



# 7-ELEVEN MULTI-TENANT TRUCK STOP

Silver Springs, Nevada (Reno Tahoe MSA)

USA Pkwy (5,500 AADT)  
(one of 2 access points leading to TRIC)



U.S. Route 50  
(18,600 AADT)



\$31,966,000 | CAP RATE: 5.85%

ACTUAL SITE



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## LEAD BROKER



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Cushman and Wakefield Inc. LIC. # 00616335

This property is listed in conjunction with Nevada-licensed real estate broker Cushman & Wakefield, Inc.



# INVESTMENT SUMMARY

Tenants	7-Eleven, Guthrie's, and DG Tavern / J&J Ventures		
Address	<a href="#">3200 Opal Avenue Silver Springs, NV 89429</a>		
Price	\$31,966,000		
Cap Rate	5.85%		
Combined NOI	\$1,870,115		
NOI	7-Eleven	Guthrie's	DG Tavern / J&J Ventures
	\$995,115	\$275,000	\$600,000
Term	15 years	15 years	15 years
Rent Commencement	January 2026	January 2026	January 2026
Lease Expiration	January 2041	January 2041	January 2041
Rental Increases	7.5% every 5 years with 4, 5-year options	7.5% every 5 years with 4, 5-year options	7.5% every 5 years with 4, 5-year options
Lease Type	Net, with tenants responsible for all taxes, insurance, and maintenance, excluding roof and structure		



## NEW CONSTRUCTION 15-YEAR 7-ELEVEN TRUCK STOP FEATURING CASINO AND QSR COMPONENTS

- » New 15-year net lease to 7-Eleven, the world's leading convenience store chain operating over 9,500 locations in the U.S. (7-Eleven generates \$30+ billion in annual U.S. revenue)
- » Property features an on-site Guthrie's QSR as well as a tavern/casino concept with 15,718 SF of enclosed building coverage.
- » 2025 construction featuring a standalone c-store, 16 canopied fuel pumps (8 MPD's), 6 high-speed diesel pumps, and a car wash for added customer convenience.

## MISSION-CRITICAL HIGH-SPEED DIESEL TRUCK STOP FEEDING THE TAHOE RENO INDUSTRIAL CENTER (LARGEST INDUSTRIAL COMPLEX IN THE WORLD)

- » Mission critical location for this unique 7-Eleven multi-tenant asset, with excellent proximity to Tahoe Reno Industrial Center, the largest industrial park in the world (107,000+ acres).
- » The Tahoe Reno Industrial Center is growing rapidly, with over 100 corporations such as Tesla Gigafactory, Google (1,200 acre data site 10 mins from TRIC / \$400M investment), Apple (1.1 million SF data center on 1,700 acres / \$2.6B investment), Switch, Walmart, PPG Industries, Chewy.com, PetSmart, Thrive Market, and more.
- » Construction is well-underway on the Northern Nevada Industrial Center (NNIC), 12,000-acre industrial development 3.6 miles from the subject site intersection, including two "Tesla sized developments" with 6,000 acres of developable land and 1,000 acres of solar power generation.
- » Surrounded by several new developments, including a 300-acre Microsoft datacenter at the sprawling 4,300-acre industrial park at Victory Logistics District in Fernley (approx. 15 miles from site) and a 98-acre Comstock Mining industrial site in Virginia City (approx. 22 miles from site).
- » The Silver Springs airport is undergoing a 20-year, \$25M expansion plan given the critical nature of the airport's ability to fly in both business executives and cargo shipments for TRIC.
- » Within a one-day truck service from 11 states/60 million customers and a two-day truck service to the remainder of the United States, allowing this 7-Eleven to be the initial impetus fuel for supplying the entire country with essential products.

## STRATEGIC AND CENTRALLY LOCATED ON US HIGHWAY 50, A MAJOR HIGHWAY CONNECTING THE WEST & EAST COASTS OF THE UNITED STATES


- » 15-mile population has grown by 24%+ since 2010, given the job creations from surrounding industrial sites
- » Strong average annual household income of \$98,984 within a five-mile radius of the property.
- » Strategically located at the intersection of USA Parkway and U.S. Route 50, the primary on/off ramp servicing the Tahoe Reno Industrial Center from the South.
- » The USA Parkway has become a mission critical highway (allowing traffic/trucks to circumvent a portion of I-80 in both East/West directions and connecting TRIC to Silver Springs).





 **Northern Nevada MEDICAL CENTER**

(124 beds;  
1,000+ employees)



**DATA CENTER**

(1,100,000 SF facility on 1,700 acres;  
\$2.6B investment)



**Gigafactory Nevada**

(one of the world's highest volume plants for  
electric motors, energy storage products,  
vehicle powertrains and batteries)

**RENO**  
(Metro Area Population:  
490,000+)  
(30 miles from site)



**DISTRIBUTION CENTER**


(200+ employees)



**DISTRIBUTION CENTER**

(500+ employees)

**Interstate 80**  
(43,000 AADT)



**The Citadel Campus**

(the world's most powerful  
colocation data center campus)




**DISTRIBUTION CENTER**

(400+ employees)



**Tahoe Campus**

(1,000 employees)



**DATA CENTER**

(\$400M investment)







**USA Pkwy** (5,500 AADT)  
(one of 2 access points  
leading to TRIC)

**RENO-TAHOE  
INTERNATIONAL AIRPORT**



**NORTHERN NEVADA  
INDUSTRIAL CENTER**

(future 12,000-acre industrial development,  
including two "Tesla sized developments"  
with 6,000 acres of developable land  
and 1,000 acres of solar power generation)

[CLICK HERE FOR MORE INFO](#)

**U.S. Route 50** (18,600 AADT)







## RENO

(Metro Area Population:  
490,000+)

(30 miles from site)



## TAHOE-RENO INDUSTRIAL CENTER (TRI CENTER)



### DATA CENTER

(1,100,000 SF facility on 1,700 acres;  
\$2.6B investment)



TESLA

### Gigafactory Nevada

(one of the world's highest volume plants for  
electric motors, energy storage products,  
vehicle powertrains and batteries)



### DATA CENTER

(\$400M investment)



### NORTHERN NEVADA INDUSTRIAL CENTER

(future 12,000-acre industrial development,  
including two "Tesla sized developments"  
with 6,000 acres of developable land  
and 1,000 acres of solar power generation)

[CLICK HERE FOR MORE INFO](#)

USA Pkwy (5,500 AADT)  
(one of 2 access points leading to TRIC)

50

U.S. Route 50  
(18,600 AADT)

Silver Stage  
Middle School  
(324 students)

Silver Stage  
High School  
(330 students)



439  
NEVADA

## SILVER SPRINGS AIRPORT

(undergoing a 20-year, \$25M expansion plan)

50





**Microsoft**

DATA CENTER  
(spanning 300-acres at  
at Victory Logistics District  
in Fernley;  
approx. 15 miles from site)



**Gigafactory Nevada**

(one of the world's highest volume plants for  
electric motors, energy storage products,  
vehicle powertrains and batteries)



**DISTRIBUTION CENTER**

(500+ employees)



**NORTHERN NEVADA  
INDUSTRIAL CENTER**

(future 12,000-acre industrial development,  
including two "Tesla sized developments"  
with 6,000 acres of developable land  
and 1,000 acres of solar power generation)

[CLICK HERE FOR MORE INFO](#)



**FULFILLMENT CENTER**

(100+ employees)



**FULFILLMENT CENTER**

(500+ employees)



**DISTRIBUTION CENTER**

(200+ employees)

USA Pkwy  
(5,500 AADT)



**TAHOE-RENO  
INDUSTRIAL CENTER  
(TRI CENTER)**



**The Citadel Campus**

(the world's most powerful  
colocation data center campus)



**DATA CENTER**

(\$400M investment)



**DATA CENTER**

(20-acre campus featuring a  
300,000 SF facility)



**DATA CENTER**

(1,100,000 SF facility on 1,700 acres;  
\$2.6B investment)

Interstate 80  
(43,000 AADT)







**COMSTOCK**  
MINING

(a 98-acre industrial site  
in Virginia City  
approx. 22 miles from site)

**Google**

DATA CENTER  
(\$400M investment)



DATA CENTER

(1,100,000 SF facility on 1,700 acres;  
\$2.6B investment)

**TAHOE-RENO INDUSTRIAL CENTER  
(TRI CENTER)**



**Gigafactory Nevada**

(one of the world's highest volume plants for  
electric motors, energy storage products,  
vehicle powertrains and batteries)



**Silver Stage  
High School**  
(330 students)

**Silver Stage  
Middle School**  
(324 students)

**USA PKWY** (5,500 AADT)  
(one of 2 access points leading to TRIC)



**NORTHERN NEVADA  
INDUSTRIAL CENTER**

(future 12,000-acre industrial development,  
including two "Tesla sized developments"  
with 6,000 acres of developable land  
and 1,000 acres of solar power generation)

[CLICK HERE FOR MORE INFO](#)

**U.S. Route 50**  
(18,600 AADT)

**SILVER SPRINGS AIRPORT**

(undergoing a 20-year, \$25M expansion plan)

**50**





LAHONTAN STATE  
RECREATION AREA  
(approx. 350,000 annual visitors)



SILVER SPRINGS BEACH  
(approx. 300,000 annual visitors)



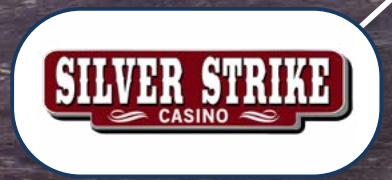
SILVER SPRINGS

SILVER SPRINGS  
AIRPORT

(undergoing a 20-year,  
\$25M expansion plan)

U.S. Route 50  
(18,600 AADT)

USA PKWY (5,500 AADT)  
(one of 2 access points leading to TRIC)







**USA Pkwy (5,500 AADT)**  
(one of 2 access points leading to TRIC)

**U.S. Route 50**  
(18,600 AADT)





# AREA HIGHLIGHTS

## PROXIMITY TO THE TAHOE-RENO INDUSTRIAL CENTER: A STRATEGIC ECONOMIC DRIVER

Strategically located just 9 miles east of Reno-Sparks, the **Tahoe-Reno Industrial Center (TRI Center)** is an unrivaled economic powerhouse in Northern Nevada, spanning a staggering 107,000 acres, with over 30,000 acres fully developable and serviced, making it **one of the world's largest and most capable industrial ecosystems**

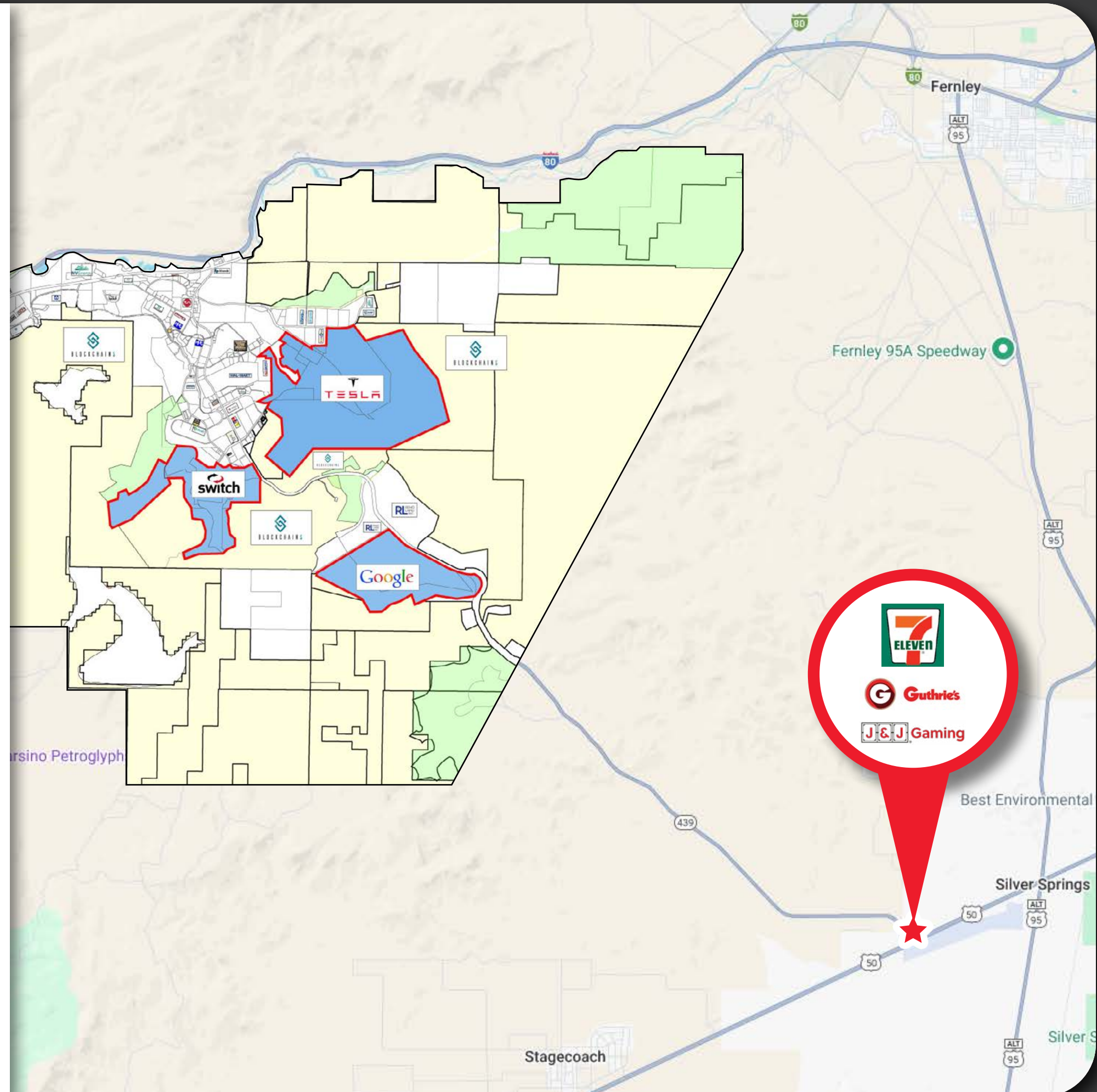
The subject property benefits from its proximity to the Tahoe-Reno Industrial Center (TRI Center)—one of the largest industrial parks in the world and a dominant force in Northern Nevada's economic expansion. **Home to more than 100 companies**, the TRI Center is anchored by high-profile tenants such as **Tesla, Switch, Google, and Walmart**, serving as a major employment hub for the region.

Located just 20 miles northwest of Silver Springs, the TRI Center draws **tens of thousands of daily workers**, fueling regional demand for gas stations, dining options, convenience retail, and entertainment venues. **Tesla's Gigafactory Nevada**, one of the most advanced manufacturing facilities on the planet, continues to scale operations, supporting a steady inflow of skilled labor and logistics traffic.

The steady growth and diversification of the TRI Center reinforce **Silver Springs' position as a critical support node for industrial and commuting traffic along U.S. Route 50 and U.S. Route 95A**, two major transportation arteries that intersect near the property. With limited nearby services catering to this population, the subject asset is well positioned to capture daily spending from both local residents and a mobile workforce commuting to and from TRI.

Positioned as **the gateway to Nevada's industrial heart**, the subject property captures the pulse of daily commuters, logistical flows, and industrial support services en route to the Tahoe-Reno Industrial Center. As one of the world's largest industrial parks—anchored by Tesla, Switch, Google, Walmart, Panasonic and more—it draws **over 18,000 workers daily**, generating constant demand for fuel, food, convenience, and entertainment.

[CLICK HERE FOR MORE INFO](#)



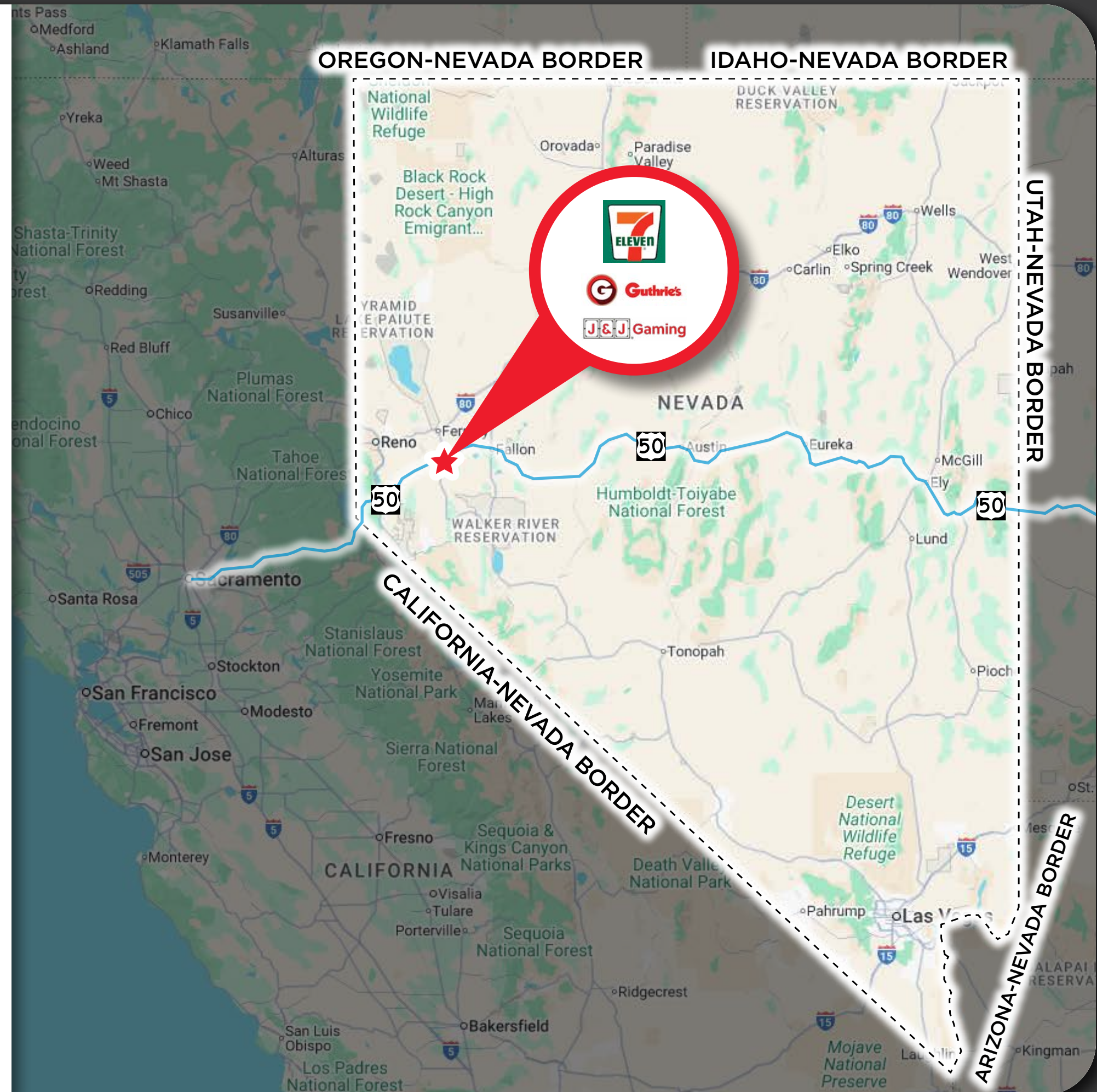


# AREA HIGHLIGHTS

## STRATEGIC VISIBILITY AND ACCESS ALONG THE “LONELIEST ROAD IN AMERICA”

Strategically located along **U.S. Route 50** in **Silver Springs, NV**, the subject property benefits from exceptional visibility and access along one of Nevada’s most important east-west highways. Known as “**The Loneliest Road in America**,” **U.S. 50 stretches across the entire state**, connecting Silver Springs to key cities like **Sacramento, South Lake Tahoe, and Carson City**, and serving as a **critical route for long-haul truckers, industrial commuters, and tourists**. Just minutes from the intersection of **U.S. 50 and U.S. 95A**, the property sits at a high-traffic crossroads for travelers moving between the **Tahoe-Reno Industrial Center** and destinations throughout central and eastern Nevada.

The highway’s steady stream of daily vehicle traffic—driven by commercial freight, regional workers, and outdoor tourism—**creates strong demand for essential services such as fuel, food, and entertainment**. With limited competition in the immediate area, the property is well positioned to serve a diverse customer base ranging from local residents and road trippers to industrial employees and cross-state travelers. Its location on this key corridor enhances **visibility, access, and long-term relevance as a convenient stop** for both everyday needs and transient activity.





# AREA HIGHLIGHTS

## ESSENTIAL SERVICES IN A SPARSE CORRIDOR: A CRITICAL STOP ALONG U.S. ROUTE 50

Located at the junction of **U.S. Route 50** and U.S. Route 95A, the **subject property in Silver Springs, NV stands out as a rare, full-service destination** along one of the most remote stretches of highway in the United States. Nicknamed “The Loneliest Road in America,” **U.S. 50 spans the breadth of Nevada** and is known for its long, uninterrupted stretches of high desert with limited commercial services. For drivers, truckers, and tourists alike, dependable access to fuel, food, and rest is both essential and scarce.

Outside of Silver Springs, the few notable service stops along U.S. 50 include:

### » Fallon, NV

- » One of the larger towns on the route and hosts multiple gas stations, convenience stores, restaurants, and lodging options
- » A primary service hub for travelers heading east from Reno before hitting the more remote stretches toward Eureka or Ely

### » Middlegate Station

- » A full-service roadside stop featuring fuel pumps, a bar-and-restaurant, motel rooms, and an RV park

### » The Border Inn

- » Offers a gas station, restaurant, convenience store, and casino, with motel rooms just across the line in Utah
- » Often cited as the last stop before entering Utah on U.S. 50 eastern stretch

Given **the scarcity of full-service amenities along U.S. Route 50**, the subject property is exceptionally well positioned to capture steady demand from through-traffic, long-haul trucking routes, and the commuting workforce of nearby industrial hubs like the Tahoe-Reno Industrial Center. **With gas, convenience retail, quick-service dining, and gaming all in one location, this asset serves as a vital waypoint along a critical and underserved transportation corridor.**



**Tahoe Reno Industrial Center (TRI Center or TRIC)**

### Fallon, NV

**SERVICES AVAILABLE:**  
Multiple gas  
/convenience K-stations;  
lodging, dining

### The Border Inn

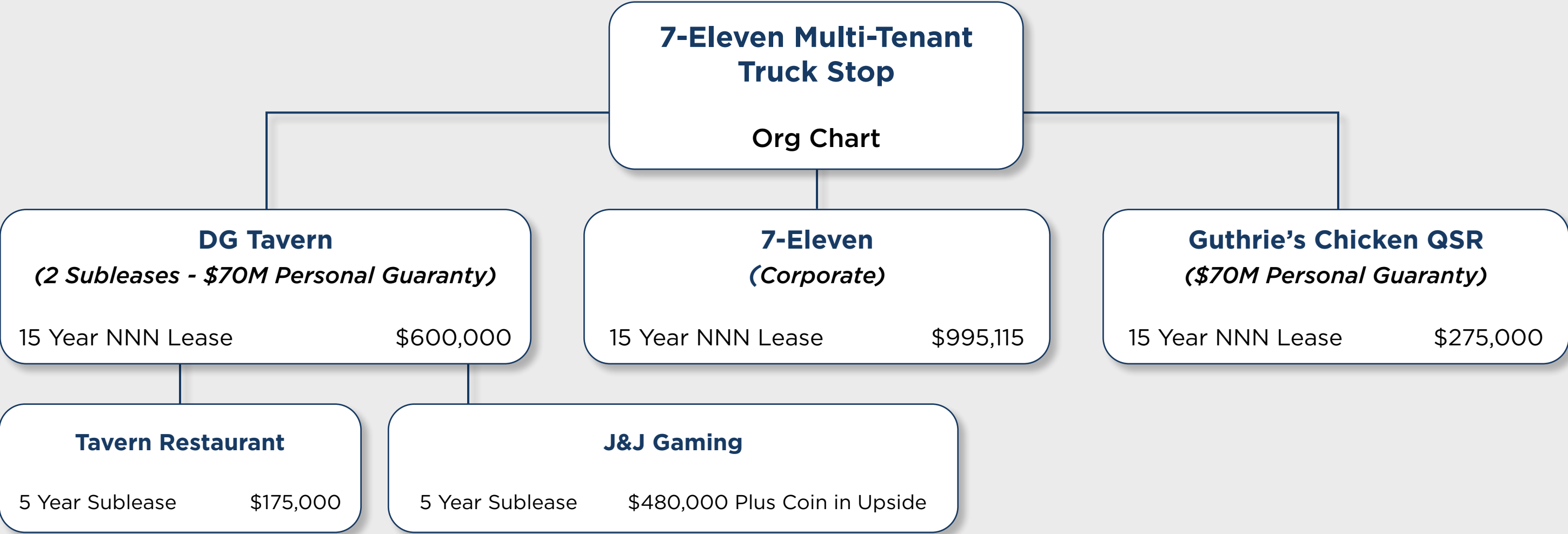
**SERVICES AVAILABLE:**  
Fuel, restaurant,  
convenience goods,  
casino, motel

### Middlegate Station

**SERVICES AVAILABLE:**  
Fuel, restaurant/bar,  
convenience goods,  
motel, RV park



# ORG CHART & TENANT LEASE INFORMATION



TENANT	TERM	LEASE RATE	INCREASE EVERY 5 YEARS	EXTENSIONS
7-Eleven Lease	15 years	\$995,115	7.50%	4 - 5 Year options
DG Tavern, LLC	15 years	\$600,000	7.50%	4 - 5 Year options
Guthrie's	15 years	\$275,000	7.50%	4 - 5 Year options
TOTAL RE LEASES		\$1,870,115		



# SITE OVERVIEW



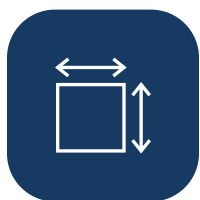
YEAR BUILT

**2025**



PARKING SPACES

**203**



BUILDING SIZE

**15,718 SF**  
(COMBINED)



PARCEL SIZE

**10.48 AC**  
(456,509 SF)



FUELING  
STATIONS

**8 MPD's**  
(16 FUELING  
STATIONS)



HIGH-SPEED  
DIESEL PUMPS

**6**  
**Diesel Pumps**





# LEASE ABSTRACT

Tenant	7-Eleven, Inc.	
Address	<a href="#">3200 Opal Avenue Silver Springs, NV 89429</a>	
Term	15 years	
Rent Commencement	January 2026	
Lease Expiration	January 2041	
Rental Increases	7.5% rental increases every five (5) years	
Lease Type	YEAR	RENT
	1-5	\$995,115
	6-10	\$1,094,627
	11-15	\$1,204,089
	16-20 (Option 1)	\$1,324,498
	21-25 (Option 2)	\$1,456,948
	26-30 (Option 3)	\$1,602,643
	31-35 (Option 4)	\$1,762,907
Lease Type	Net, with tenant responsible for all taxes, insurance, and maintenance, excluding roof and structure	
Tenant & Landlord Responsibilities	REAL ESTATE TAXES	Tenant is responsible for their pro rata share of the Real Estate Taxes
	INSURANCE	Tenant is responsible for their pro rata share of the Insurance Costs
	COMMON AREA MAINTENANCE (CAM)	Tenant is responsible for their share of the Common Area Costs
	LANDLORD RESPONSIBILITIES	Landlord is responsible for maintenance of the roof and structure
	RIGHT OF FIRST REFUSAL	20 days after receipt of Offer Notice



## ABOUT THE TENANT

7-Eleven, established in 1927, is the world’s leading convenience store chain, operating over 9,500 locations in the U.S. and 84,000 globally as of 2025. Its diverse offerings—snacks, beverages, fuel, and services like ATMs—cater to a wide customer base with 24/7 accessibility. Owned by Seven & i Holdings Co., Ltd., 7-Eleven generates over \$30 billion in annual U.S. revenue, driven by iconic brands like Slurpee and Big Gulp.

The company’s blend of corporate and franchise operations ensures operational consistency and financial stability. Innovations like mobile ordering, delivery partnerships, and loyalty programs keep 7-Eleven competitive in the evolving retail landscape. Its corporate-backed leases provide investors with a low-risk, high-reliability tenant.

7-Eleven’s universal brand recognition makes it a cornerstone in high-traffic locations, drawing customers across demographics. Its focus on convenience and adaptability aligns with modern consumer trends, reinforcing its market dominance. The company’s global scale and strategic growth initiatives position it as a resilient tenant in any economic climate.

For more information, visit their official website [www.7-eleven.com](http://www.7-eleven.com).



TICKER  
SYMBOL

SVNDY (OTC)



HEADQUARTERS  
LOCATION

Irving, TX



ANNUAL  
REVENUE

\$30B+ (U.S.)



# LEASE ABSTRACT

Tenant	GUT USA, LLC (dba Guthrie's)	
Guarantor	Personal Guaranty (\$70M net worth)	
Address	<a href="#">NEC of USA Pkwy and US 50, Silver Springs, NV 89429</a>	
Term	15 years	
Rent Commencement	January 2026	
Lease Expiration	January 2041	
Rental Increases	7.5% rental increases every five (5) years	
	YEAR	RENT
	1-5	\$275,000
	6-10	\$302,500
	11-15	\$332,750
	16-20 (Option 1)	\$366,025
	21-25 (Option 2)	\$402,628
	26-30 (Option 3)	\$442,890
	31-35 (Option 4)	\$487,179
Lease Type	NNN lease, with tenant responsible for all taxes, insurance, maintenance, and repair, including roof, structure, and parking lot	
Tenant & Landlord Responsibilities	REAL ESTATE TAXES	Tenant is responsible for their pro rata share of the Real Estate Taxes
	INSURANCE	Tenant is responsible for their pro rata share of the Insurance Costs
	COMMON AREA MAINTENANCE (CAM)	Tenant is responsible for their share of the Common Area Costs
	LANDLORD RESPONSIBILITIES	None
	RIGHT OF FIRST REFUSAL	None



## ABOUT THE TENANT

Guthrie's opened its first restaurant in Auburn, Alabama in 1982 and considers itself to be "pioneers of the fried chicken finger only restaurants." The concept is known for its simple menu and signature sauce. Guthrie's has locations throughout the South as well as a unit in Cleveland, Ohio, and last year grew sales by 25%. Guthrie's was founded in Haleyville, Alabama in 1965 and since the launch of its first chicken fingers only restaurant in Auburn, Alabama in 1982, the brand has grown to more than 70 locations across 12 states. Guthrie's is dedicated to a simple, yet complex single menu-item format using only the highest quality and freshest ingredients.

This allows franchisees to honor tradition while simultaneously disrupting typical menu diversification to create better opportunities for growth and profitability. Since its inception in 1965, Guthrie's has become famous for its unique take on chicken fingers and flavor combinations. Furthermore, the brand's software, hardware, training, and ongoing support allows Guthrie's owners to focus on producing an exceptional product without sacrificing consistency or individuality.

For more information, please visit [www.guthrieschicken.com](http://www.guthrieschicken.com).



OWNERSHIP

Private



HEADQUARTERS  
LOCATION

Auburn, AL



# OF  
LOCATIONS

70+



# LEASE ABSTRACT

Tenant	DG Tavern, LLC (dba DG Tavern & J&J Gaming (Casino))	
Guarantor	Personal Guaranty (\$70M net worth)	
Address	<a href="#">NEC of USA Pkwy and US 50, Silver Springs, NV 89429</a>	
Term	15 years	
Rent Commencement	January 2026	
Lease Expiration	January 2041	
Rental Increases	7.5% rental increases every five (5) years	
	YEAR	RENT
	1-5	\$600,000
	6-10	\$660,000
	11-15	\$726,000
	16-20 (Option 1)	\$798,600
	21-25 (Option 2)	\$878,460
	26-30 (Option 3)	\$966,306
	31-35 (Option 4)	\$1,062,937
Lease Type	NNN lease, with tenant responsible for all taxes, insurance, maintenance, and repair, including roof, structure, and parking lot	
Tenant & Landlord Responsibilities	REAL ESTATE TAXES	Tenant is responsible for their pro rata share of the Real Estate Taxes
	INSURANCE	Tenant is responsible for their pro rata share of the Insurance Costs
	COMMON AREA MAINTENANCE (CAM)	Tenant is responsible for their share of the Common Area Costs
	LANDLORD RESPONSIBILITIES	None
	RIGHT OF FIRST REFUSAL	None



## ABOUT THE TENANT

DG Tavern, LLC operates as a fully licensed affiliate of **J&J Gaming**, the leading U.S. distributed gaming operator. J&J Gaming, backed by funds managed by **Oaktree Capital**, manages nearly **29,000 gaming terminals across approximately 3,600 non-casino locations**, including taverns, bars, restaurants, convenience stores, and truck stops in jurisdictions such as Illinois, Nevada, Montana, Nebraska, and Pennsylvania.

In late 2024, J&J Gaming received full approval from the **Nevada Gaming Control Board and Commission** to integrate **Golden Route Operations, LLC** into its Nevada operations, adding **over 11,900 terminals across more than 1,000 venues**. A 2024 Nevada acquisition of Golden Entertainment's gaming route for **\$213.5 million plus cash assets** further bolstered its reach. Earlier expansions included the acquisition of Montana operations in 2023.

Through DG Tavern, LLC and other affiliates, J&J Gaming delivers **“gaming-as-a-service”** to premium lifestyle venues, bringing high-value foot traffic and ancillary revenue to leased properties. This sophisticated model—anchored to a robust compliance framework and scalable nationwide infrastructure—positions DG Tavern—and by extension any real estate partner—as part of a **high-performing, institutional-grade tenant network** with long-term growth and revenue upside.

For more information, visit [www.ijgaming.com](http://www.ijgaming.com).



OWNERSHIP

J&J Gaming



HEADQUARTERS  
LOCATION

Effingham, IL



# OF  
LOCATIONS

3,600



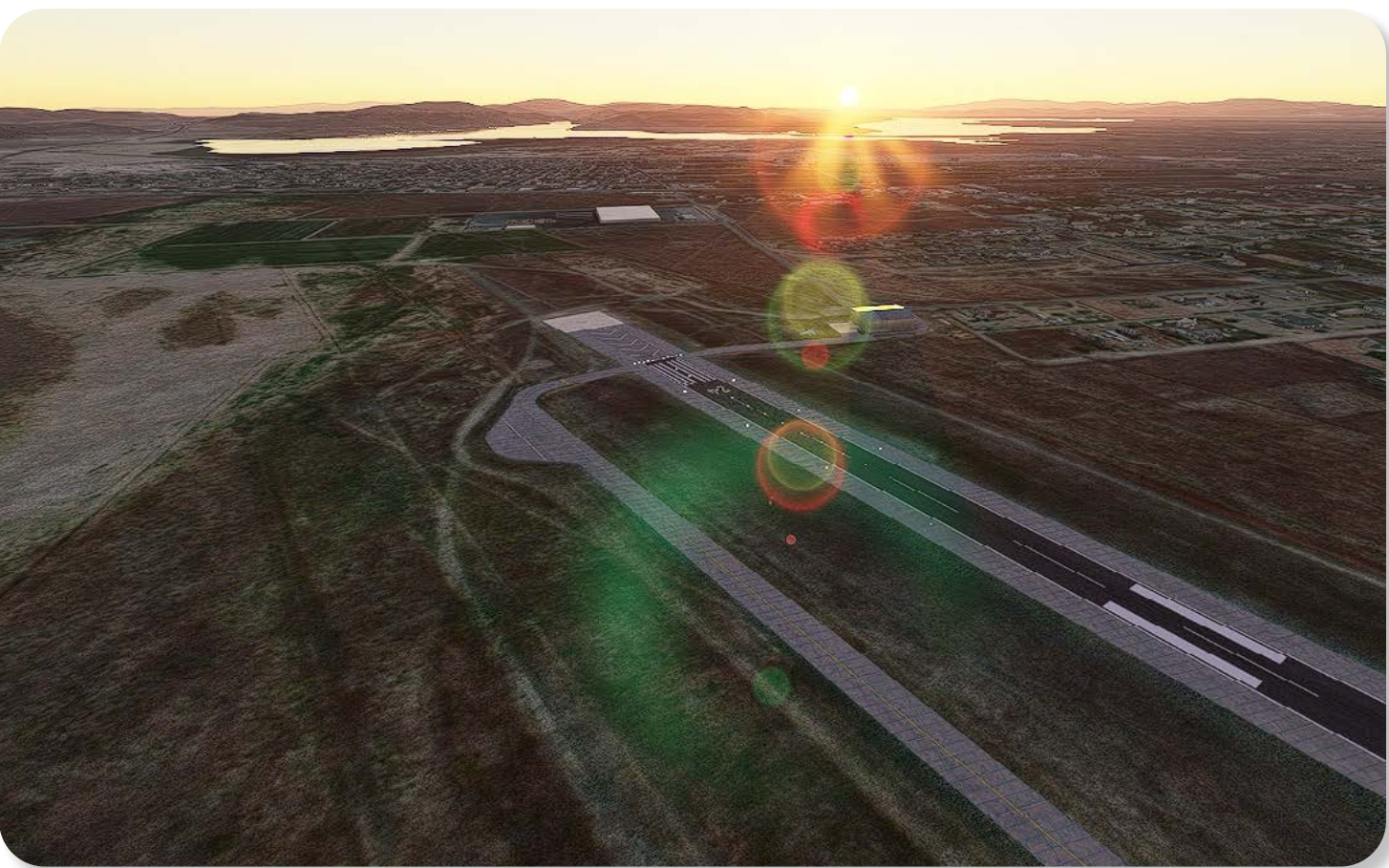
# AREA OVERVIEW

## ABOUT SILVER SPRINGS, NV

**Silver Springs, Nevada** has emerged as a strategic hub within Northern Nevada’s economic landscape, primarily due to its **proximity to major industrial complexes** and strong infrastructural advantages. Located at the crossroads of **U.S. Highway 50, U.S. Route 95A,** and the **USA Parkway,** the town offers exceptional connectivity to the **Tahoe-Reno Industrial Center (TRIC)** and the newly developed **Northern Nevada Industrial Center,** which encompasses roughly 1,100 acres of fully entitled, master-planned industrial land. This position makes Silver Springs particularly **attractive for logistics, manufacturing, and data center operations**—sectors that are actively seeking reliable transportation and energy infrastructure in a tax-friendly jurisdiction. Notably, **Microsoft’s acquisition of 274 acres in early 2023** further solidified the area’s appeal to major tech players.

Another key contributor to the region’s economic momentum is targeted investment in **transportation infrastructure.** A \$25 million grant awarded in August 2022 is funding the completion of **Nevada Pacific Parkway,** designed to connect **Interstate 80** with **U.S. 50A** through Fernley and eventually support the Silver Springs corridor. Similarly, the **USDOT-backed extension of USA Parkway** since 2016 has slashed travel times by up to 38%, opening **a faster commute between TRIC and Silver Springs on U.S. 50.** These improvements aim to turn Silver Springs into a critical node for freight movement and commuter traffic—paving the way for increased job creation and commercial growth.

In parallel with industrial development, local enterprises are growing in response to community needs and rising demand. **Arryn Inc.’s ongoing 21-acre project,** which includes a Chevron/ExtraMile, RV campground, and forthcoming retail strip center, reflects a shift towards accommodating both visitor traffic and the needs of a growing workforce. At the same time, plans for modular workforce housing—integrated with factory-built units and direct rail access—seek to alleviate projected housing shortfalls tied to **growth at TRIC, which expects to employ tens of thousands of workers over the next decade.** Collectively, these efforts highlight a balanced approach, blending industrial-scale infrastructure with community-scale amenities to foster sustainable economic development in Silver Springs.



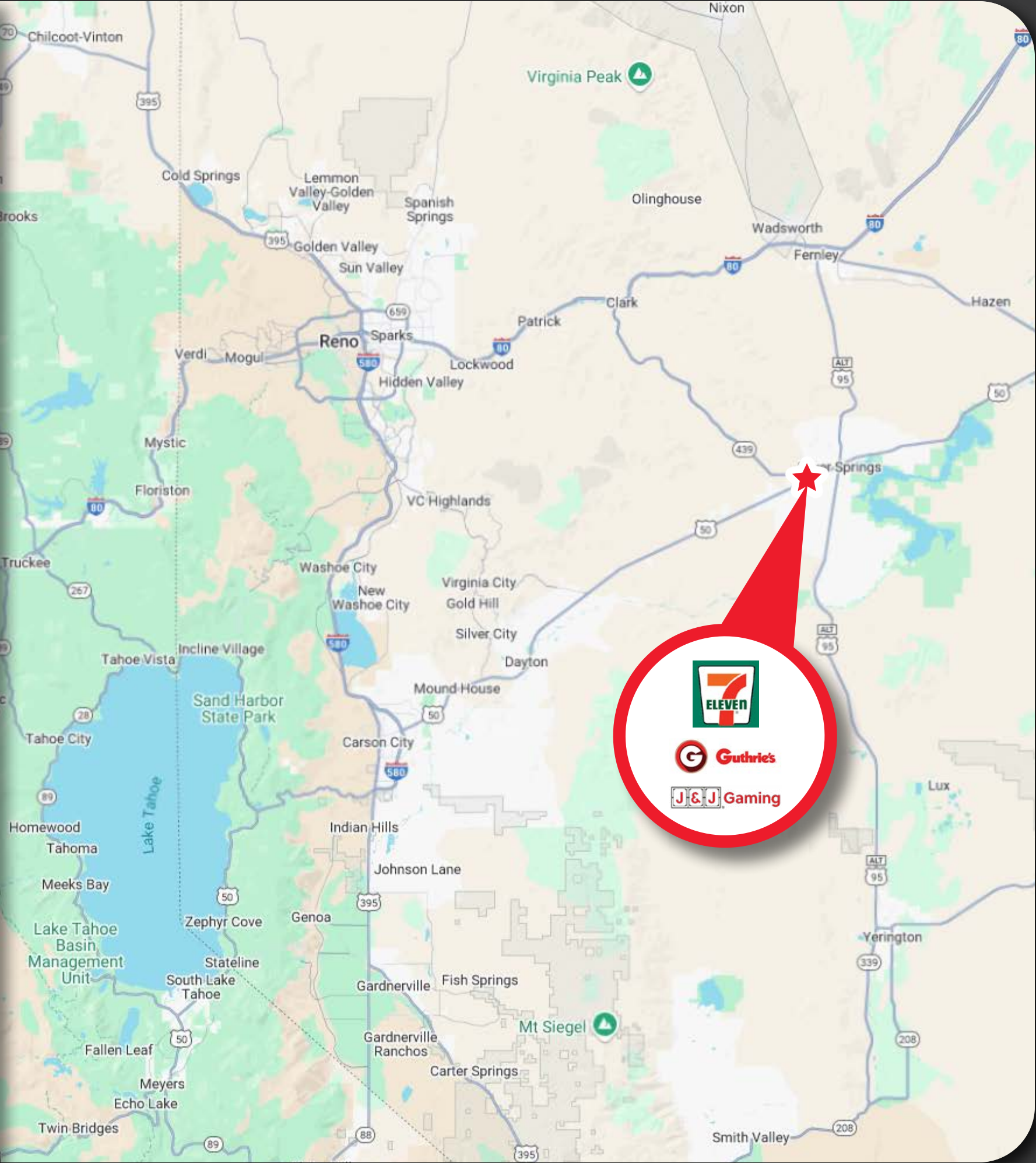
## LARGEST EMPLOYERS IN LYON COUNTY, NV

EMPLOYER	APPROX. # OF EMPLOYEES
MSC Fernley DC	500-999
Walmart Supercenter	250-499
Snyder Family Foods	250-499
Rite of Passage	100-249
South Lyon Medical Center	100-249
Lyon County School District	100-249
Lyon County Human Services	100-249
Nevada Automotive Test Center	100-249
Nevada Cement Co	100-249
Hodges Transportation Inc	100-249



# PROPERTY OVERVIEW

- » **Prime Retail Location:** High-visibility and easily accessible location at the intersection of U.S. Route 50 and USA Parkway/State Route 439.
- » **Reliable Tenancy:** Leased to 7-Eleven, the world's leading convenience store chain operating over 9,500 locations in the U.S.
- » **Beneficial Proximity to Large Industrial Centers:** Located less than 15 miles from large industrial employers, including the Tesla Gigafactory Nevada, Walmart Distribution Center, PetSmart Distribution Center, Switch TAHOE RENO - The Citadel Campus, Redwood Materials Tahoe Campus, and Google US-RNO.
- » **Mission-Critical Site:** Mission-critical high-speed diesel truck stop feeding large industrial centers located within the Tahoe Reno Industrial Center.
- » **New 2025 Construction:** Built in 2025, the 7,321 SF property on a large 11-acre parcel is designed for 7-Eleven's specific operational needs.
- » **Built to Grow with Region:** Surrounded by several new developments, including a 274-acre Microsoft datacenter and a 98-acre Comstock Mining industrial site nearby.
- » **Growing Market Dynamics:** Projected population and income increases within 5-, 10-, and 15-mile radii over the next five years poise this 7-Eleven multi-tenant truck stop and Silver Springs for steady concurrent growth.











# 7-ELEVEN MULTI-TENANT TRUCK STOP

## Silver Springs, Nevada (Reno Tahoe MSA)

### DISCLAIMER

Cushman & Wakefield ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

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Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

## CONTACT US

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This property is listed in conjunction with Nevada-licensed real estate broker Cushman & Wakefield, Inc.