

WEST GOLDFIELD

205-209 WEST GOLDFIELD AVE. YERINGTON, NEVADA

SALE PRICE: \$799,000

GROSS SF: 8,390

LOT SIZE: 0.373 ACRES (16,248 SF)

ZONING: GENERAL COMMERCIAL

PRICE/SF: \$95.23



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CHASE
INTERNATIONAL
COMMERCIAL



Offering Summary

FINANCIAL INFORMATION

Sale Price: \$799,000

Cap Rate: 10% Cap Potential/ 8.8% Currently

Price/SF: \$95.23

PROPERTY INFORMATION

Gross SF: 8,390

Year Built: 1983/1990

Occupancy: 100%

Lot Size: 0.373 ACRES (16,248 SF)

Zoning: General Commercial

Current Occupancy: 100%

Current Vacancy: 0%

Lyon County APN: Parcel 001-052-02

Topography: Flat

Construction: Masonry & Metal

Parking Spaces: 16+ excess land in rear

Roof: Metal

Stories: 1

Ingress & Egress: Two (2) Access Points from Highway 50

CONSTRUCTION

Foundation: Concrete Slab

Construction: Masonry

Roof: Metal

HVAC: Yes

UTILITIES

Electric, Sewer, Water, Gas, Trash
all on Local Municipality



Investment Highlights

Monthly Rental Income	\$6,097
Annual Rental Income	\$73,164
Annual Expenses	\$13,133
Annual NOI	\$60,031
Taxes	\$4,133
Insurance	\$4,000
Operating Expenses	\$5,000
Total Tenant Suites	5



Investment Overview

The subject property consists of a situated on a 0.37 acre lot in Yerington, Nevada. The property is located at the intersection of West Goldfield Avenue (Highway 95) and West Street, and has very high visibility with excellent ingress & egress from both roads.

The .373 Acre parcel features two contiguous buildings that total 8,390 SF, a small rear loading area, and asphalt parking area in front of the building. The first building is a 4,650 SF corner office/retail building constructed in 1990 and anchored by long term tenant State of Nevada Division of Child Welfare Services and approximately 2,300 SF vacant office available in the adjacent suite next door. The 2nd building was originally built in 1983 and the 3,740 SF inline office/retail building currently has 3 tenants with rear warehouse access, and one (1) small rollup door.

Yerington, Nevada, is the county seat of Lyon County, centrally located at the intersection of US 95A and Nevada State Route 208, approximately 70 miles southeast of Reno. Home to the fourth-largest copper deposit in North America, just outside the city, Yerington is seeing increasing production activity from companies like Nevada Copper. Agriculture also plays a significant role in the local economy, supported by a variety of related businesses.

The subject property is strategically positioned in the area's primary retail corridor, along the busiest road in Yerington. National retailers such as Raley's, McDonald's, Round Table Pizza, H&R Block, Maverik, and O'Reilly Auto Parts are all within a quarter mile of the property.

Priced at \$875,000, this property offers a purchaser an established cash flow revenue stream with near-term value-add opportunities to improve returns.



 Yerington
County Airport

City of Yerington & Lyon
County Municipal Buildings



Yerington High
School



Pizen Switch Laundry Mat & Car Wash



Vacant Land for
Future Construction

**SUBJECT
PROPERTY**

7,500+
Cars per Day





Nunez Mexican Restaurant



**H&R
BLOCK**



Greenfield Mobile
Home and RV Park

True Value



7,500+
Cars per Day



Pizen Switch Laundry
Mat & Car Wash

**SUBJECT
PROPERTY**





WEST GOLDFIELD

205-209 WEST GOLDFIELD AVE. YERINGTON, NV 89447
0.5 ACRE | LYON COUNTY APN: PARCEL 001-052-02



Subject Property



Yerington, Nevada Demographics

Yerington, Nevada, serves as the county seat of Lyon County and offers a unique blend of small-town charm and economic potential, making it an attractive consideration for commercial real estate investors.

Population and Growth: As of 2023, Yerington's population stands at approximately 3,194 residents. The city has experienced modest growth, with a 3.8% increase since 2020. Projections indicate a continued upward trend, with the population expected to reach 3,308 by 2025.

Demographics: The racial composition of Yerington is predominantly White (75.85%), followed by individuals identifying as Other race (9.27%), Two or more races (8.44%), and Native American (6.15%). The Hispanic or Latino population accounts for approximately 20% of residents.

Age Distribution: The median age in Yerington is 55.4 years, which is higher than both the Nevada state median of 38.9 years and the national median of 38.8 years. This indicates a mature community, with a significant portion of the population potentially seeking services and amenities catering to older adults.

Household Income: The median household income in Yerington is \$44,974, which is below the state median of \$75,561. Per capita income stands at \$31,227. Approximately 20.8% of the population lives below the poverty line, suggesting opportunities for businesses and services that cater to a cost-conscious demographic.

Economic Landscape: Yerington's economy is anchored by agriculture, particularly farming and ranching, with significant contributions from mining operations. The presence of major employers like Peri & Sons Farms, a leading onion supplier in the western United States, underscores the city's agricultural prominence. Additionally, ongoing exploratory drilling by companies such as Hudbay Minerals hints at potential growth in the mining sector.

Employment Trends: Between 2018 and 2023, Lyon County saw a 13.4% increase in jobs, outpacing the national growth rate of 3.6%. This positive trend reflects a dynamic local economy with expanding employment opportunities.



Educational Attainment: In Yerington, 82% of residents have attained a high school diploma or higher, while 13.1% hold a bachelor's degree or advanced degree. This educational profile suggests a workforce equipped for a variety of skilled and semi-skilled positions.

Housing and Development: The city has witnessed steady residential development, with 21 new single-family homes constructed in 2022, averaging a cost of \$184,200 per unit. This growth indicates a demand for housing, potentially driven by the expanding job market and population influx.
city-data.com

Transportation and Accessibility: Yerington is strategically located approximately 33.9 miles from Carson City, providing residents and businesses with convenient access to the state's capital and its amenities. The city's infrastructure supports both local and regional connectivity, essential for commercial enterprises.
city-data.com

In summary, Yerington's stable population growth, diverse economic base, and ongoing development projects create a favorable environment for commercial real estate investments. The city's demographic and economic indicators suggest potential for sustained growth and profitability for prospective investors.

Nevada

NEVADA HAS EMERGED AS ONE OF THE FASTEST-GROWING STATES IN THE COUNTRY.

Located at the heart of the 11 western states, Nevada offers unparalleled access to key markets, reaching over 60 million consumers within a two-day transit across these states. The state is known for its business-friendly environment, with no corporate income tax, personal income tax, inventory tax, unitary tax, estate tax, inheritance tax, franchise tax, or special tangible gift tax.

Reno boasts exceptional transportation infrastructure and market reach, making it a hub for top-tier brands like Amazon, Zappos, Wal-Mart, Levi Strauss & Co., Sysco, and CDW, which have established warehousing, distribution, and fulfillment operations in the area. The region has also attracted major industrial and technology giants such as Tesla, Microsoft, International Gaming Technology, Lincoln Electric, Apple, and Switch Technology. Tesla and Switch, in particular, have each invested \$1 billion into the Reno economy.

Northern Nevada offers an exceptional quality of life. Within just 30 minutes, you can transition from the energy of the city to the serenity of Lake Tahoe. The state provides endless recreational opportunities, including skiing, fishing, boating, hiking, mountain biking, and off-roading, among many others.





#1

TAHOE/RENO'S BROKERAGE

\$10B

IN FIVE YEARS

14

REGIONAL OFFICES

360+

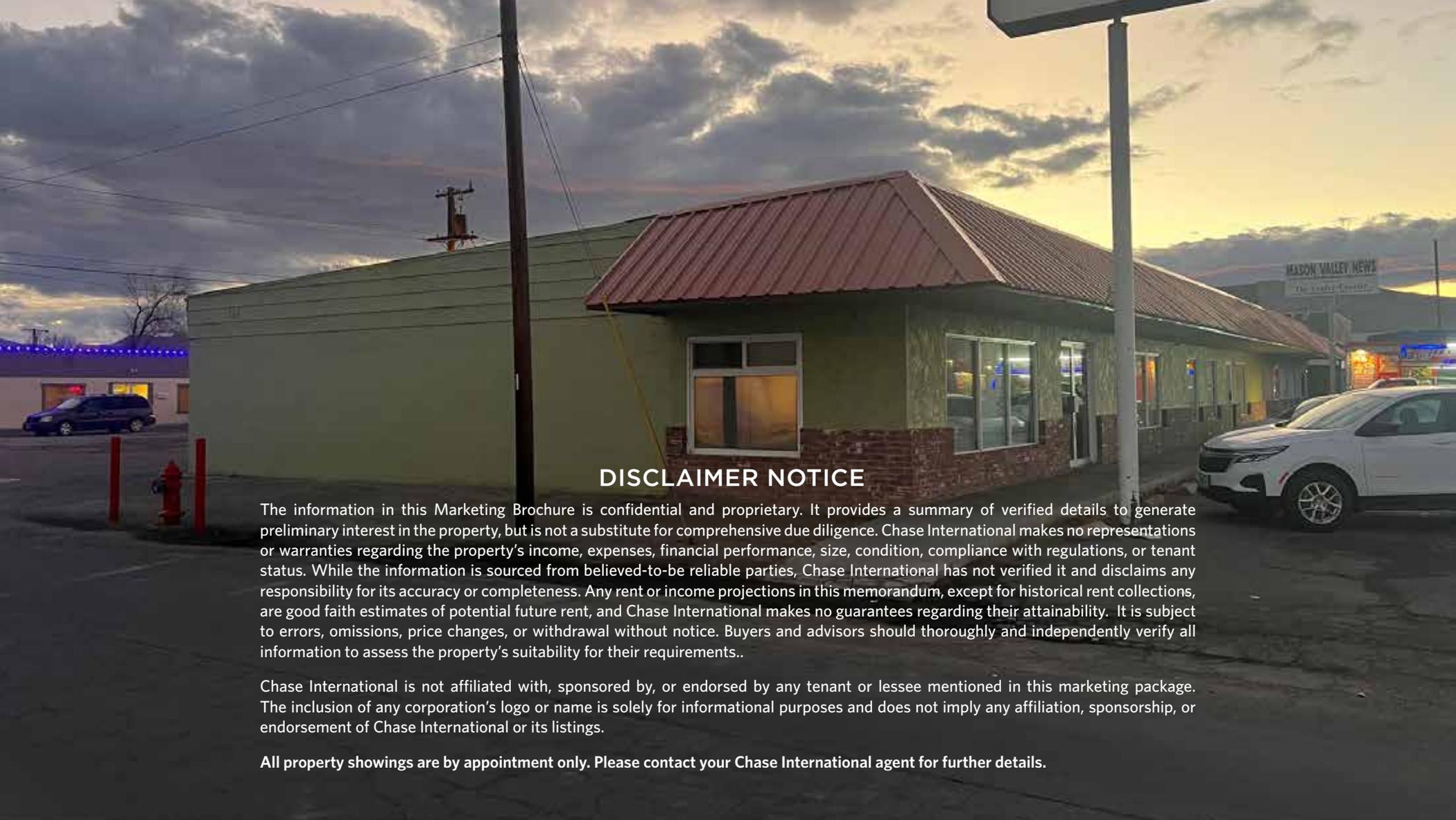
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