

Asking Price: \$849,950.00

Single Tenant Investment Offering



202 N. Main Street, Yerington, NV 89447 | For Sale

±2,501 SF Gas Station and C-Store

Owner User

Daniel Gluhaich

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License # NV-S.0050164

Colliers Las Vegas

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Accelerating success.

Confidentiality Agreement



This Confidential Offering Memorandum (the "Memorandum") is being delivered exclusively by Colliers International (the "Agent") to a party who may be interested in the acquisition of the Fee Simple interest in 202 N. Main Street Yerington, NV 89447 (the "Property"), described in this Memorandum. This is a private offering, made only by delivery of a copy of the Memorandum to the recipient (the "Recipient"). By accepting this Memorandum, the Recipient agrees to comply strictly with the terms and conditions of the Confidentiality Agreement previously executed and delivered to the Agent by the Recipient with respect to this Memorandum and all information contained herein, and to use this Memorandum only for the purpose of evaluating the offering made hereby.

The material contained in this Memorandum is provided solely to assist the Recipient in determining whether it is interested in making an investigation or evaluation concerning a potential purchase of the Property. Neither the Agent nor any affiliates or client of the Agent which term includes related entities, the owners of any equity interest in the Property, ("Owner"), the manager of the Property ("Manager"), and any officers, employees and agents of any such parties make any representations or warranties with regard to the accuracy or completeness of the information contained herein. This Memorandum may include statements and estimates provided by the Agent, the Owner, or the Manager with respect to the anticipated future performance of the Property. Nothing contained in this Memorandum should be construed as a representation as to the future performance of the Property, and the Recipient acknowledges and agrees that any statements or estimates relating to future performance reflect various assumptions concerning the Property's anticipated results, which may or may not prove to be correct. No representations are made as to the accuracy of such statements and estimates, and none of the Agent, the Owner, the Manager, or any related entities shall have any liability with respect to or arising from any inaccuracy in such statements or estimates. Statements made in this Memorandum as to the content of any contract or other document referred to, are not complete or definitive descriptions, but summaries or portions thereof. Each such statement is qualified by its reference to the full text of the contract or document, copies of which will be made available by the Agent to Recipient upon request. In addition, not all contracts or other documents, which may be relevant, have been summarized or referenced in this Memorandum. This Memorandum is being delivered by the Agent to a prospective purchaser with the understanding that it will independently investigate those matters which it deems appropriate in evaluating the Property and will rely solely on its own investigation in determining whether to purchase the Property.

This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property in any jurisdiction in which, or to any person for which, such offer, sale, or solicitation would be unlawful. Except where otherwise indicated, the information contained in this Memorandum has been prepared as and no obligation is assumed to supplement or modify the information to reflect subsequent events or conditions. Nothing contained in this Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property or purchase of the Property.

More detailed information regarding the expected terms, conditions, and timing of the offering of the Property will be provided in due course by separate communication with each Recipient. The Agent, the Owner and the Manager reserve the right to engage in discussions or negotiations with one or more recipients or other prospective investors at any time without notification to, or other obligation to, any other Recipient or prospective investor. The offering made hereby is subject to a change in terms or termination without notice. The Owner and the Manager will remain free to operate the Property in their sole and absolute discretion during the evaluation and offering process, including the taking of such actions, whether within or outside of the ordinary course of business, which the Owner or the Manager shall deem necessary, prudent or desirable.

The Agent reserves the right to require the return of this Memorandum and any other material provided to the Recipient at any time.

Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions outlined above.

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±2,501 SF Gas Station and C-Store



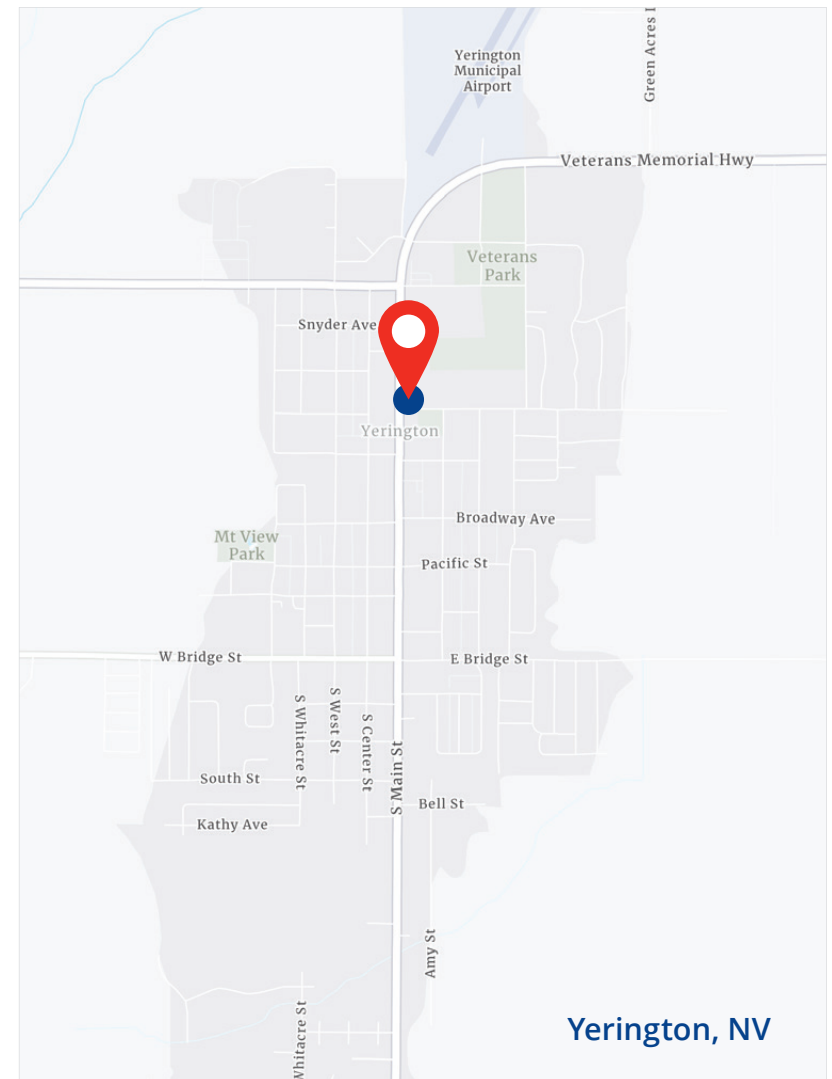
202 N. Main Street, Yerington, NV 89447 | For Sale

Daniel Gluhaich of Colliers International is proud to present, 202 N. Main Street Yerington, NV, Owner User Gas Station Convenience store. The building is comprised of ±2,501 RSF and is built on a ±14,372 SF lot.

Investment Summary

List Price	\$849,950.00
Lease Type	NNN
Square Footage	±2,501 SF
Price Per Square Foot	\$339.84
Year Built	1988

Asking Price: \$849,950.00



±2,501 SF Gas Station and C-Store

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Investment Highlights

- NNN
- Former Texaco (Dark)
- Owner User – High Visibility with Easy Access on Main Street

±2,501 SF Gas Station and C-Store



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Property Description

Building Square Footage	±2,501 SF
Number of Buildings	1
Number of Stories	1
Land Acres	±0.34 Acres
Zoning	Commercial Multi-Use
Building Class	A
Location Class	A
Number of Parking Spaces	8
Parking Ratio	4/1000

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Market Highlights

- Busy Location on Main Street with High Visibility
- Gas Station/Convenience Store strategically positioned to distribute products to its market customer base while benefiting from Nevada's business friendly climate.
- Located near Napa Auto, Family Dollar, Subway, McDonalds, Anytime Fitness, Wells Fargo and Ace Hardware.
- Near Highway 95A

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[Aerial Map](#)



Location Description

Yerington is the county seat for Lyon County and houses all the county government agencies. Yerington is known for its slow pace with modern conveniences, which still allows for visits to neighboring large cities. Reno is approximately 86 miles to the northeast, Carson City approximately 689 miles. There are other small towns surrounding Yerington such as Fallon, Fernley, Hawthorne and Gardnerville. The common industries are Mining, Quarrying, Oil, Gas Extraction, Agriculture, Forestry, Fishing, Hunting and Educational Services. Near Western Nevada College, South Lyon Medical Center, The Yerington Senior Center, Cultural Center, Mason Valley Boys and Girls Clubs, Mason Valley Swimming Pool, Mason Valley Wildlife Management and Fish Hatchery. Yerington hosts several municipal parks, Joe Parr Sports Complex, baseball/softball parks, soccer fields and a tennis court.

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Financial Overview

Building Information		
Price	\$849,950.00	\$339.84 PSF
Rentable Square Footage	±2,501 SF	



Population Summary

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
2022 Population	2,833	3,700	4,402
2027 Population	3,032	3,904	4,602
2010 Census	2,566	3,378	3,991
2000 Census	2,719	3,542	4,222
Projected Growth 2022 - 2027	7.0%	5.5%	4.5%
Estimated Growth 2010 - 2021	10.4%	9.5%	10.3%
Growth 2000 - 2010	-5.6%	-4.6%	-5.5%

2022 Population by Race/Ethnicity

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
Total	13,671	34,620	51,619
White Alone	66%	68%	69%
Black or African American Alone	1%	1%	1%
American Indian Alone	7%	6%	6%
Asian Alone	1%	1%	1%
Pacific Islander Alone	0%	0%	0%
Some Other Race Alone	15%	14%	14%
Two or More Races	10%	10%	10%
Hispanic Origin	26%	25%	25%
Non-Hispanic Origin	73.7%	74.8%	75.0%

2022 Population by Age

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
Total	21,149	182,757	486,735
0—4	6%	6%	6%
5—9	6%	5%	6%
10—14	5%	6%	6%
15—24	6%	6%	6%
25—34	6%	5%	5%
45—54	5%	5%	5%
55—64	7%	7%	7%
65 —74	6%	6%	6%
75—84	3%	3%	3%
85+	3%	3%	3%

Household Summary

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
2022 Total Households	1,233	1,675	1,941
2027 Total Households	784	1,067	1,236
2010 Total Households	659	925	1,077
2000 Total Households	713	987	1,156
Projected Growth 2022 - 2027	7.4%	5.5%	4.7%
Estimated Growth 2010 - 2021	10.8%	9.3%	9.7%
Growth 2000 - 2010	-7.6%	-6.3%	-6.8%

2022 Households by Income

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
Total	1,233	1,675	1,941
Est. Average Household Income	\$65,202	\$72,456	\$73,055
Est. Median Household Income	\$41,002	\$42,377	\$42,769

Household Size

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
2010 Average Household Size	2.3	2.2	2.4
2022 Average Household Size	2.2	2.2	2.2
2027 Average Household Size	2.2	2.2	2.3
2010 Average Family Size	3.0	3.0	3.0
2022 Average Family Size	2.9	2.9	2.9
2027 Average Family Size	2.9	2.9	2.9

2022 Owner Occupied Housing Units by Value

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
Average Home Value	\$181,250	\$216,502	\$223,293
Median Home Value	\$149,435	\$164,881	\$168,654

2022 Estimated Housing Units by Tenure

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
Housing Units	1,346	1,827	2,189

\$4.5B Annual revenue

66 Countries we operate in

2B Square feet managed

51,000 Lease/Sale transactions

\$99B Assets under management

18,000 Professionals

Exclusive Listing Agents:

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ABOUT COLLIERS INTERNATIONAL

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 66 countries, our 18,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 28 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of \$4.5 billion and \$99 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people. Learn more at corporate.colliers.com, Twitter @Colliers or LinkedIn.

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