



CHEVRON TRUCK STOP

1305 RYE PATCH RESERVOIR ROAD
LOVELOCK, NV 89419

JOE COOLEY
S.0168080
direct 801.456.8800



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

TABLE OF CONTENTS

4 EXECUTIVE
SUMMARY

5 PROPERTY
FEATURES AND
LAND OVERVIEW

10 PROPERTY
PHOTOS

9 LOCATION MAP

10 DEMOGRAPHICS



CHEVRON TRUCK STOP

1305 RYE PATCH RESERVOIR ROAD
LOVELOCK, NV 89419

EXCLUSIVELY LISTED BY

JOE COOLEY
S.0168080
direct 801.456.8800



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

CONFIDENTIALITY AND DISCLOSURE

Mountain West Commercial Real Estate has been retained on an exclusive basis to market the property described as 1305 Rye Patch Reservoir Rd, Lovelock, NV 89419. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

EXECUTIVE SUMMARY

PRICING & PROPERTY INFORMATION

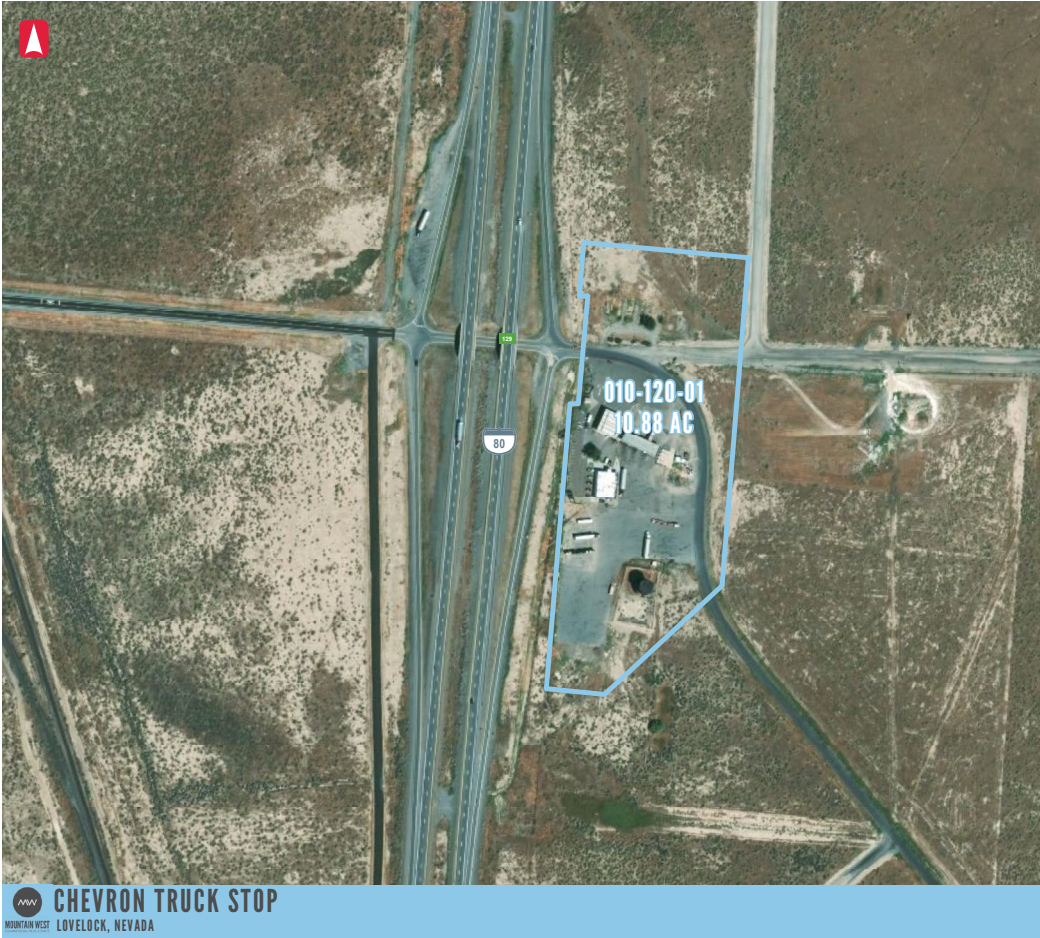
PURCHASE PRICE	\$6,500,000
GROSS LEASABLE AREA (SF)	4,158
PRICE/SF	\$1,563.00
LAND SIZE (ACRES)	10.88
YEAR BUILT	1993
# OF PUMPS	4 CAR / 4 TRUCK
FUEL / DIESEL SUPPLIER	JACKSON OIL / BRAD HALL
HOURS OF OPERATION	OPEN 24 HOURS, 7 DAYS A WEEK
UNDERGROUND STORAGE TANK INFO	3 TANKS, ASPHALT COATED OR BARE STEEL, LINED INTERIOR

INVESTMENT HIGHLIGHTS

- Business & Real Estate Sale of a Chevron Branded Gas Station & Truck Stop
- 2019 EBITDA: \$1,087,000
- 2019 Monthly Average Gallons Sold: 169,040
- 2019 Monthly Average Inside Sales: \$78,010
- Conveniently Located Right Off of the Interstate-80 Exit
- No Competition Within a 22-Mile Radius
- Just 1 ½ hours from Reno, NV & 5 ½ hours from Salt Lake City, UT
- Extremely Profitable Absentee Owner Location



PROPERTY FEATURES & LAND OVERVIEW



PROPERTY DESCRIPTION

Location:
1305 Rye Patch Reservoir Rd
Lovelock, NV 89419

Traffic Counts (2018):
Interstate-80 - 9,000 AADT

Year Built:
1993

Land Area:
Consists of 10.88 Acres or 473,932.8 SF of land area.

Building Area:
The subject property consists of 1 retail building totaling approximately 4,158 SF of gross leasable area.

LAND OVERVIEW

APN #	ADDRESS	ACRES	SF
010-120-01	1305 Rye Patch Reservoir Rd	10.88	473,932.8





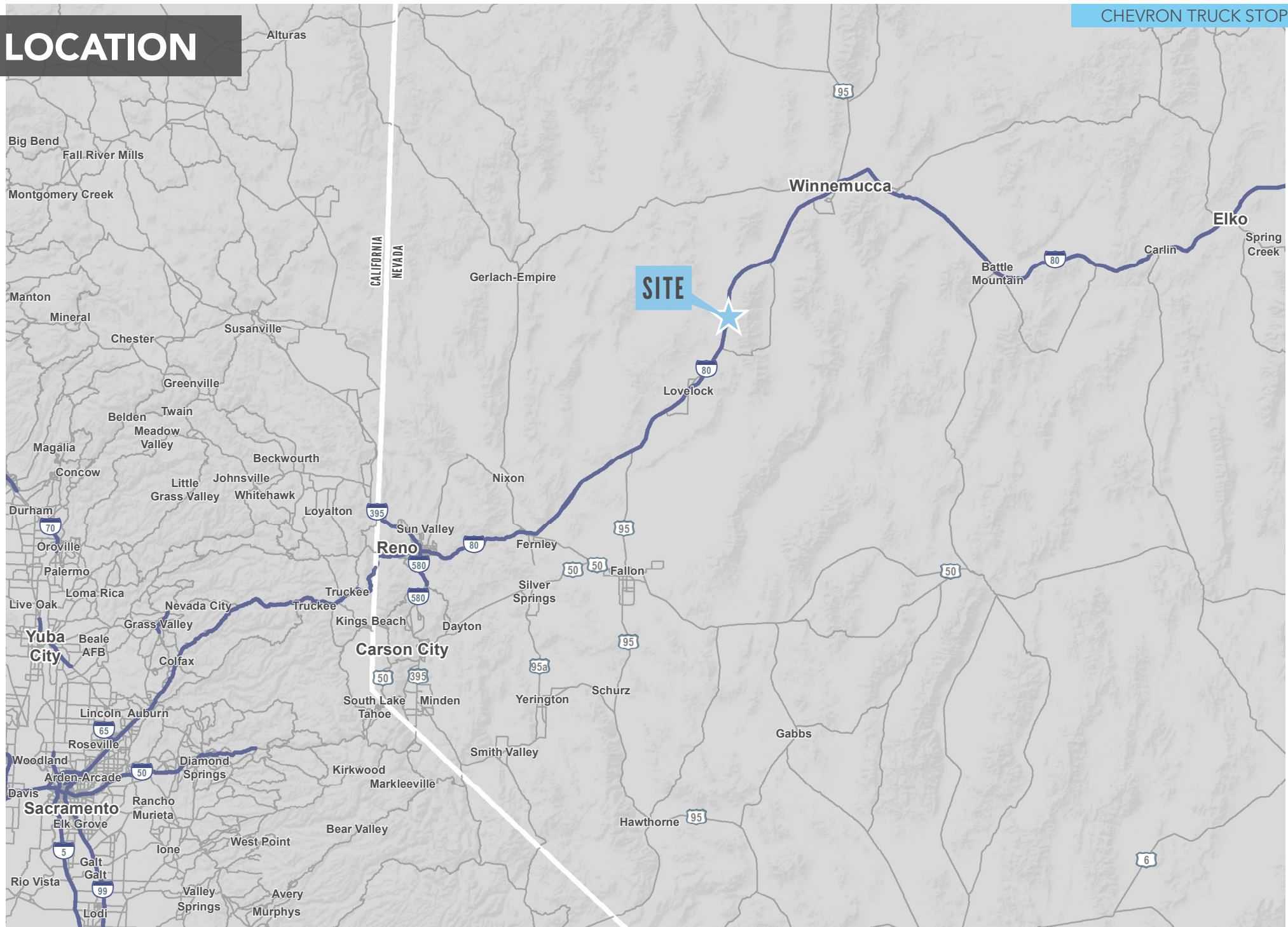
CHEVRON TRUCK STOP





LOCATION

CHEVRON TRUCK STOP



DEMOGRAPHICS

POPULATION



3 MILE
113
2019 EST.
POPULATION

5 MILES
181
2019 EST.
POPULATION

10 MILES
332
2019 EST.
POPULATION



3 MILE
138
2024 EST.
POPULATION

5 MILES
222
2024 EST.
POPULATION

10 MILES
406
2024 EST.
POPULATION

HOUSEHOLDS & AVERAGE INCOME



3 MILE
48
2019 EST.
HOUSEHOLDS

5 MILES
77
2019 EST.
HOUSEHOLDS

10 MILES
141
2019 EST.
HOUSEHOLDS

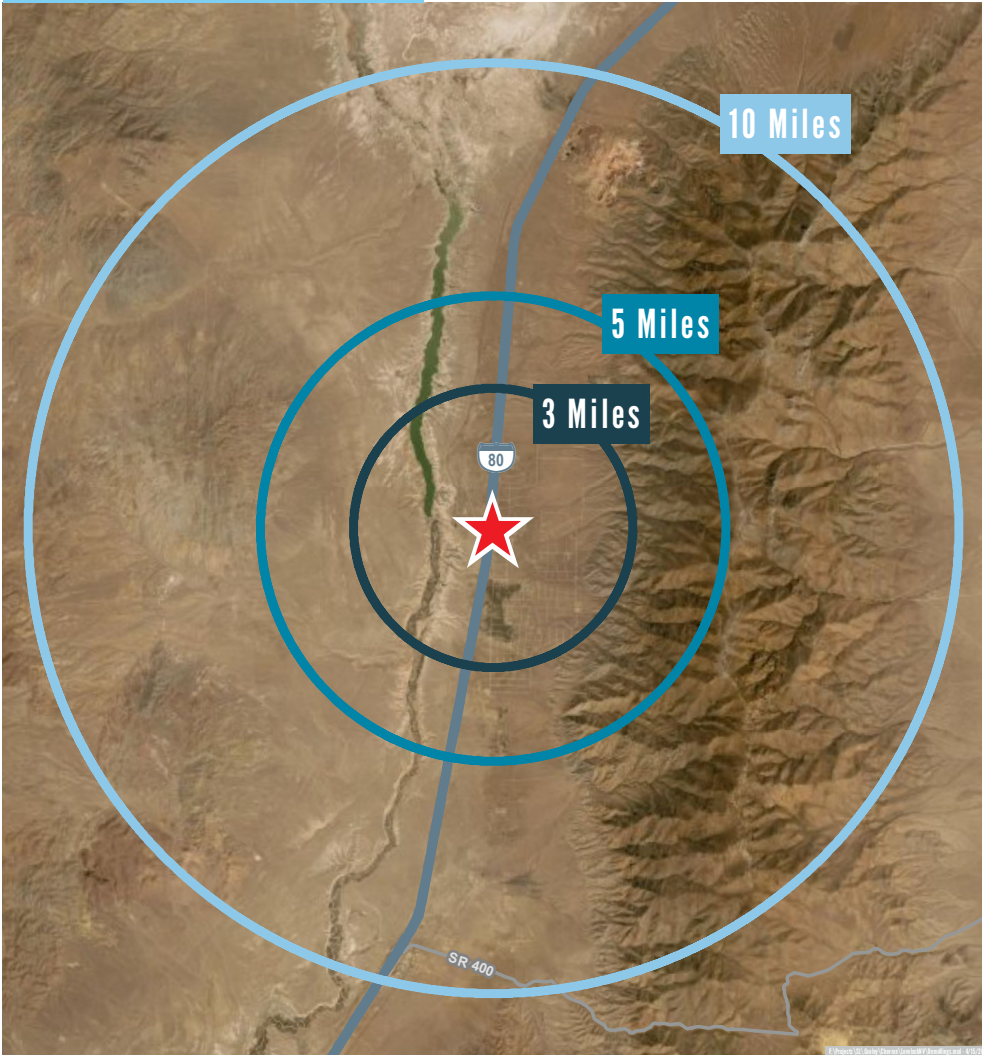


3 MILE
\$66,340
2019 EST.
INCOME

5 MILES
\$67,319
2019 EST.
INCOME

10 MILES
\$69,730
2019 EST.
INCOME

BUFFERS - 3, 5, 10 MILES



EXCLUSIVELY LISTED BY

JOE COOLEY

S.0168080

direct 801.456.8800



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

312 East South Temple | Salt Lake City, UT 84111 | Office 801.456.8800 | www.mtnwest.com

