

**111
SOUTH
ALLEN
ROAD**

FALLON, NV 89406

RETAIL RESTAURANT FOR SALE

PRICE | \$649,000

SPACE SIZE | 3,771 SF

LAND SIZE | 0.24 AC

APN | 001-251-33

360
TOUR

CLICK HERE



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CORFAC
INTERNATIONAL



111 SOUTH ALLEN ROAD



Property Highlights Include:

- Fully turnkey restaurant. All furniture, fixtures, and equipment stay. Equipment list to be provided.
- Kitchen with grease interceptor, 12-foot hood, walk-in cooler.
- Pylon signage.
- Possibility for operator to add gaming.
- Seller financing may be available.

The subject property is 3,771 square feet (SF) of turnkey restaurant space on 0.24 Acres or 10,454 SF of land, zoned C2. All furniture, fixtures, and equipment stay, list to be provided. Original restaurant was constructed in 1974 with additions to expand made in 1980 and 1984. The property is located just two blocks south of the Reno Highway and offers ample parking.

Previously occupied by the popular Ana's Cafe, the restaurant was well thought out with rustic wood flooring and design, full bar, plenty of seating, a large cafeteria style eating area, kitchen with walk-in cooler, 12-foot hood, grease interceptor, small office space, and two bathrooms. Possibility for operator to add gaming.

The subject property is located on the south side of the Reno Highway with a hotel directly to the west, retail/restaurants to the north, and retail, residential, and vacant land to the south. The property is in excellent, clean condition with beautifully appointed space. We see a great opportunity for an experienced restaurateur looking for a turnkey space.



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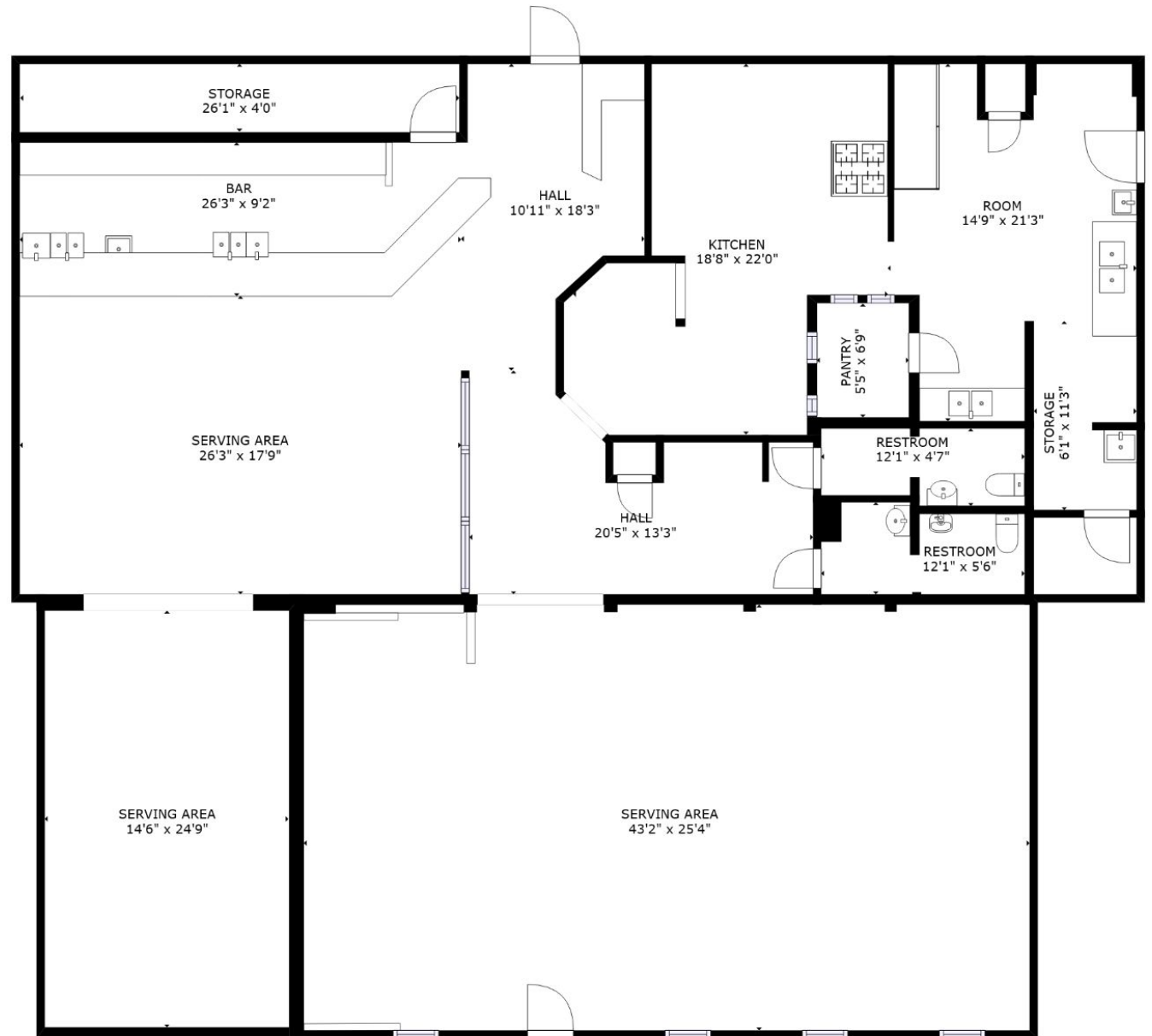
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FLOOR PLAN

Building Size:

- 3,771 SF



Sizes and dimensions are approximate, actual may vary.



AREA MAP

COLEMAN RD



SOUTH ALLEN RD

100 SOUTH ALLEN ROAD



PARCEL MAP



US 50

LINCOLN HWY - ADT 21,000

KAISER ST

US 50



WHY FALLON/CHURCHILL COUNTY

The City of Fallon is a beautiful place to work, live, raise a family and experience the Nevada high desert. Located in western Nevada, the landscape consists primarily of farmland (where the renowned Heart of Gold cantaloupes grow) and high desert flats interrupted by dramatic mountain ranges.

Fallon does boast a hospital and Community College.

With more than 300 days of sunshine each year, residents enjoy an abundance of outdoor recreation opportunities. Many lakes, reservoirs, hunting areas, Off-Highway Vehicle (OHV) zones and marshland surround the area. The area also offers year-round opportunities to see an abundance of wildlife.

There are plenty of business and employment opportunities to pursue, bolstered by the City's growing base of local businesses, technology companies, and agriculture.



5 MILE RADIUS
POPULATION
23,000+



Sources: <https://www.fallonnevada.gov>
<https://www.fallonchamber.com>,
<https://agri.nv.gov>, www.nrcs.usda.gov

NOTABLE BUSINESSES & INDUSTRY



Grown, distilled, matured and bottled on site, the Frey Ranch family has combined over 165 years of farming the land to distilling their world class bourbon and rye whiskeys from grain to glass.



Dairy Farmers of America

DFA is rising as a farmer-owned global food company, focused on quality, innovation and the future. There are approximately **28 dairy farms in Nevada**, and **66%** are in Fallon/Churchill County. Since 2014, Fallon is also home to a DFA state-of-the-art dry milk plant that can produce up to two million pounds of powdered milk, the majority of which is exported to Asia.



Home to the Fighting Saints of VFC-13, the Desert Outlaws of Strike Fighter Wing Pacific and the Naval Strike Air Warfare Center, NAS Fallon serves as the Navy's premier tactical air warfare training center, being home to TOPGUN since 1996.. Over 3,000 active duty personnel, civilian employees and DoD contractors enjoy a high quality of life that is enhanced by the numerous facilities on base and by those within the surrounding areas.

AGRICULTURE

According to the USDA National Agricultural Statistics Service (NASS), there were 289 farms in Fallon County in 2017. Roughly 87% of the land in the county is in farms. Of this, 78% is range or pasture and 21%, 191,780 acres, is cropland (USDA NASS, 2019). A vast majority of them are ran by young farmers.

THE NEW NEVADA

Grow Your Business Here.

NORTHERN NEVADA



CITY OF RENO

- **Over 100 new start up companies** have set up shop in Northern Nevada in the past 2 years.
- Ranked in **TOP 10** places to live.
- Ranks **6TH** in Gen Z City Index for best places to live.
- Average commute time is **20 MINUTES**.

BUSINESS FRIENDLY



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

TECHNOLOGY INFRASTRUCTURE



- Major data centers: **Switch, Apple, Rackspace**.
- Research Collaboration.
- Home to **New Deantronics, Panasonic, Sierra Nevada Corporation**
- **“Super-Loop”** Fiber Network in Progress.

REAL ESTATE, LAND, RESOURCES



- Affordable large-scale real estate and water available.
- Large Industrial Space.
- (**Tesla Gigafactory** in the Tahoe Reno Industrial Center).

ENTREPRENEURIAL ECOSYSTEM



- Ranked as one of the **14 best** startup cities in America.
- Support for entrepreneurs from education, mentorship and funding.
- Home to **Switch, Filament, Flirtey, Bombora, Iris Automation, Clickbio, My-Vr and Many More**

SHIPPING HUB



- Less Than **1-Day** Truck Service To **> 60 M Customers, 8 States, 5 Major Ports**.
- **2-Day** Truck Service to **11 States**.

TAX ADVANTAGES



- **No** Corporate Tax
- **No** Personal Income Tax
- **No** Inventory Tax
- **No** Franchise Tax
- **No** Special Intangible Tax

TIER 1 UNIVERSITY



- University of Nevada Reno, more than **20,000 students**
- **R1** - University for Research by Carnegie Classifications

WORKFORCE DEVELOPMENT



- Meeting the changing needs of industry through higher education, new college technical programs, industry certifications, steam programs, and attracting talent to the region.



ICONIC COMPANIES IN **NORTHERN NEVADA**



Tesla's \$5 billion, 10 million square-foot Gigafactory, manufactures lithium-ion batteries, as well as Model 3 battery packs and drive units. The Gigafactory is the largest manufacturing facility in the world and employs more than 10,000 people.



Switch is the largest, most advanced data center campus in the world encompassing up to 1.3 million square feet on 2,000 acres in the Tahoe Reno Industrial Center. The facility is powered 100-percent by renewable energy.



Google/Alphabet owns 1,210 acres in The Tahoe Reno Industrial Center a few miles south of Tesla's Gigafactory. The land will reportedly house a future data center and could also host a testing track for Waymo, the Alphabet-owned autonomous driving company.



ITS Logistics is a premier Third-Party Logistics company that provides creative supply chain solutions. ITS logistics headquarters is located in Sparks, Nevada. ITS logistics also has a 40,000 square foot office located in the heart of Downtown Reno.



New Deantronics built a 200,00 square foot medical device technology campus in the Spanish Springs Industrial Park in 2021. The industrial park is home to well known companies like U-Haul, San Mar and Foot Locker.

Panasonic

Panasonic added 94,483 square foot campus located in Reno's airport submarket. The location is the PENA's division headquarters and features state of the art engineering labs, employee recruitment and training facilities and other functions.



Dragonfly Energy has a 99,000 square foot facility in Reno Nevada and has created over 150 jobs. Dragonfly Energy is an industry-leading manufacturer of deep cycle lithium-ion batteries and is spearheading conventional and solid-state lithium-ion battery research and development worldwide.



Apple's \$1 Billion data campus at the Reno Technology Park continues to expand years after its announcement in 2017 with over 100 employees and claims to get 100% of its power from renewable energy sources.



Redwood Materials is creating a closed-loop, domestic supply chain for lithium-ion batteries across collection, refurbishment, recycling, refining, and remanufacturing of sustainable battery materials. Headquartered in Carson City, with a 175 acre battery recycling operation at the Tahoe-Reno Industrial Center and leasing 670,000 square feet of Class A industrial space inside the Comstock Commerce Center. Redwood expects to invest \$3.5 billion in Northern Nevada over the coming decade and hire more than 1,500 people at their Tahoe-Reno Industrial Center site.

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