

COPPER POINTE BUSINESS PARK

511-517 W BRIDGE ST, YERINGTON, NV 89447

SHOPPING CENTER FOR SALE

TRAVIS HANSEN, SIOR, CCIM

775.624.3957 **OFFICE**

775.351.5578 **CELL**

thansen@dicksoncg.com

S.170076

JOSH MENANTE

ASSOCIATE

775.527.6186 **CELL**

jmenante@dicksoncg.com

S.201761



**CORFAC
INTERNATIONAL**

COPPER POINTE BUSINESS PARK

511-517
W Bridge St
YERINGTON, NV 89447



Price | \$2,500,000
+ VALUE-ADD OPPORTUNITY

Total Parcels | 5

Total Building Area | 18,338 SF

Land Size | ±2.975 AC

Years Built | 2007, 2008, 2010

Zoning | GC
GENERAL COMMERCIAL

APNs | 001-241-36, 001-241-37,
001-241-38, 001-241-39, 001-241-40

511-517

W Bridge St

YERINGTON, NV 89447

ABOUT THE PROPERTY

- Located in Yerington, approximately 70 miles from Reno and 60 miles from Carson City.
- Sale of property includes 5 parcels, including a vacant retail pad.

Contact Broker for rent roll & financials.

Suite	Size	Tenant
511 W Bridge St	360 SF	Coffee Slingers
513 W Bridge St		
A, B	2,000 SF	Healthy Smiles Family Dentistry
C, D, E	3,000 SF	Mason Valley Physical Therapy
F, G, H	3,000 SF	USDA
517 W Bridge St		
A	4,000 SF	Vacant Office
E, G	3,000 SF	High Desert Floor Covering & Desert Engineering
I, J	1,778 SF	Tailgaters Sports Bar
Storage	1,200 SF	Seller Occupied
	18,338 SF	TOTAL RSF



AREA MAP



Primary Traffic Counts (24 hrs.)

MAIN ST - 4,000 ADT



POPULATION

1 miles
2,893

3 miles
4,623

 **YERINGTON AIRPORT**

PERI & SONS FARMS
Where good things grow.

 **YERINGTON HIGH SCHOOL**

Dotty's



INFINITY LIQUOR AND SMOKE

LYON COUNTY CITY COUNCIL

MASON VALLEY FIRE PROTECTION

DOLLAR GENERAL

Raley's
SUBWAY




PIONEER CROSSING
CASINO • RESTAURANT • SALOON

 **LYON COUNTY COURTHOUSE**

S MAIN ST

WELLS FARGO

 **Cares**

ACE Hardware

MOUNTAIN VIEW PARK

PAPER MACHINERY

MOUNTAIN VIEW ST

BRIDGE ST

DMV

S WHITACRE ST

CRAMER AUTOMOTIVE INC.

511-517
W Bridge St

USDA

Tailgater's

COFFEE SLINGERS
YERINGTON, NV
• COFFEE • SMOOTHIES • SANDWICHES • MORE

HIGH DESERT FLOOR COVERING

HEALTHY SMILES FAMILY DENTIST

N



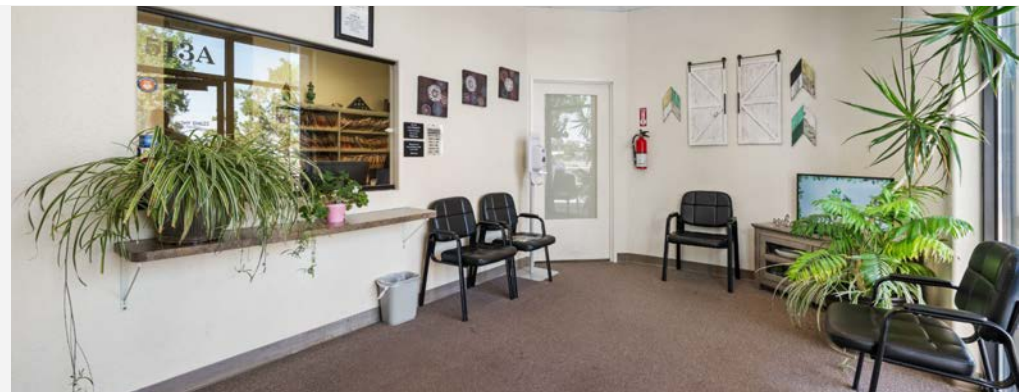
TENANT PROFILES



COFFEE SLINGERS

511 | 360 SF

Drive-thru and walk-up espresso bar offering coffee, breakfast and lunch items, smoothies, and baked goods.



HEALTHY SMILES FAMILY DENTISTRY

513 - Suites A, B | 2,000 SF

Full-service dental office providing general and cosmetic care. The practice utilizes modern technology such as digital X-rays and conscious sedation to enhance patient comfort.





TENANT PROFILES



MASON VALLEY PHYSICAL THERAPY

513 - Suites C, D, E | 3,000 SF

Mason Valley Physical Therapy is an outpatient physical therapy clinic located in the rural town of Yerington. Small, locally owned company that takes pride in offering patient-centered care in a supportive, positive work environment.



TENANT PROFILES



U.S Department of Agriculture (USDA) 513 - Suites F, G, H | 3,000 SF

US Department of Agriculture (USDA) | Emerging Technology ...The United States Department of Agriculture (USDA) serves the public by promoting a safe, nutritious, and affordable food supply, conserving natural resources, and fostering rural development and economic opportunities for farmers, ranchers, and rural communities.



TENANT PROFILES



HIGH DESERT FLOOR COVERINGS & DESERT ENGINEERING

517 - Suite E, G | 3,000 SF

Desert Engineering is a Nevada and California licensed general engineering contractor specializing in heavy civil construction. Their experience covers public works, residential, commercial, industrial, solar, mining, and other specialized sectors.



TENANT PROFILES



TAILGATER'S RESTAURANT AND BAR 517 - Suites I, J | 1,778 SF

Great food at a great price, cold beer, full bar, fun atmosphere, and a fun place to watch a game!

ABOUT YERINGTON

Yerington is the County Seat for Lyon County. Located in the Mason Valley between the Singatse and the Wassuk Mountain ranges. While mining in the area dates back to the 1800's, the town is primarily supported by the surrounding agricultural industry.

Yerington is only 30 minutes from USA Parkway leading to the TESLA Gigafactory and the Tahoe Reno Industrial Center, home to Switch, Google, Walmart, Petsmart, Tirerack, and many others. Yerington is approximately 55 miles to Carson City, Nevada's capital and 70 miles to Reno.

Recreationalists make Yerington their base camp for some of Nevada's most prized slices of backcountry, with the newly established Walker River State Recreation Area, which offers four distinct park units working together to offer visitors top-notch camping, hiking, biking, wildlife viewing, OHV exploring, and sections of river that have lured fishermen from around the nation for generations.



NOTABLE BUSINESSES & INDUSTRY



Peri & Sons Farms is located in Yerington and produces over 500 million pounds of onions each year, earning the nickname as "The Onion Capital of The West.". Peri & Sons started farming in 1913 with 50 acres of leased land. In 2022, the farm is now thousands of acres and provides 2,100 seasonal full-time employees. A study shows that the farm impacts the Northern Nevada economy by \$200 million.



Yerington is also home to the wildly popular three-day music festival, Night In The Country. This festival brings some of country music's top artists to perform in front of sold out crowds.



2025 CENSUS
POPULATION
3,253



YOUR COMPETITIVE ADVANTAGE

NORTHERN NEVADA A Smart Choice for Growth

HOME TO INDUSTRY GIANTS

Ranked in TOP 10 states for best business tax climate and business incentives.

TESLA

EdgeCore
Digital Infrastructure



Google

switch

LYTEN

NEW DEANTRONICS

Microsoft

Panasonic.

its
logistics

REDWOOD
MATERIALS



19K
UNDERGRADUATE
STUDENTS

23K
TOTAL
STUDENTS

4K
GRADUATE
STUDENTS

R1 - University for Research by Carnegie Classifications



20 MINUTES
TAHOE RENO
INDUST. CENTER



"Super-Loop"
Fiber Network
IN PROGRESS



America's
DATA & TECH
Growth Frontier



22 MINUTES
Commute Time



WORKFORCE DEVELOPMENT

- Lowest labor costs in the Western U.S.
- 35K+ students at UNR & TMCC
- 10-year surge in manufacturing jobs
- MSA population growing 1.4% annually



3.5 HOURS
TO BAY AREA



2 HOURS
TO SACRAMENTO



NEVADA LITHIUM LOOP
Closed-loop system for lithium extraction, processing, and battery material recycling to support sustainable domestic EV supply chains.

Recognized by *US News* for being the No. 7 across the nation for Business Environment.

– US News (2024)

Nevada is the 6th fastest-growing state in the nation, according to the latest *U.S. Census* data.

– U.S. Census Bureau (2025)



DCG

Business Assistance Programs



Sales, Use & Modified Business Tax Abatements



Incentives for Equipment, Property & Recycling



**Specialized
Programs for
Data Centers and
Aviation**

Opportunity Zones

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

Nevada Tax Climate

Nevada's tax structure is designed for business success:

Corporate or Personal Income Tax
Inventory or Franchise Tax
Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



NORTHERN NEVADA TOP COMPANIES

5.4M SF

Tesla Gigafactory

1.3M SF

7.2M SF Planned Switch Campus



FORMAT

STATE OF
NEVADA

switch



INSURANCE



AMERCO



snc SIERRA
NEVADA
CORPORATION

Renown[®]
HEALTH

MONARCH
CASINO RESORT SPA • BLACK HAWK

TAX COMPARISONS	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%



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All parties are hereby advised that this property is being sold under the authority granted to the Public Administrator of Lyon County, Nevada, by order of the Lyon County District Court, pursuant to NRS Chapter 148 and other applicable statutes. Any offer accepted by the Administrator shall be subject to final approval and confirmation by the District Court.

**Sourced from credible sources, the broker cannot guarantee the reliability of the information provided. No explicit or implied warranties or representations are made regarding the accuracy of the information. This content is subject to potential vulnerabilities, such as errors, omissions, price fluctuations, rental terms, and other conditions, including prior sale, lease, financing, or unexpected withdrawal. You and your advisors should thoroughly assess the property to ascertain its suitability for your specific needs. Additionally, we strongly recommend seeking guidance from your legal, financial, or other qualified professional advisors.*

333 Holcomb Ave., Ste. 300 | Reno, Nevada 89502 | 775.850.3100 | dicksoncg.com

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