TOP GUN COLLISION CENTER

2570 Alta Vista, Elko, NV 89801

Collision Business and Real Estate

Offering Memorandum

MATTHEWS™

Exclusively Listed By

David Harrington
Broker of Record
License No. B.1003120.CORP (NV)

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PROPERTY OVERVIEW

Top Gun Collision Center
2570 Alta Vista, Elko, NV 89801

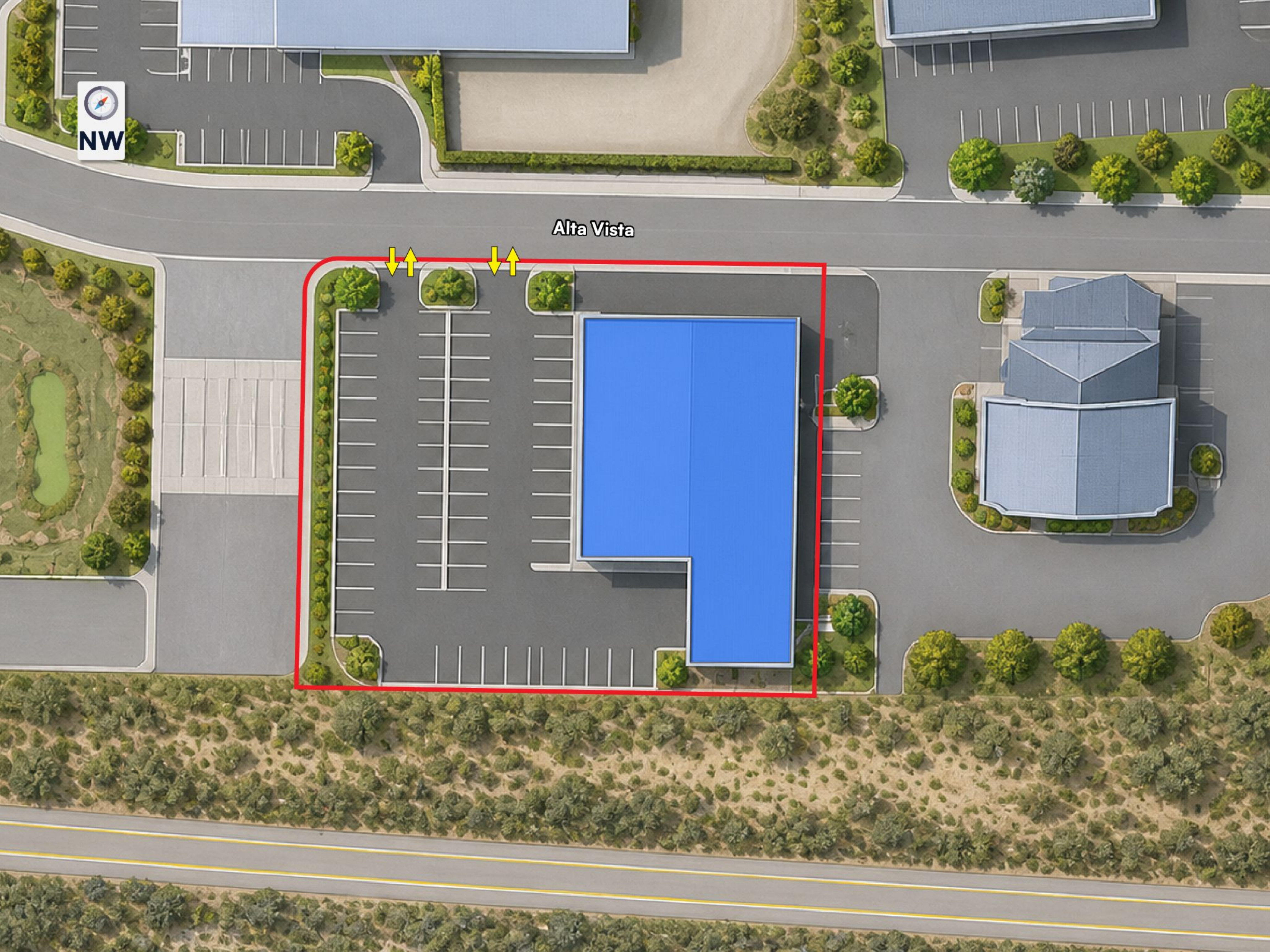
INVESTMENT HIGHLIGHTS

±15,400 SF	±1.84 AC	±13,000	2001
GLA	Lot Size	VPD (I-80)	Year Built

Property Highlights

- **Established Operator With Strong Local Reputation:** Top Gun Collision Center is a highly regarded, long-standing collision repair business in the Elko market, backed by decades of successful operations. The company has cultivated a loyal customer base through consistent service quality, repeat business, and deep-rooted community relationships. As a result, it is widely recognized as a trusted provider and a go-to destination for both insurance-driven and retail repair work across the region.
- **High-Visibility Facility With Prime Highway Access:** The property features an approximately 15,400 SF facility situated on a sizable ±1.84-acre parcel, offering ample space for vehicle staging, customer parking, and operational expansion—significantly exceeding the footprint of a typical single-location collision center. Strategically located with direct frontage along Interstate 80, the primary commercial artery through northern Nevada, the site benefits from exceptional visibility, strong traffic counts, and convenient access for both customers and insurance partners.
- **Scarce Market Opportunity With Industry Consolidation Tailwinds:** Top Gun is the leading collision repair facility in Elko, a geographically isolated market characterized by limited competition and steady demand driven by the area's mining and trucking sectors. The broader collision repair industry is experiencing ongoing consolidation, with national operators actively targeting underserved markets. Elko's lack of corporate penetration presents a rare, turnkey opportunity for an acquirer to establish an immediate presence in northern Nevada.

N
Ruby View
Golf Course
Subject Property
Ruby Vista Apartments
±98 Units
Highland Village of Elko
±146 Units
TownePlace Suites Marriott
Walmart Supercenter
CAL Ranch
Raley's
petco
FAMOUS footwear
ULTA
Smith's
FOOD & DRUG STORES
TACO BELL
O'Reilly AUTO PARTS
± 13,000 VPD
80
Great Basin College
±2,936 Students
Elko High School
±1,433 Students
Idaho St ± 17,000 VPD
CHRYSLER
Southside Elementary School
±553 Students
Elko Regional Airport
KENWORTH SALES
FedEx Freight
CHEVROLET
GMC
Cadillac
Ford
Albertsons
HARBOR FREIGHT
WELLS FARGO
JCPenney
Google Earth



NW
Alta Vista

FINANCIAL OVERVIEW

Top Gun Collision Center
2570 Alta Vista Elko, NV 89801

PROPERTY SUMMARY

$3,700,000 Business & Real Estate	**$240.26** Price PSF	**±15,400 SF** GLA

Property Details	
Business Name	Top Gun Collision Center
Address	2570 Alta Vista
City, ST, Zip	Elko, NV 89801
Total Square Footage	±15,400
Year Business Started	2001
Three Phase Power	480
Gas	Natural
Booth Heating	Natural
Oil Water Separator	Yes
# of Parking Spots	75+

MARKET OVERVIEW

Top Gun Collision Center
2570 Alta Vista Elko, NV 89801

ELKO, NV

Local Market Overview

Elko, Nevada is a small but economically important regional market anchored by the mining industry, which drives much of the area's employment, income, and overall demand. The city serves as a central hub for northeastern Nevada, supporting not only local residents but also surrounding rural communities and mining operations. In addition to mining, the local economy is supported by healthcare, education, retail, hospitality, and government services, creating a stable but not highly diversified base. Growth and activity levels tend to follow mining cycles, with stronger periods of hiring and investment leading to increased demand for housing, retail, and commercial services.

The retail market in Elko reflects this structure, operating as a practical, needs-based environment rather than a destination shopping area. Demand is fueled by local workers, regional consumers, and highway traffic, with spending focused on everyday goods and services. The tenant mix is led by national retailers, grocery stores, and quick-service restaurants, along with auto-related and service-oriented businesses that support both residents and the mining industry. Retail properties typically perform best when they are convenience-driven, such as grocery-anchored centers, highway-facing locations, or standalone buildings suited for national chains. Overall, the market is stable with moderate rents and limited new development, though it is constrained by a smaller population and a shallow tenant pool. Long-term performance is closely tied to the strength of the mining sector, but well-positioned retail that serves essential needs tends to remain resilient.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	1,764	20,048	25,378
Households	**1-Mile**	**3-Mile**	**5-Mile**
Current Year Estimate	742	8,141	10,192
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$135,143	$111,860	$114,795

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