

ANCHOR TENANT OPPORTUNITY

Elko Junction, 2505 Mountain City Hwy, Elko, NV 89801



PROPERTY HIGHLIGHTS

- Trade Area: 100,000
- Median HH Income: \$90,497
- VPD (I-80): 60,000
- VPD (Mtn City Hwy): 20,000
- Low Tenant Turnover: 10-Yr Avg

LEASE TERMS

- Raley's Building – 49,236 SF
- Base Rent \$12.00/SF
- Triple Net \$4.65/SF (includes RPT)
- Initial Term – 10 Years
- Renewal Options – (4) 5-Year, each with a 10% scheduled base-rent increase

**OVER \$9 MILLION IN
RECENT CENTER RENOVATIONS**

CONTACT:

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