

TOP GUN COLLISION CENTER

2570 Alta Vista, Elko, NV 89801

Collision Business and
Real Estate

Offering Memorandum



MATTHEWS™



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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
GLA

±1.84 AC
Lot Size

±13,000
VPD (I-80)

2001
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.





Subject Property



Ruby View Golf Course

Highland Village of Elko
±146 Units

Ruby Vista Apartments
±98 Units



±13,000 VPD



Great Basin College
±2,936 Students



Elko High School
±1,433 Students



Southside Elementary School
±553 Students



Elko Regional Airport

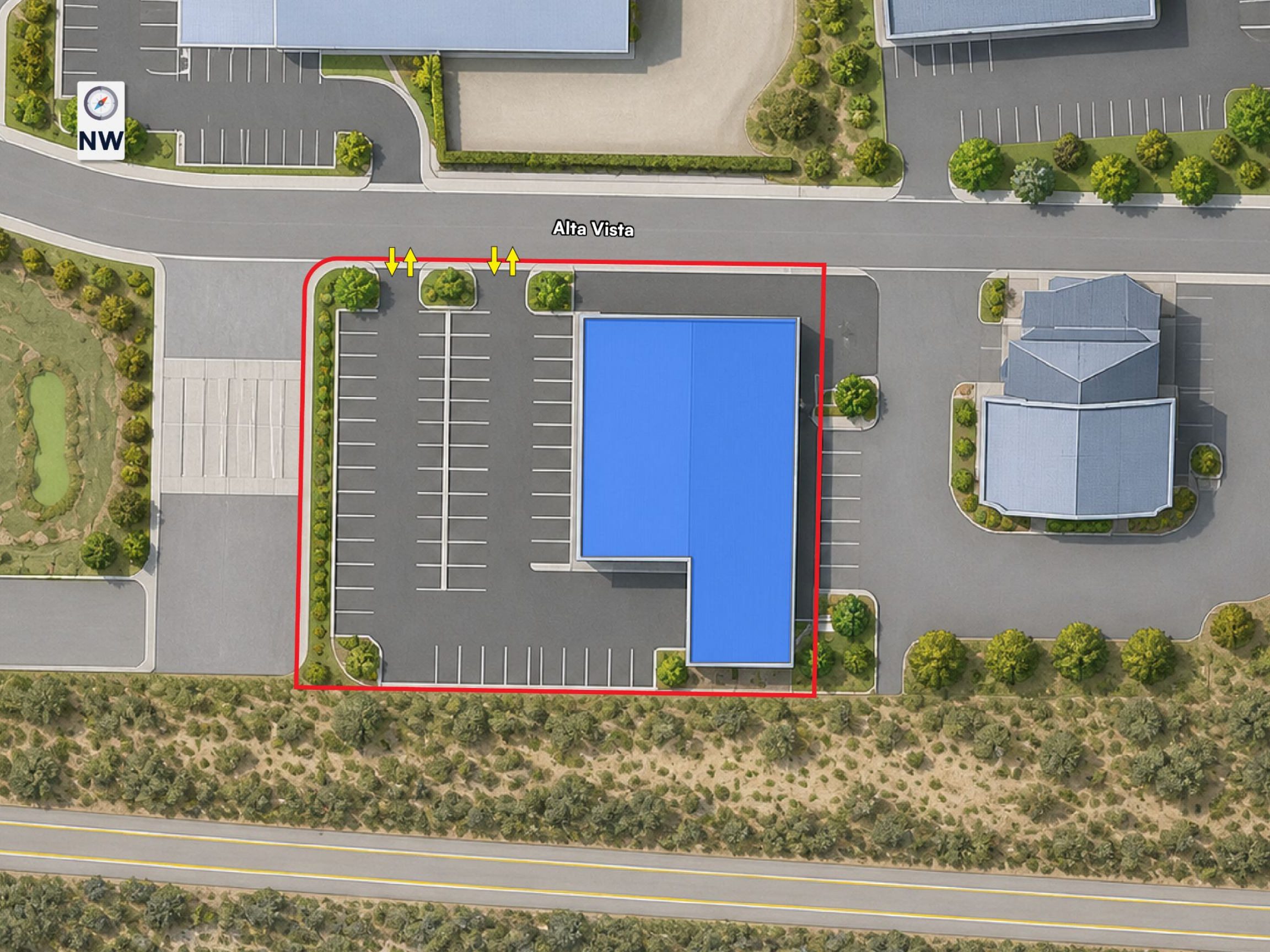
Idaho St ±17,000 VPD

Google Earth



NW

Alta Vista



FINANCIAL OVERVIEW

Top Gun Collision Center
2570 Alta Vista Elko, NV 89801



PROPERTY SUMMARY

\$2,742,857

Real Estate List Price

\$178.10

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+



Image capture: Aug 2025 © 2026 Google



Image capture: Aug 2025 © 2026 Google

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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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2570 Alta Vista, Elko, NV, 89801** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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