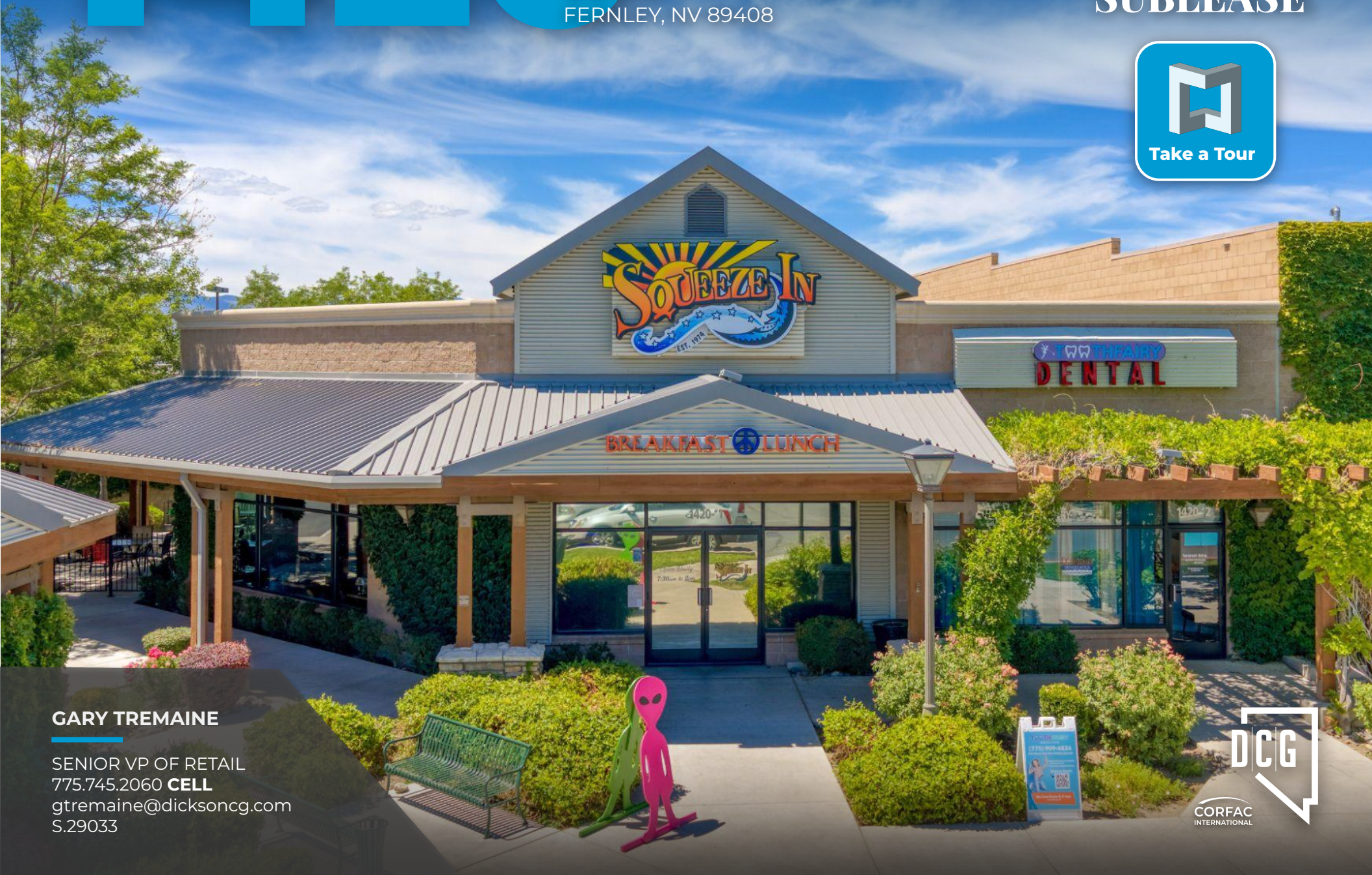


# 1420

US Hwy 95A  
SUITE 1  
FERNLEY, NV 89408

RESTAURANT  
**RETAIL**  
SUBLEASE



**GARY TREMAINE**

SENIOR VP OF RETAIL  
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S.29033



# 1420

US Hwy 95A  
SUITE 1  
FERNLEY, NV 89408



## ABOUT THE PROPERTY

- Sublease in a desirable shopping center in Fernley
- 7 years remain on the current lease with 2 five year options
- All the FF&E is for sale to stay with the space
- Outdoor patio area
- Built out 3 years ago so all newer kitchen fixtures



**SIZE** | 2,340 SF

**ZONING** | RES  
RESTAURANT/FAST FOOD/TAKE OUT

## SITE MAP

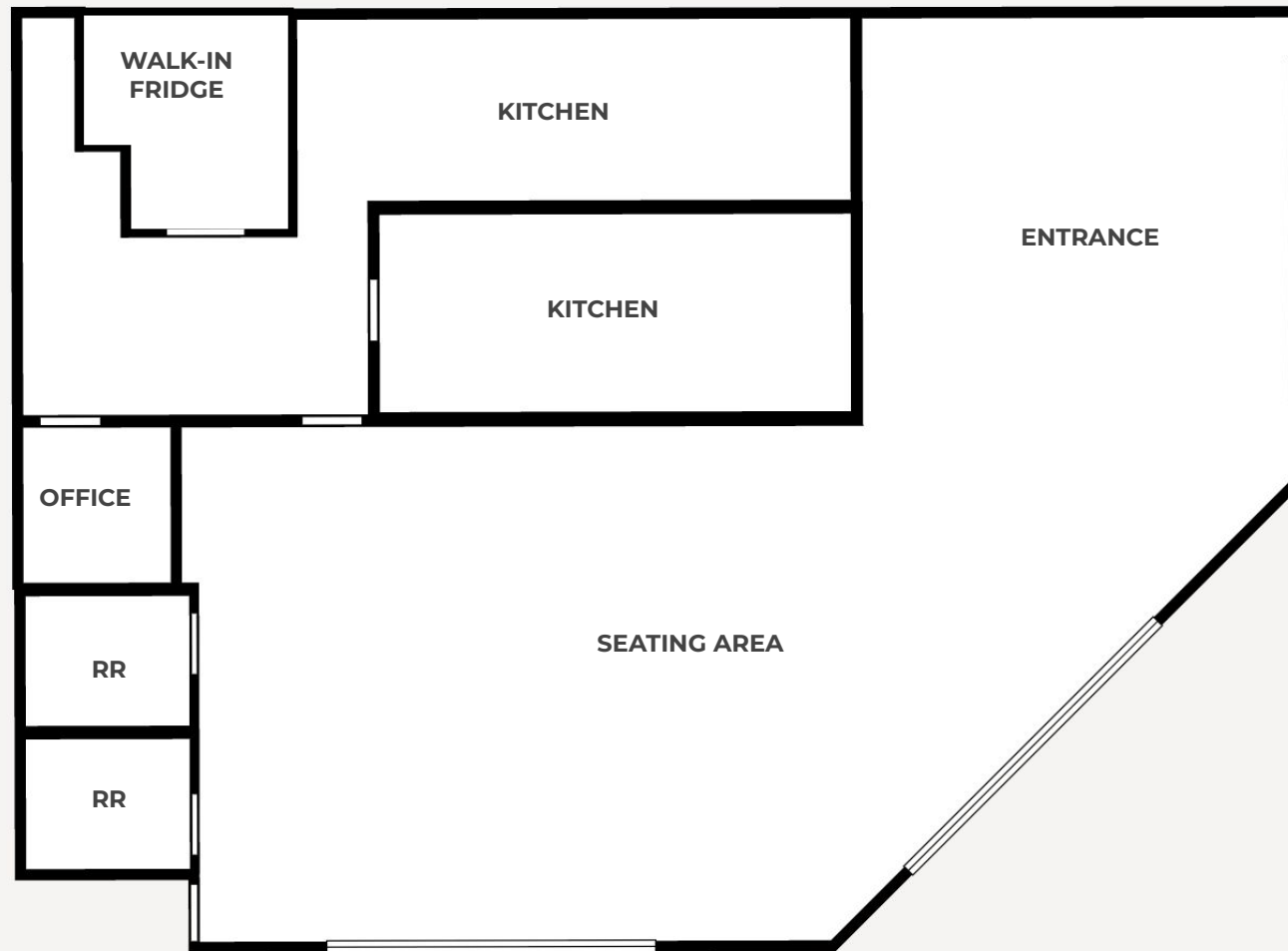


**1420**  
**US HWY 95A**  
**SUITE 1**

### LOCATION HIGHLIGHTS

- Located on US Highway 95A within an established neighborhood retail center anchored by Raley's, offering excellent visibility, convenient access, and consistent daily consumer traffic.
- Surrounded by a strong mix of national, regional, and local retailers, restaurants, medical providers, and service businesses, creating a vibrant commercial environment.
- Minutes from Interstate 80, providing seamless connectivity to Reno-Sparks, Northern Nevada, and regional transportation routes.
- Positioned near major industrial and logistics employers, supporting a growing workforce and strong daytime population.

**FLOOR PLAN**  
**SUITE 1**  
**2,340 SF**



# INTERIOR PHOTOS



# INTERIOR PHOTOS



# KITCHEN PHOTOS





AREA MAP | NORTHWEST



LOWE'S

Walmart  
Save money. Live better.

WELLS FARGO

PANDA EXPRESS  
CHINESE KITCHEN

SureStay  
by BEST WESTERN

O'Reilly  
AUTO PARTS

Jacksons

TACO BELL

GROCERY OUTLET  
bargain market

ALT  
95

SILVERADO  
CASINO

S MCCARRAN BLVD

FERNLEY VILLAGE MARKETPLACE

Raley's

Dotty's

WINGERS  
ALEHOUSE



Papa Murphy's  
TAKE 'N BAKE PIZZA

PORT OF SUBS

Dragon City  
龍城美食  
Chinese Food and More Than That



Renown  
HEALTH  
SUPERCUTS



WaFd  
Bank

1420  
US HWY 95A  
SUITE 1

N

# Demographics



Primary Traffic Counts (24 hrs.)  
**US HWY 95 - 28,000**



Units in 1 Mile radius  
**1,843+**

**1420**  
**US HWY 95A**  
**SUITE 1**

**5 MILES**

**3 MILES**

**1 MILE**

| DEMOGRAPHICS                     | 1 Mile   | 3 Miles  | 5 Miles   |
|----------------------------------|----------|----------|-----------|
| Population                       | 4,653    | 21,899   | 26,483    |
| Average Household Income         | \$94,984 | \$98,809 | \$100,418 |
| Households                       | 1,843    | 8,005    | 9,667     |
| Population Growth Rate 2023-2028 | 1.05%    | 1.61%    | 1.39%     |

## 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



HEALTH



| 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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