### FOR SALE

95

AUTO SHOM ORIVE

# 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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#### PROPERTY DETAILS PRICE: \$6,600,000 LAS VEGAS URANGO HILLS W CHEVENN S PALM ALLEY DESERT SUNRISE VISTA NORTH LAS VEGAS 335 Auto Mall Drive, **ADDRESS:** 195 Henderson, NV 89014 (147)

APN:	178-11-210-009 (City of Henderson)		
BUILDING SIZE:	<b>±5,914 TOTAL SF</b> ±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 SOLIRCE: The Nielsen Company	

\*DATA SOURCE: The Nielsen Company



HENDERSON

3 SEVEN HILLS

NORTH

#### 3960 Howard Hughes Parkway, Suite 150 Las Vegas, NV 89169 www.colliers.com/lasvegas

MACDONALD HIGHLANDS

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**GRANT TRAUB** 

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MOUNTAIN'S EDGE

### FOR SALE >> \$7,250,000 **AUTOMOBILE DEALERSHIP OPPORTUNITY** 335 AUTO MALL DRIVE :: HENDERSON, NV 89014



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TUSC

PARCEL MAP



#### **PROPERTY IMAGES**





#### PT 1 KELSO DUNES 4.99 R=30 90.77 PT 178-11-113-002 001 PT 1 SIT 9 ±6.800 TOTAL SF 212 103,000 CARS PER DAY (CPU) ±4.05 ACRES 004 AUTO MALL PT2 IND 210 PT2 543.37 **GIBSON-RD** GIBSON/WARM SPRING PB 58-82 PT 006 007 7.25 PT2 PT2 002 3.19 01 8 003 VALLEY AUTO DR PT 178-11-310-008 PT 178-11-310-003

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#### **CLOSE-UP OVERHEAD AERIAL**



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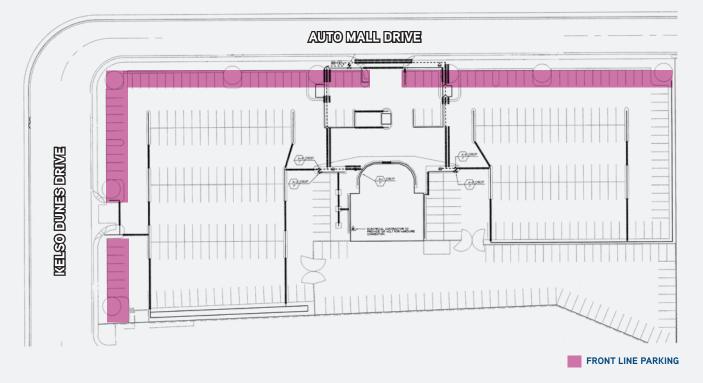
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## FOR SALE >> \$7,250,000 AUTOMOBILE DEALERSHIP OPPORTUNITY

335 AUTO MALL DRIVE :: HENDERSON, NV 89014

### SITE PLAN

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



### ±5,914 TOTAL SF

±4,186 SF SHOWROOM AND OFFICES

Colliers INTERNATIONAL

±1,728 SF DETAIL AREA

### **399 TOTAL SPACES** 73 SPACES OF FRONT LINE PARKING

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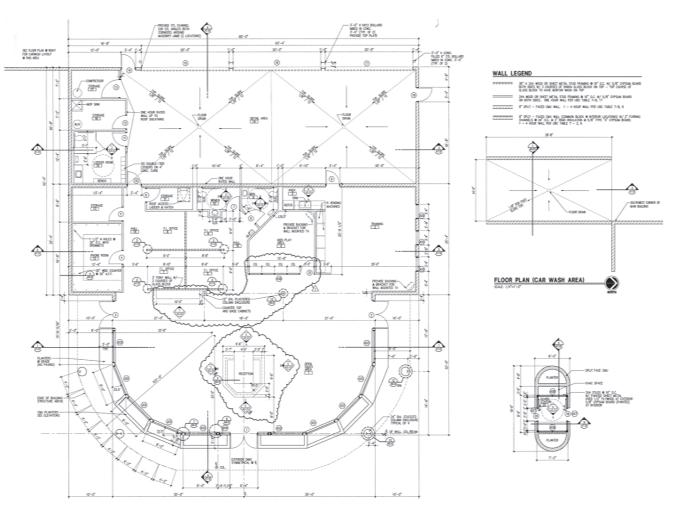
**BUILDING FLOOR PLAN** 

### ±5,914 TOTAL SF

±4,186 SF SHOWROOM AND OFFICES

±1,728 SF DETAIL AREA





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