

# Owner User C Store Opportunity

325 N Sandhill Blvd, Mesquite, NV 89027



Presented By:  
Encore Commercial, Inc.



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## Property Details

325 N Sandhill Blvd in Mesquite, NV, is a +/- 5,254 Sf building consisting of a Convenience Store (soon to be vacant) with a Jimmy John's sandwich shop and a Fixxology Soda Shop located within, each with their own dedicated drive thrus. The property features a total rentable area of 5,254 square feet and has seen over \$1 million in recent investments, including a new roof and HVAC system. Located at the northwest corner of North Sandhill Blvd and East Old Mill Road, it benefits from high-traffic exposure near popular brands like KFC and Dutch Bros. Fully renovated space with a lease in place with Jimmy John's Sandwich Shop and Fixxology Soda Shop. This property offers an excellent opportunity for any Convenience Store operation with strong potential for long-term value and steady occupancy. Listing price is for building and land only.

### Price: \$2,850,000

- 1.15+/- net acres
- 5,254 +/- square foot building with 2 dedicated drive thrus.
- Tenant mix is Terrible Herbst Convenience Store (vacating soon) , Jimmy John's Sandwiches and Fixxology Franchise Soda Shop
- Heavy traffic corner of North Sandhill Boulevard and East Old Mill Road, just off of the I15 & Sandhill Drive interchange.
- APNs: 001-16-501-006, 001-16-501-007, 001-16- 501-008, 001-16-501-009, and 001-16-501-010

View the full listing here: <https://www.loopnet.com/Listing/325-N-Sandhill-Blvd-Mesquite-NV/30912107/>

Price:	\$2,850,000
Property Type:	Retail
Property Subtype:	Service Station
Building Class:	C
Sale Type:	Investment
Lot Size:	1.15 AC
Gross Building Area:	5,254 SF
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	1996
Tenancy:	Multi
Parking Ratio:	4/1,000 SF
Zoning Description:	CR-2, Mesquite
APN / Parcel ID:	001-16-501-006
Walk Score ®:	64 (Somewhat Walkable)

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## Major Tenant Information

Tenant	SF Occupied	Lease Expired
Jimmy John's Sandwich Shop	2,430	January 2027
Terrible Herbst	2,825	July 2026

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## Location



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## Property Photos



Primary Photo



Tallest Signage in the area - Back parking lot and entrance

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## Property Photos



Property Street View



Jimmy John's - a National Tenant

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## Property Photos



Jimmy John's - a National Tenant



Jimmy John's Drive Thru

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## Property Photos



Jimmy John's Entrance



Jimmy John's Kitchen

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## Property Photos



Entrance



Interior

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## Property Photos



Interior space



Interior space

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## Property Photos



Drive Through 2 - Fixxology



Fixxology Entrance

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## Property Photos



Fixxology Entrance



Surrounded by other National Tenants

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## Property Photos



Intersection of Sandhill and E Old Mill



Intersection of Sandhill and E Old Mill

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