



Super Walmart
Shadow Anchor

Multiple retail
pads with drive-
thrus available
for QSR & Fast
Food, Hotel, and
Multifamily use

Continued commercial and
residential development
will keep driving growth
and activity in this area

FOR SALE, GROUND LEASE OR BTS

Fallon Crossroads

SEC Casey Road & Highway 50 | Fallon, NV 89406

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Colliers

Colliers Reno

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Commercial shopping center located off Casey Road and Highway 50

3 Pads with a drive-thru

27,400 SF of retail space

3,600 SF & 6,400 SF sit-down restaurant

Multifamily development pad

Premier highway visibility on Highway 50

A very close proximity to Walmart, Harbor Freight, & Walgreens

Fast-growing demographics

A diversified and expanding group of demand generators

46 Min

To Tahoe-Reno Industrial Park

1 Hr

To Reno, Nevada



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Fallon, Nevada | A Growing Regional Hub in Northern Nevada

Located approximately 60 miles east of the Reno-Sparks metropolitan area, Fallon serves as the commercial, employment and service hub of Churchill County and the surrounding rural communities of western Nevada. The market benefits from a stable economic base anchored by Naval Air Station Fallon (NAS Fallon), agriculture, renewable energy, healthcare and government employment, while new residential and economic development is creating additional opportunities for retailers and service providers.

Growth & Development

Churchill County is positioned for continued long-term growth, with the County citing a projected 12.61% population increase by 2035. Residential development is also underway to accommodate future households, including the approved 180-lot Sand Creek subdivision and the planned Riverstone Apartments, with up to 444 multifamily units.

The combination of new housing, employment growth and limited existing retail supply provides an attractive environment for retailers looking to establish or expand their presence in the Fallon market.



Corporate Neighbors in the Reno-Tahoe Industrial Center

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Major Economic Drivers

Expanding Economic Base

Fallon's economy extends well beyond the military. Churchill County has developed a growing presence in renewable energy, geothermal production, agriculture, logistics and advanced industry.

The County is also advancing the **Port of Nevada**, with approximately **2,308 acres available in its first phase and 25,000 acres ultimately planned**. The project provides convenient access to U.S. Highway 50A and regional rail infrastructure and is located approximately 20 miles from the Tahoe Reno Industrial Center.

3C Event Complex & Rafter 3C Arena

The 3C Event Complex and Rafter 3C Arena serve as a major driver of tourism and economic activity in Fallon. Hosting rodeos, livestock shows, fairs, concerts, and regional competitions, the venue attracts participants and spectators from throughout the Western United States. With grandstand seating for approximately 3,000 attendees, multiple event arenas, and extensive RV and livestock accommodations, the complex generates year-round visitor traffic that supports local businesses and strengthens Fallon's reputation as a regional hub for agriculture, recreation, and community events



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Naval Air Station Fallon (NAS Fallon)

Naval Air Station Fallon is one of Churchill County's largest employers and most important economic drivers. Home to the Navy's premier tactical aviation training operations, including the world-renowned TOPGUN program, NAS Fallon supports more than 3,000 active-duty personnel, civilian employees, and defense contractors. The installation generates significant demand for housing, retail, hospitality, and local services while providing a stable economic foundation for the region. Alongside agriculture, renewable energy, and industrial growth, NAS Fallon plays a critical role in sustaining Fallon's economy and reinforcing the community's strategic importance at both the state and national levels.

The base is also home to the Naval Aviation Warfighting Development Center (NAWDC), where advanced aviation tactics and training are developed for the U.S. Navy and allied forces. With more than 300 flying days annually and training operations that attract personnel from across the country, NAS Fallon reinforces Fallon's reputation as a strategically important military community while generating a consistent flow of visitors, temporary personnel, and military-related business activity throughout the year

Economic Impact Highlights

- Supports more than 3,000 active-duty personnel, civilian employees, and Department of Defense contractors.
- One of Churchill County's largest employers and most important economic contributors.
- Generates sustained demand for housing, retail, hospitality, and local services.
- Provides a stable foundation for the local economy alongside agriculture, renewable energy, healthcare, and industrial growth.



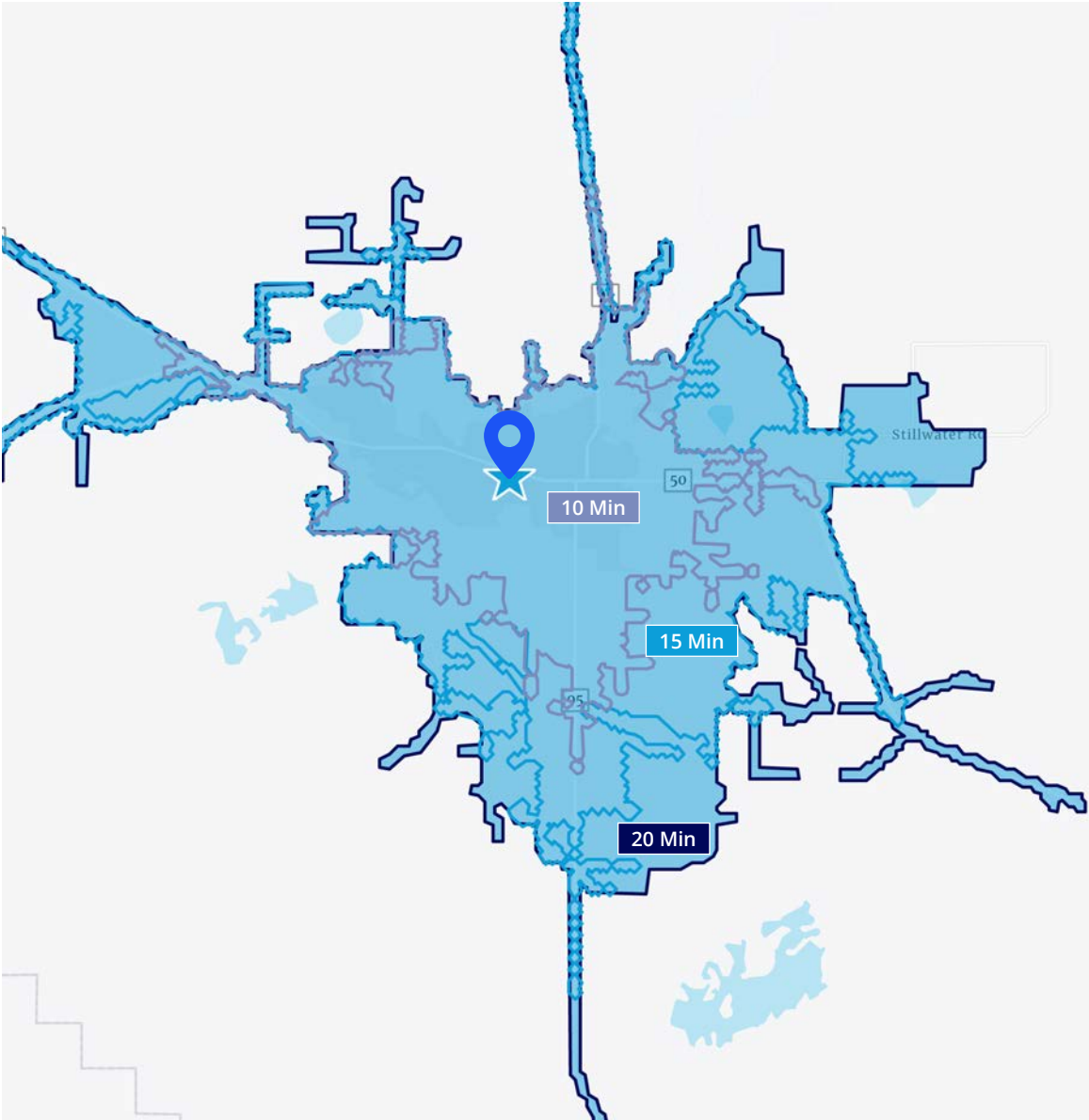
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Population	10 min	15 min	20 min
2026 Est. Population	20,364	22,709	23,876
2031 Proj. Population	20,720	23,071	24,236
2026 Med. Age	40	40.1	40.2
2026 Daytime Population	20,862	22,391	23,250

Household Income	10 min	15 min	20 min
2026 Est. Avg. HH Income	\$102,878	\$104,869	\$104,669
2031 Proj. Avg. HH Income	\$117,711	\$120,109	\$120,001
2026 Est. Med. HH Income	\$78,581	\$80,215	\$80,135
2031 Proj. Med. HH Income	\$90,772	\$94,043	\$94,594
2026 Est. Per Capita Income	\$41,347	\$41,839	\$41,658

Household	10 min	15 min	20 min
2026 Est. HH	8,199	9,075	9,536
2031 Proj. HH	8,354	9,234	9,696
Proj. Annual Growth (2026-2031)	0.38%	0.35%	0.33%
Avg. HH Size	2.44	2.46	2.47

Consumer Expenditure	10 min	15 min	20 min
Annual HH Expenditure	\$88,675	\$90,441	\$90,326
Annual Retail Expenditure	\$28,559	\$29,244	\$29,299
Monthly HH Expenditure	\$7,390	\$7,537	\$7,527
Monthly Retail Expenditure	\$2,380	\$2,437	\$2,442



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Churchill County MSA Facts & Demographics

26,255
Population

2.49
Avg HH Size

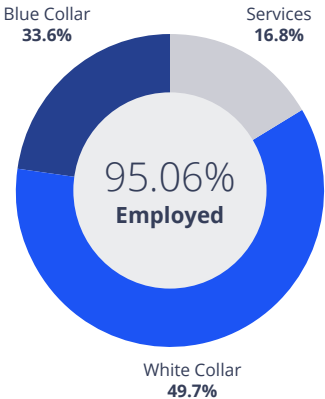
\$105,806
Avg HH Income

40.5
Median Age

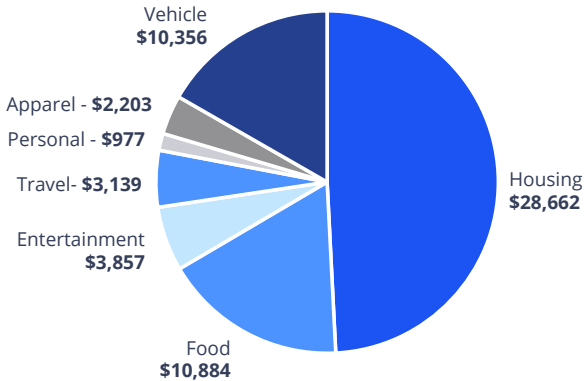
Home Ownership (2025 Housing Units)



Employment



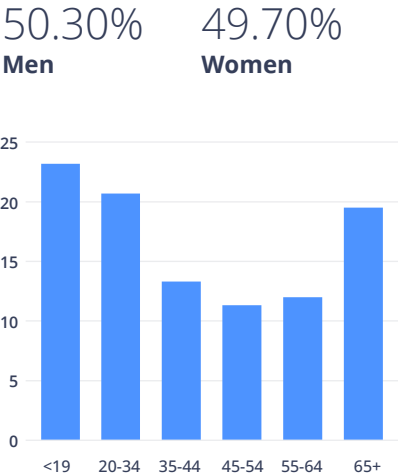
Household Spending



Race & Ethnicity (2025) - % of total population

White	72.2
Black/African American	1.7
American Indian/Alaska Native	4.4
Asian	2.8
Pacific Islander	0.3
Other Race	6.5
Multiple Races	12.2
Hispanic (any race)	16.0

Age Distribution (2025) - % of total population



Education (Population Age 25+)

1.4% Less than 9th Grade	6.00% 9th - 12th Grade, No Diploma	29.40% High School Graduate	7.50% GED/Alternative Credential
21.30% Some College, No Degree	16.20% Associate Degree	13.30% Bachelor's Degree	4.90% Graduate/ Professional Degree



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