

Auto Mall Dealership



401 AUTO VISTA DRIVE, PALMDALE, CA 93551



NEW AND USED DEALERSHIPS WELCOME

Commercial Brokers Group is pleased to present this 15,288+/- sf freestanding building in the Palmdale Auto Mall! Situated on 2.62+/- acres and located in the heart of business friendly West Palmdale, this site features incredible northbound and southbound 14 Freeway visibility! The auto mall is home to many national automotive companies as part of the Auto Center Specific Plan making it a prime site for automotive, offroad and service users!

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COMMERCIAL BROKERS GROUP, INC.

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FOR SALE OR LEASE

401 AUTO VISTA DR. PALMDALE, CA 93551

Sale Price:	\$4,900,000
Lease Price:	\$2.25/sf/m
Property Type:	New/Used Dealership
Building Size:	15,288+/-sf
Stories:	2
Construction:	Masonry
Year Built:	1995
Year Renovated:	2013
Parking:	225+ spaces
Lot Size:	2.62+/- acres
Roll Up Door:	(6) 12'x12'
Power:	800 amps
APN:	3003-002-081
Zoning:	SP-Auto Center
Delivered:	Vacant



[Zoning Ordinance Link](#)



[Video Tour Link](#)

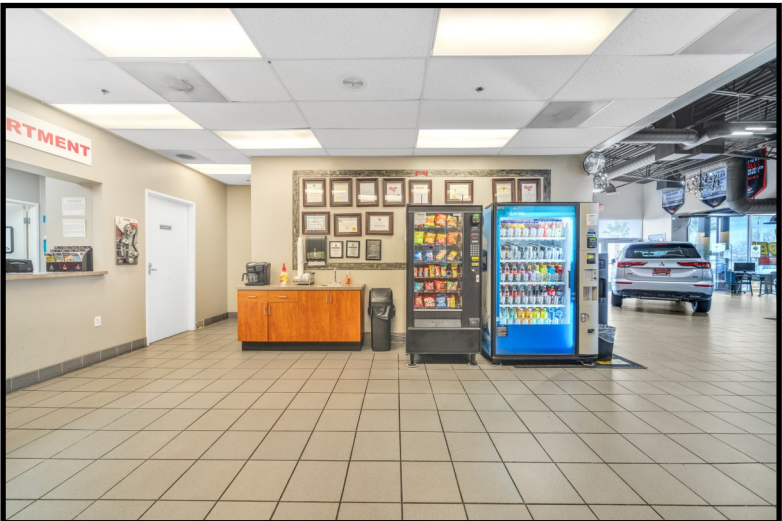
PROPERTY OVERVIEW:

- Set your own dealership up for success on this beautifully maintained and highly sought after freestanding building available for Sale or Lease in the Palmdale Auto Mall. The building is 15,288+/-sf on 2.62+/-acres giving you plenty of space for staff, sales, repair and service!
- The building features a huge showroom with high ceilings, upstairs and downstairs offices, breakroom, customer and staff restrooms, mechanics bays with six ground level roll up doors, Mezzanine for parts storage and a vehicle washing station.
- The site features professionally designed layout as part of the Auto Mall specific plan with entrances on Auto Vista Drive and Carriage Way. With over 2.50 acres the site can accommodate ample inventory.
- This is the only building for sale in the Auto Mall and it also features one of the absolute best views from northbound and southbound traffic on the 14 Freeway with over 100,000 cars passing by each day! Sale does not include the Mitsubishi dealership business or its assets, fixtures or equipment. The property will be delivered vacant.

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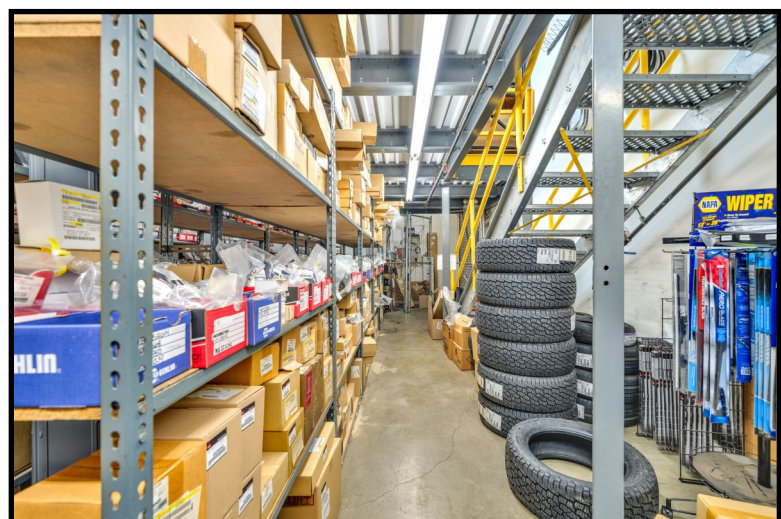
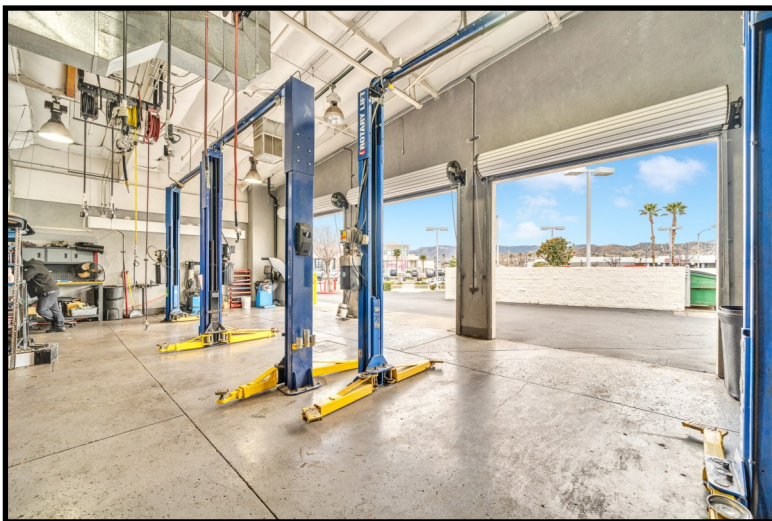
SITE PHOTOS



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LOCATION

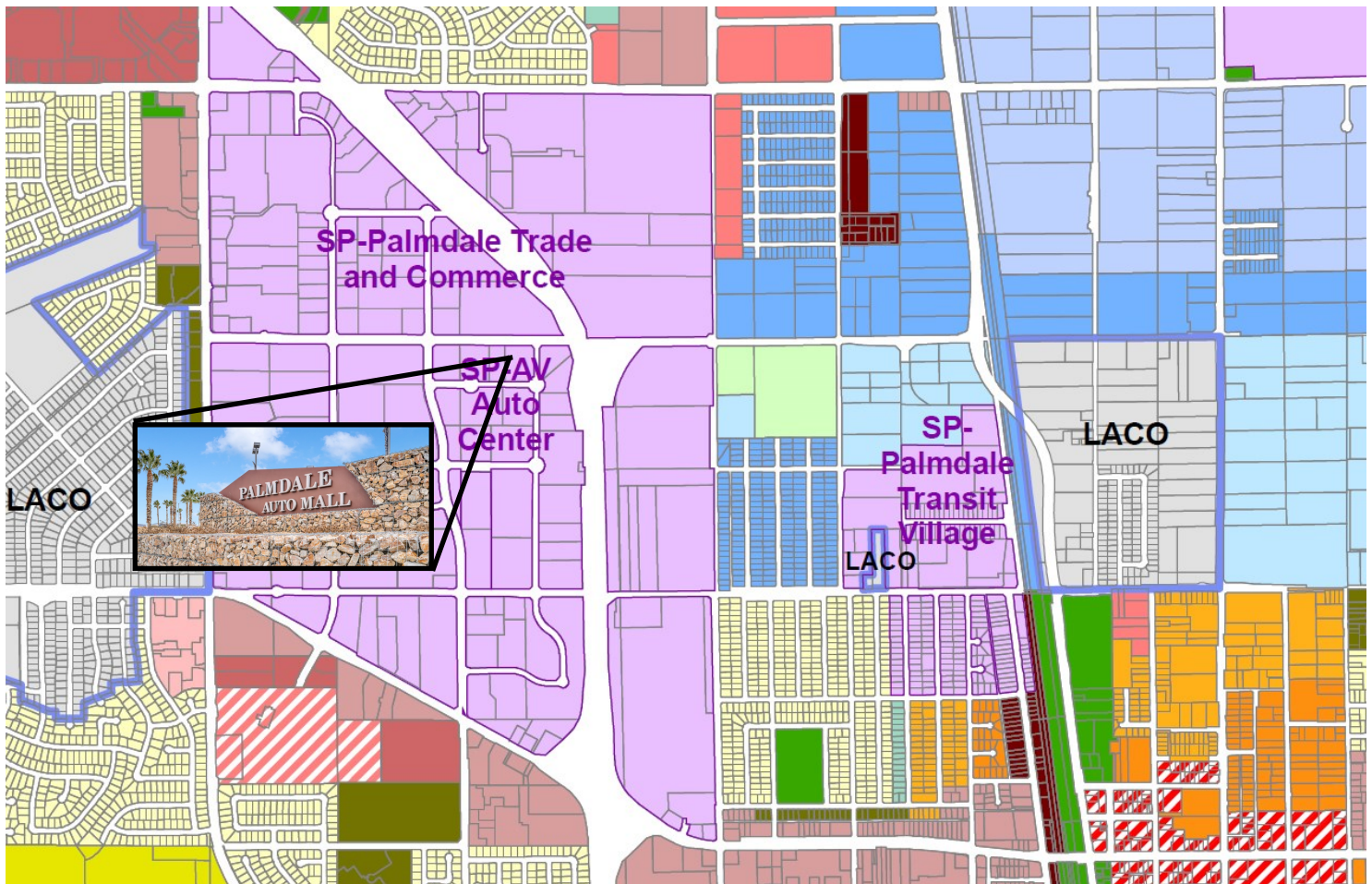
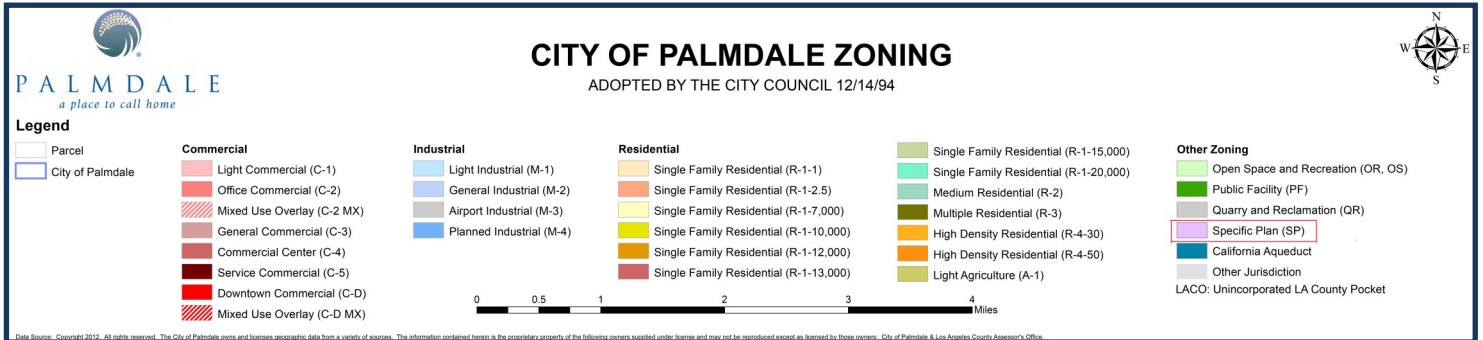


Easy access from Carriage Way at Technology Dr. or from Auto Vista Dr. at Auto Center Dr. and just off the 14 Freeway with excellent visibility to over 100,000 passing vehicles daily!

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CITY ZONING MAP



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AREA INFORMATION

For more than 50 years, the Antelope Valley has been on the leading edge of America's newest technologies, with major breakthroughs in aerospace, materials science, energy and the environment. The region's ease of access to Southern California's infrastructure has wooed large corporations to develop distribution centers here, including Amazon, Rite-Aid Corp., Michael's, SYGMA and Trader



The Antelope Valley is a thriving community of over 2,000 businesses that encompass not only world-class engineering and state-of-the-art manufacturing & logistics

facilities, but also a strong service sector and a robust medical and retail marketplaces as well.

DEMOGRAPHICS	LANCASTER	PALMDALE
2022 Population Estimate	170,942	168,015
2027 Projected Population	176,283	173,300
Median Age	33.3	32.6
Average Household Income	\$85,577	\$95,154
Median Home Prices	\$312,761	\$344,126



Our country's aerospace sector has relied on The Antelope Valley's skilled workers to arrive at ingenious solutions to tough challenges, with each of the six space shuttles being built here. The City of Palmdale is home to Lockheed Martin's famed Skunk Works®, The Boeing Company, Northrop Grumman, and NASA's Armstrong Research Center!

The Antelope Valley is also proud to be home to Amazon, Delta Scientific (*A Global Provider of Vehicle Barricade Systems*), Vision Engineering (*a pioneer in LED lighting technology*), CarMax (*the largest used car retailer in the U.S.*) and the prestigious Palmdale Regional Medical Center!

TOP EMPLOYMENT SECTORS	
Aviation/Aerospace	54,405
Education	11,110
Healthcare	7,102

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DISCLAIMER & CONFIDENTIALITY

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Commercial Brokers Group or by the Seller.

Any projections and any pro forma budgets contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property ***“AS IS” CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.*** Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer’s choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.