

ELKO JUNCTION



S H O P P I N G C E N T E R

ElkoJunction.com

Leasing Brochure



2755 Mountain City Highway, Elko, Nevada 89801

AVAILABLE FOR LEASE

• QSR Pad (Fronting Mountain City Hwy)

 **MERIDIAN PACIFIC, LTD.**

MeridianPacificLtd.com

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S H O P P I N G C E N T E R

2755 Mountain City Highway, Elko, Nevada 89801

Property Highlights

Elko Junction Shopping Center
2755 Mountain City Hwy
Elko, Elko County, Nevada



Available For Lease: • QSR Pad (Fronting Mountain City Hwy)

Location: Mountain City Highway & Connolly Drive
 (The main retail intersection within the City of Elko)

Property Size: 30 Acres

Gross Leasable Area: 210,000 SF

Trade Area Population: 88,000

Anchored By: Raley's Supermarket/Drugstore, Cinema 6, Marshalls,
 Petco, GNC, Ross, Jo-Ann, Famous Footwear

Adjacent Businesses: Wal-Mart, Home Depot, Super Kmart

NOW LEASING

ELKO JUNCTION

City of Elko, Elko County, Nevada
2755 Mountain City Highway, Elko, Nevada 89801

Owner Managed

Available For Lease: • QSR Pad (Fronting Mountain City Hwy)

Location: Mountain City Hwy @ I-80
(Elko's Main Retail Intersection)

Trade Area Population: 88,000

Anchored By: Raley's Supermarket, & Ross Dress For Less

Traffic Count: 60,000/day at Mountain City Hwy and I-80



Anchors

Raley's

ROSS
DRESS FOR LESS

Tenants Include

Denny's

PETCO

Marshalls

JO-ANN
fabric and craft stores

ULTA
BEAUTY

Famous Footwear

maurices

T-Mobile

CINEMA 6

GNC



Adjacent Businesses

WAL*MART
SUPERCENTER

THE HOME DEPOT

Super K

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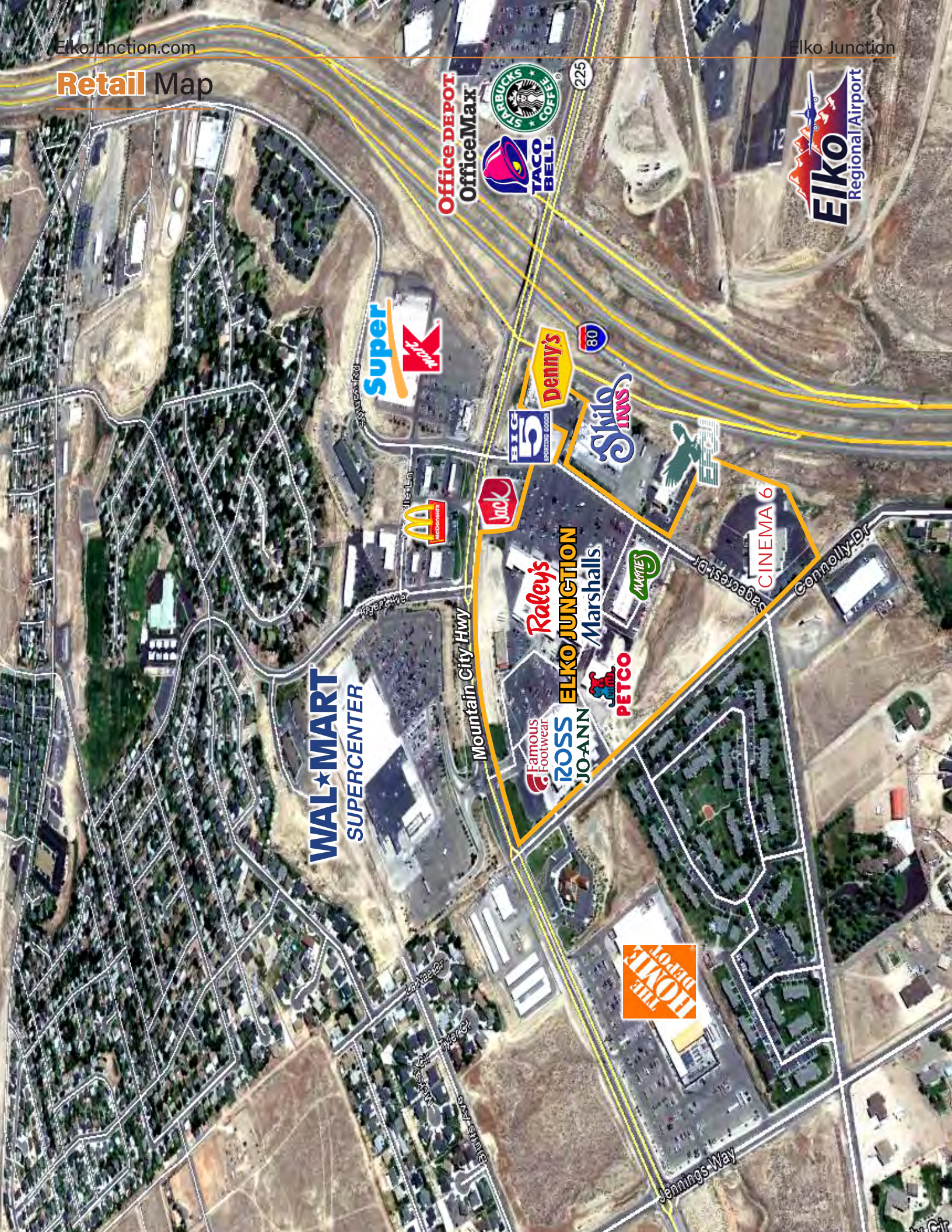
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ElkoJunction.com

Site Map



Retail Map



WAL★MART
SUPERCENTER

Office DEPOT
OfficeMax



Raley's
ELKO JUNCTION
Marshall's

Famous Footwear
ROSS
JO-ANN



CINEMA 6

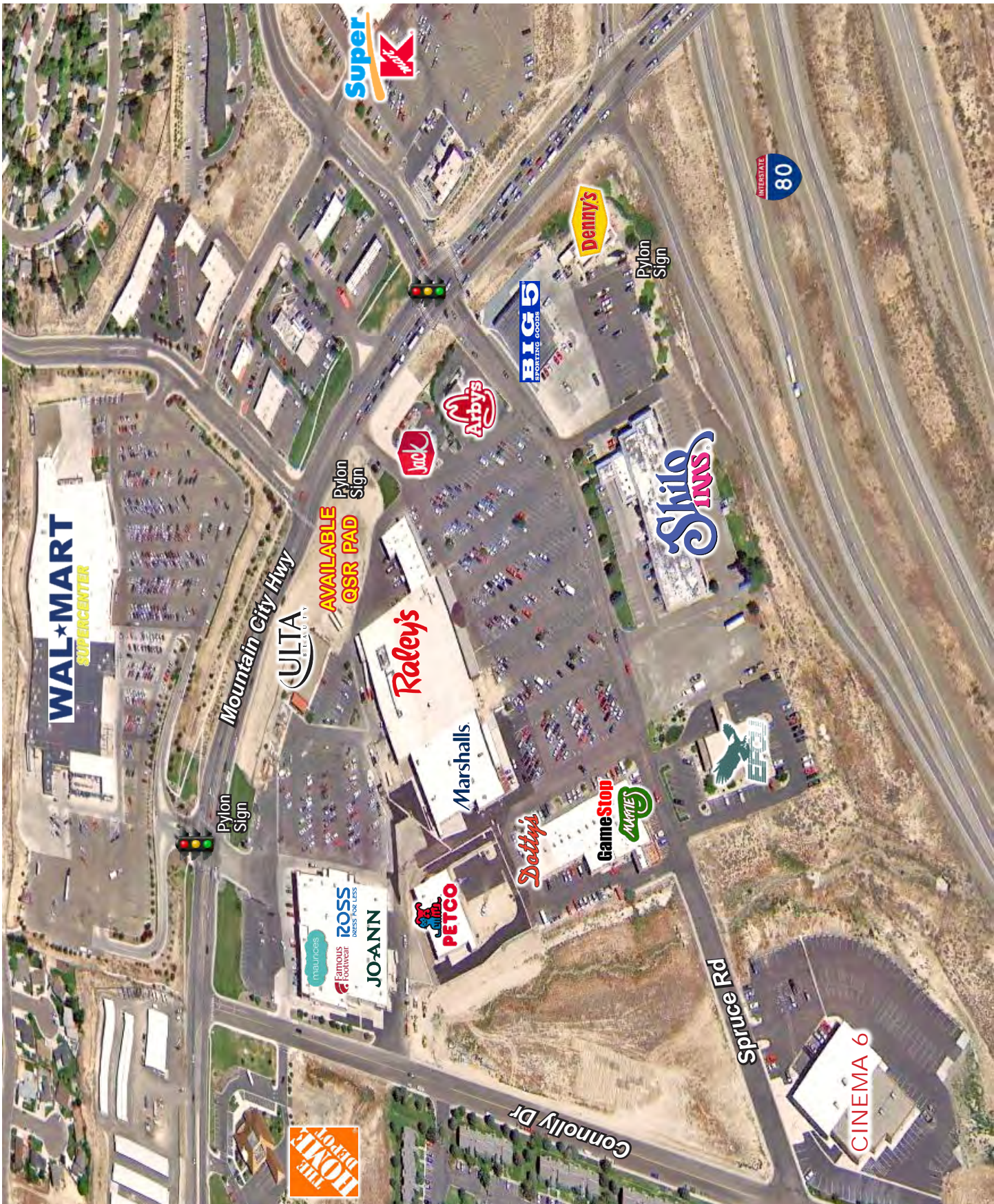


Jennings Way

Mountain City Hwy

Connolly Dr

Aerial Photo



Property Photos 1



Property Photos 2



Property Photos 3



Property Photos 4



Regional Overview



Information on Elko and Elko County

Population

Nevada has the fastest growing population in the United States led largely by booming Las Vegas, a city twice as large as any other in the state, and itself one of the fastest growing cities in the U.S. Nevada's population at the time of the 2010 Census was 2,700,551, and in 2017 it jumped to 2,994,047 (10.8% increase).

Elko's population at the time of the 2010 Census was 18,297 and Elko County was 48,818. Elko County grew to 55,538 by 2017, a 13% increase.

Population – County of Elko: 55,538
 Population – State of Nevada: 2,994,047
 Median Age/Elko County: 33.5
 Median Age/State of Nevada: 36

Source: U.S. Census Bureau Census 2010
 Summary File 1. Esri forecasts for 2016 and 2021



The Area

Elko County is located in Northeastern Nevada with an area of 17,203 square miles, of which 17,179 square miles is land and 24 square miles is water. The elevation ranges from about 4,300 feet at the edge of the salt flats of the Great Salt Lake Desert to 11,157 feet in the Ruby Mountains. The Humboldt River has its source in Elko County and is a major water source for northern Nevada.

Regional Overview

History

Elko has its origins in nature and history. The County is situated in a lower elevation surrounded by beautiful mountains making it especially productive and livable. The Central Pacific Railroad gave birth to the town of Elko in 1868 and, from that beginning, the town grew rapidly as a freight terminus to supply the mines in the region. Mining is now the region's main economic anchor. Currently, there are more than 9,000 mining related jobs in Elko's primary trade area.



Economy

The region's economic base consists of gold mining support industries, transportation, small manufacturing, cattle ranching, gaming, tourism, outdoor recreation, federal, state, county and city governments, and a large retail and service industry. The 60-acre Elko County Rail Port with east/west rail travel is approximately four miles from the center of town and serves as a hub for much of the mining activity in the region.

The Gold Economy of Nevada

Gold mining in Nevada is a major industry and one of the largest sources of gold in the world. Nevada currently produces 82% of all the gold mined in the United States and, in 2006, was the nation's second largest producer of silver.

In the 1870's, gold was discovered 23 miles from Elko in the vicinity of Carlin in Eureka County. The mining industry began to take notice after 1961 when the Newmont Mining Company found large low grade gold deposit in Carlin, Nevada. The Carlin mine began producing gold in 1965 and it wasn't until the late 1970's that The Carlin Trend, 5 miles wide and 40 miles long running northwest-southeast, has since produced more gold than the any other mining district in the United States. The Trend surpassed 50 million ounces of gold in 2002, worth around \$47 billion at 2009 prices.



Just 125 miles from Elko in Winnemucca, Nevada are two underground mines, the Getchell Mine and Turquoise Ridge. Barrick Gold Company, the largest pure gold mining company in the world, and Newmont Mining Company, co-own these mines. In 2008, Barrick's 75% share of Turquoise Ridge's production totaled 124,000 ounces of gold at total cash costs of \$515 per ounce. Other gold mines near Elko are the Goldstrike Mine, which produces 1.71 million ounces of gold at average, and the Bald Mountain mine, which in 2008, produced 105,000 ounces of gold at a total cash cost of \$638 per ounce.



Regional Overview



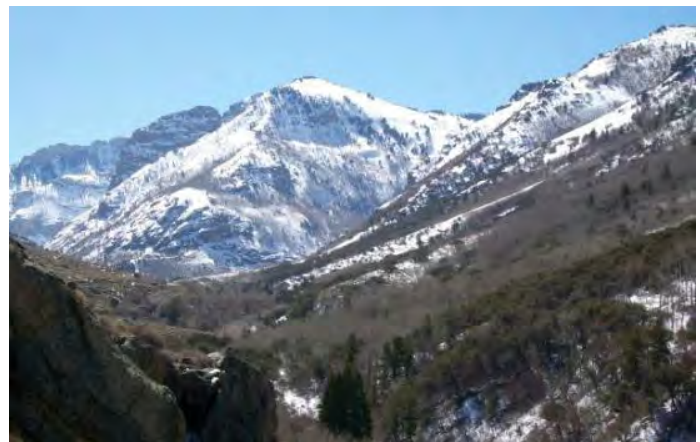
The Heart of Northeast Nevada

Elko is the largest city in the Northeastern Nevada and is quickly becoming one of Nevada's fastest growing areas. The City of Elko has been labeled "Nevada's Top Micropolis." The demographic profile for the City of Elko consists of upper-middle-class families who live in spacious homes with numerous children and a strong sense of community. The quality of life in Elko offers safe neighborhoods, little or no commute, great schools, cultural events and recreational opportunities, all in a scenic setting.



Elko has a wide variety of lodging options, including economy motels, beautiful campgrounds, and spacious guest ranches. All accommodations are located a short distance from the center of town and casinos. In the City of Elko you'll find forty-eight restaurants and bars as well as eight shopping centers.

Elko is an outdoorsman's paradise year-round. One can enjoy biking and hiking in the beautiful Lamoille Canyon or go camping in the Humboldt National Forest. Several State Recreation Areas near Elko are a fisherman's dream, with trout fishing in the summer and ice fishing in the winter. Golfers can play the Ruby View Golf Course or the Spring Creek Golf Course. For the adventure seeker, head to the newly developed Adobe Range climbing site. With easy access just north of Elko, climbers can investigate several traditional and sport routes throughout this conglomerate rock face. With over 200 acres of untouched wilderness, the Ruby Mountain Heli-Skiing adventures offer hanging mountains and towering peaks for the thrill seeking skiers.



Elko Municipal Airport, with convenient non-stop jet service on SkyWest Airlines to Las Vegas, Salt Lake City, and Reno, is located just one mile from the center of Elko.



Demographics

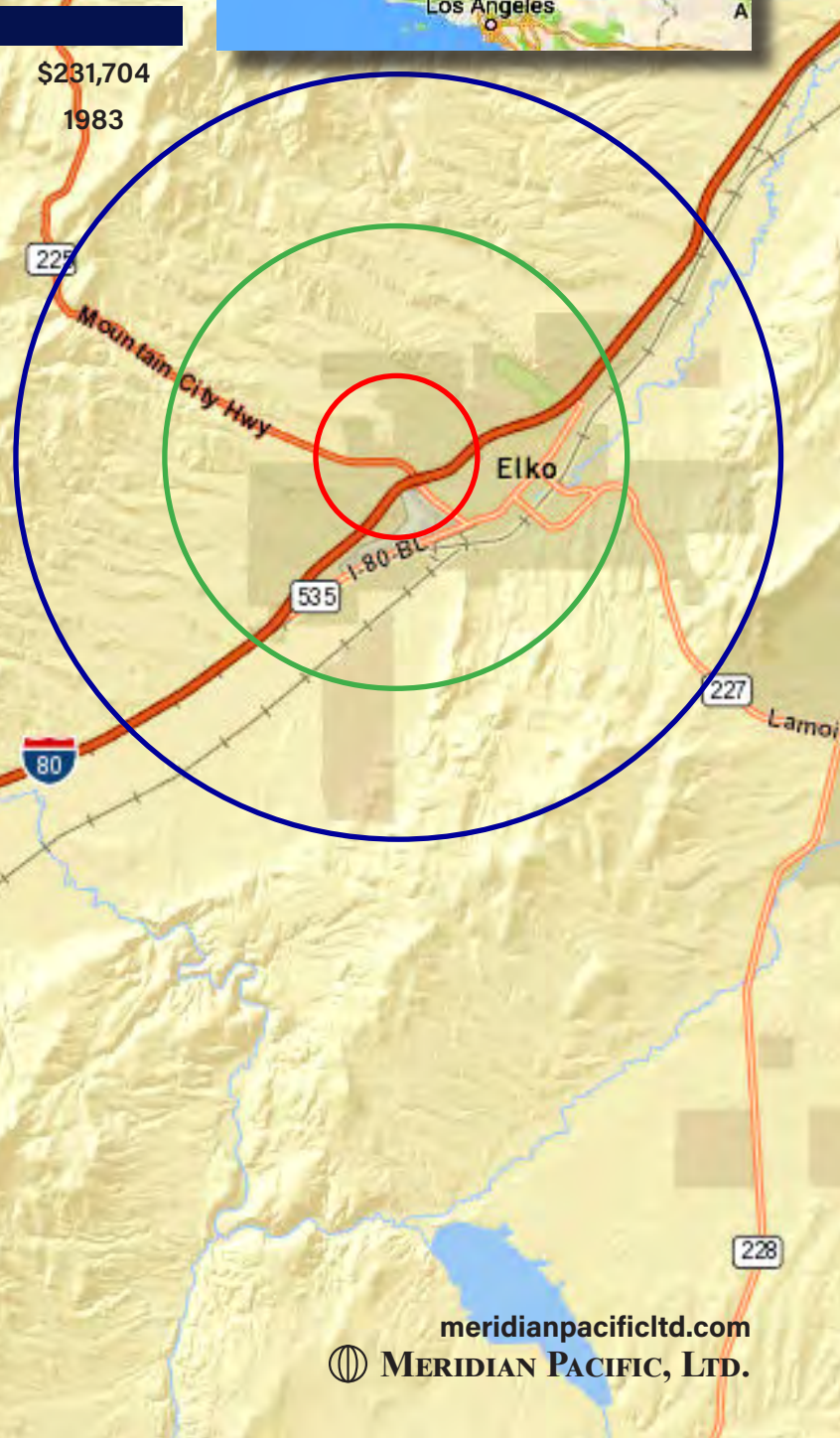
Population	1 Mile	3 Mile	5 Mile
2018 Total Population	8,060	21,550	23,988
Pop Growth 2010-2018	24%	16%	15%
Per Capita Income	\$33,837	\$30,417	\$30,451
Median Age	32.7	32.8	32.9

Households			
2018 Total Households	2,889	7,839	8,662
HH Growth 2010-2018	24%	14%	14%
Median Household Inc	\$83,730	\$69,075	\$69,799
Avg HH Size	2.79	2.70	2.72

Housing			
Median Housing Value	\$275,154	\$236,953	\$231,704
Median Year Built	1990	1982	1983

Route	Traffic Count
Mountain City Hwy	19,600
I-80	60,000

Source: U.S. Census Bureau Census 2010
Summary File 1. Esri forecasts for 2017
and 2021. 2010-2014 American Community
Survey



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The information contained in this Leasing Package is furnished solely for the leasing purposes of the property described herein. The information contained herein has been obtained from sources deemed to be reliable. The material is based in part upon information supplied by third parties, and this information has not been independently verified by Meridian Pacific, Ltd. No warranty or representation is made by Meridian Pacific, Ltd. as to the accuracy or completeness of the information contained herein.

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