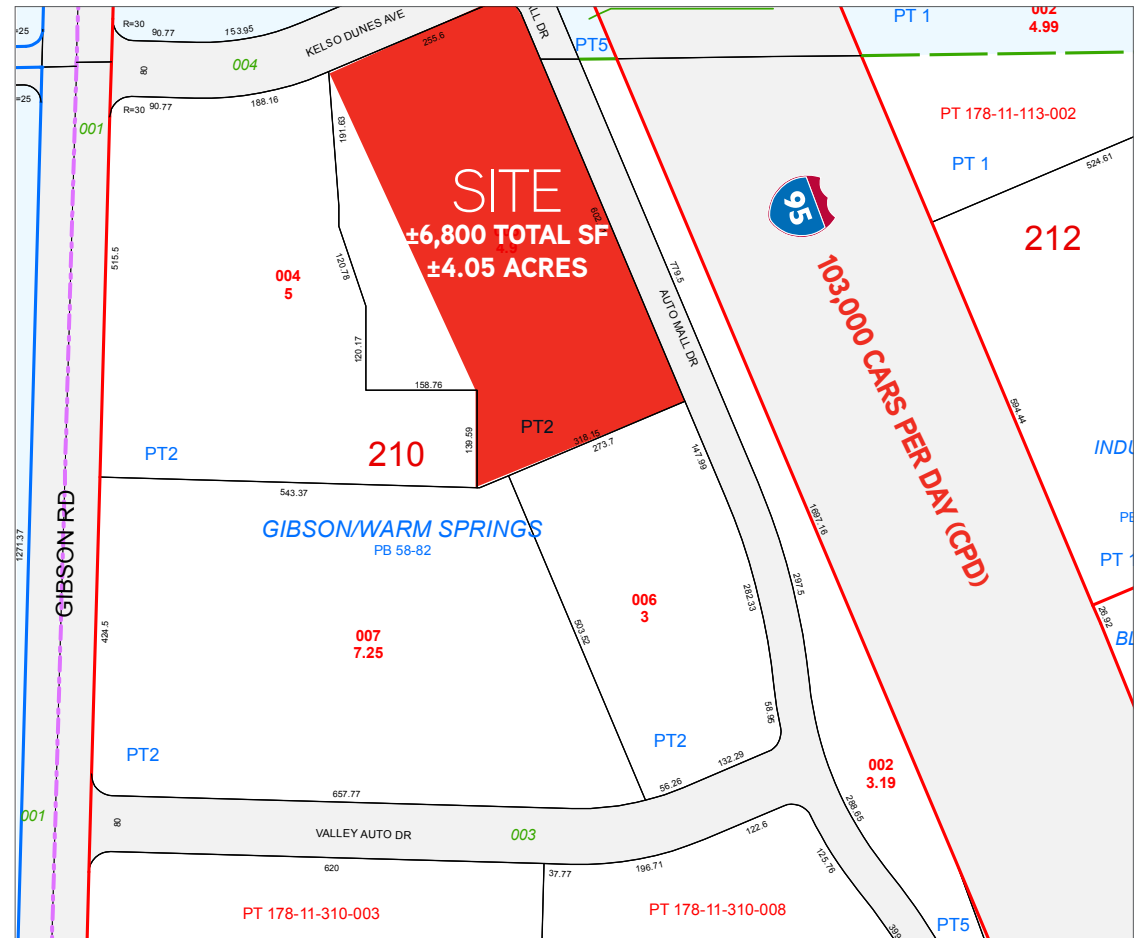
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## PROPERTY IMAGES



## PARCEL MAP



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## CLOSE-UP OVERHEAD AERIAL



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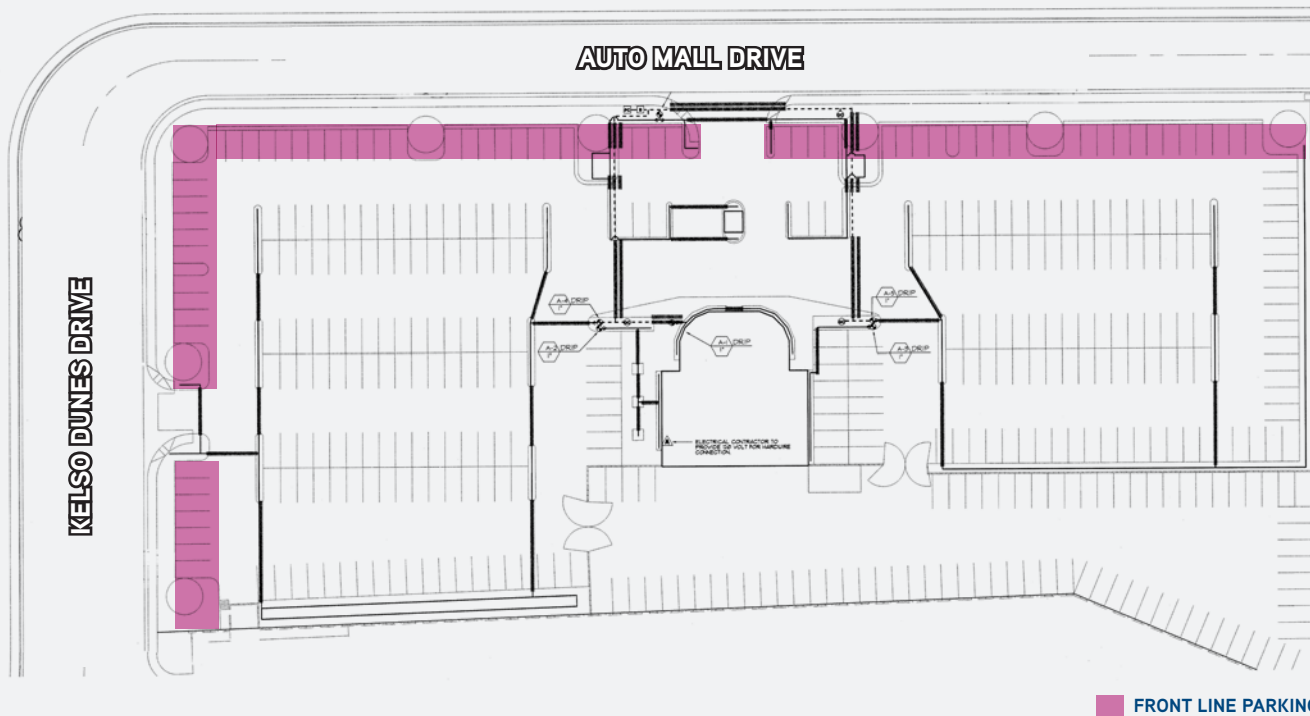
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## SITE PLAN

**637'+ LINEAR FRONTAGE ON AUTO MALL DRIVE FRONTING US 95**



**±5,914 TOTAL SF**

±4,186 SF SHOWROOM AND OFFICES

±1,728 SF DETAIL AREA

**399 TOTAL SPACES**

**73 SPACES OF FRONT LINE PARKING**

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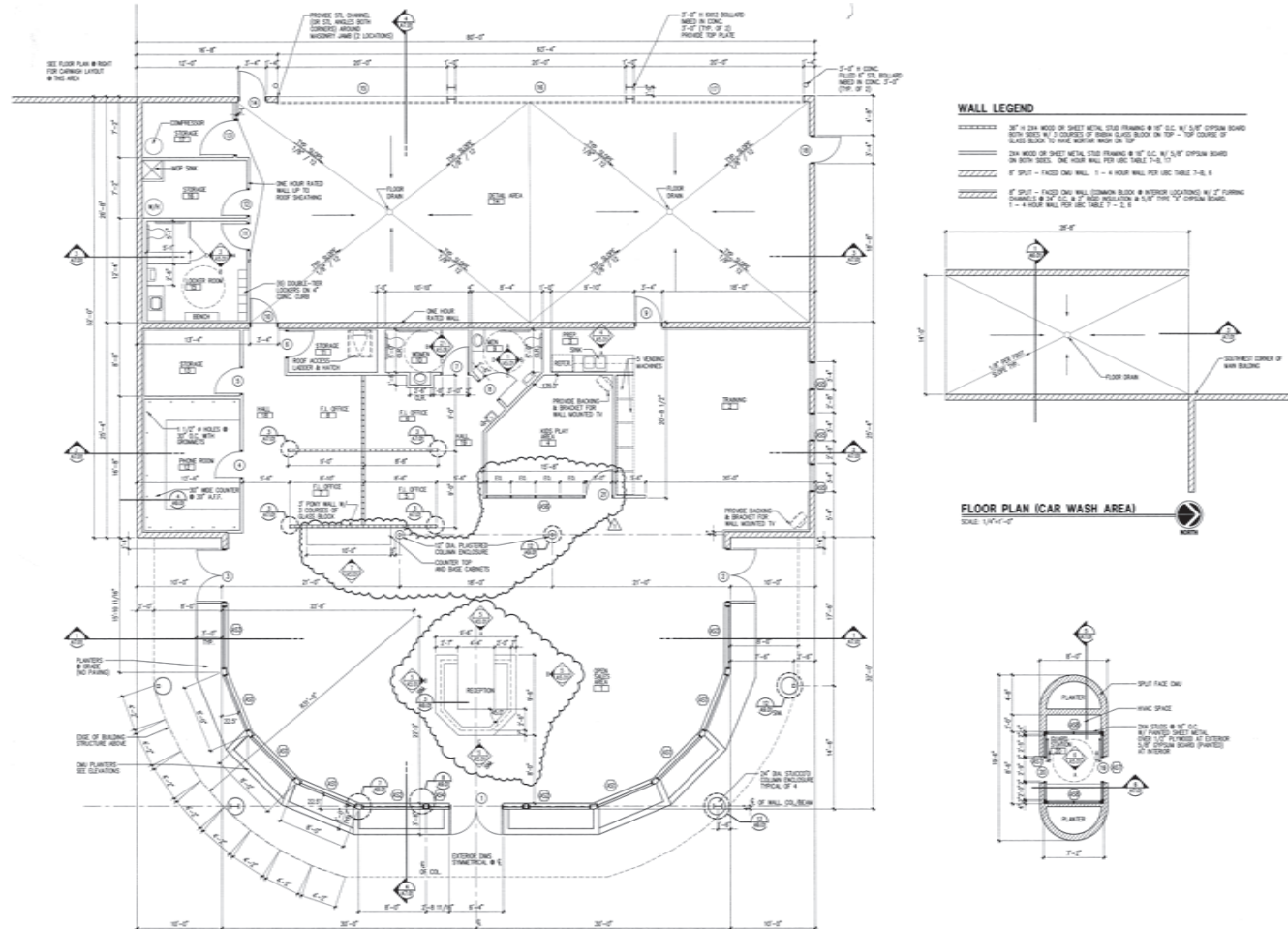


## BUILDING FLOOR PLAN

**±5,914 TOTAL SF**

±4,186 SF SHOWROOM AND OFFICES

±1,728 SF DETAIL AREA



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