

FOR SALE

510 WILLIAMS AVE

FALLON, NV 89406

±3.088 SF Highway 50 Office, Retail, Owner-User Opportunity



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km Kidder
Mathews

INVESTMENT OVERVIEW



Commercial owner-user opportunity with prominent frontage on West Williams Avenue/U.S. Highway 50. The property is currently occupied by Green Cross Pharmacy and has been improved for a medical cannabis dispensary operation.

PROPERTY INFORMATION

ADDRESS	510 W. Williams Avenue, Fallon, NV 89406
ASKING PRICE	\$515,000
BUILDING SIZE	±3,088 SF total, subject to verification
LOT SIZE	±13,068 SF / 0.30 acres
CURRENT USE	Medical cannabis dispensary with an upstairs residential/office component



Property Information

ADDRESS	510 W. Williams Avenue, Fallon, NV 89406
ASKING PRICE	\$515,000 for the real estate*
BUILDING SIZE	Approximately 3,088 SF total, subject to verification
GROUND FLOOR:	Approximately 1,960 SF of commercial space
UPSTAIRS	Approximately 1,100 SF with three rooms/ bedrooms, kitchenette and bathroom
SITE AREA	Approximately 13,068 SF / 0.30 acres
YEAR BUILT	1908
CURRENT USE	Medical cannabis dispensary with an upstairs residential/office component

*The real estate asking price does not include the operating business, inventory or cannabis license. The business and license may potentially be available through separate transaction, subject to seller approval, confidentiality requirements and all applicable regulatory approvals.

Key Property Highlights

Prominent frontage and visibility along West Williams Avenue/U.S. Highway 50

Located on one of Fallon's primary commercial corridors

Existing medical cannabis dispensary configuration

Security and access improvements already in place

On-site parking along the east side of the property

Approximately 0.30-acre commercial parcel

Combination of ground-floor commercial space and upstairs residential/office

Existing ADA ramp and other property improvements, subject to verification

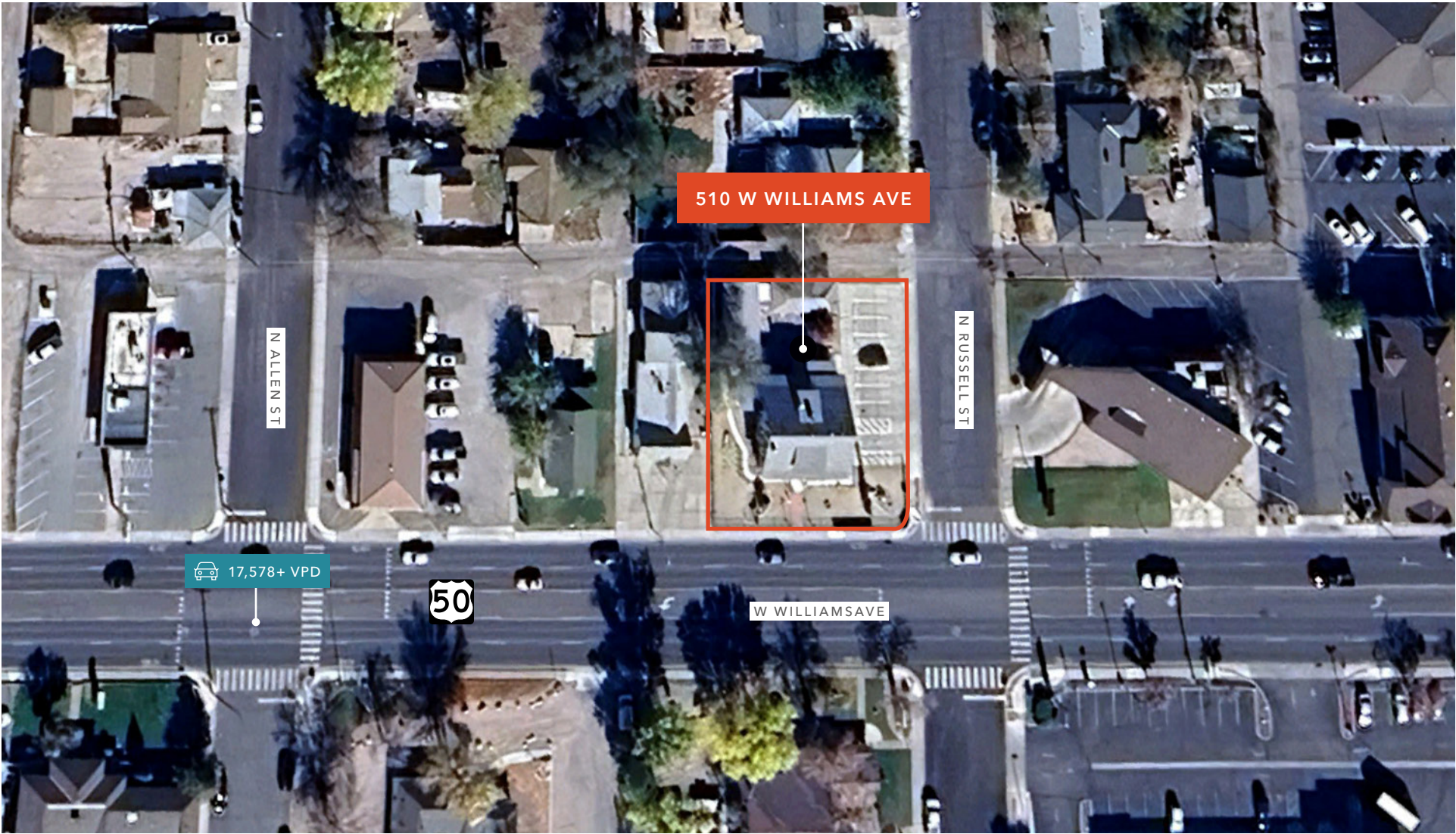
Established operating location currently known as Green Cross Pharmacy

Convenient access to downtown Fallon, U.S. 50 and U.S. 95

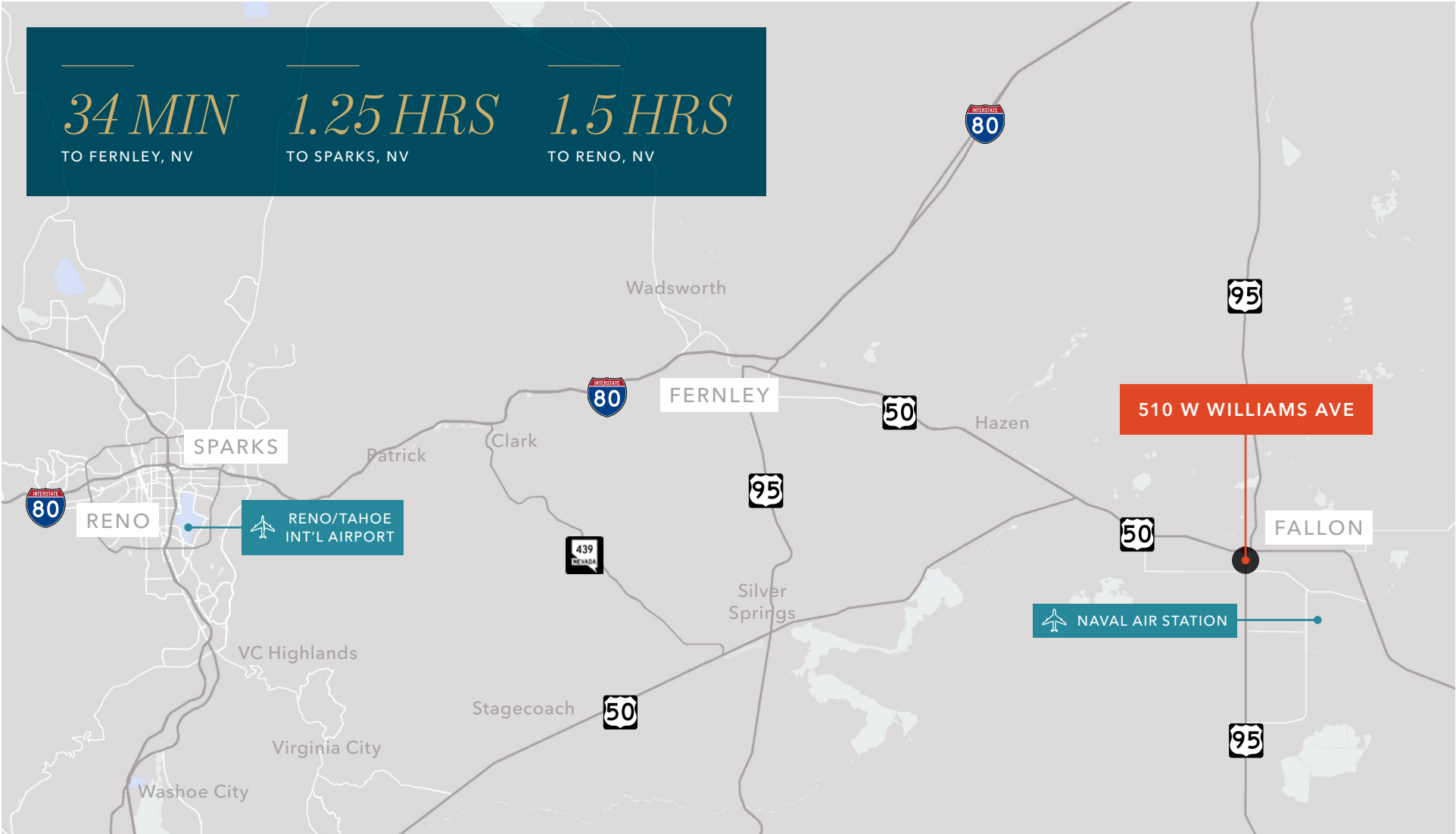
Traffic Counts on Williams Ave: $\pm 17,578$ VTD



SITE AERIAL



LOCATION MAP



510 WILLIAMS AVE



FALLON'S REGIONAL TRADE AREA & NAVY AIR STATION

FALLON, NEVADA'S GROWING REGIONAL MARKET

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

Fallon's role as a regional trade center, combined with limited retail competition and a growing consumer base, provides a strong foundation for continued retail demand. Ongoing residential and economic development is expected to further expand the market and support additional opportunities for retailers, service providers, and investors.

GROWTH & DEVELOPMENT

Churchill County is positioned for continued long-term growth, with the County projecting a 12.61% increase in population by 2035. New residential development is underway to accommodate future households.

The influx of new housing, continued employment growth, and Fallon's position as the primary retail destination for a broad surrounding trade area create favorable conditions for sustained consumer demand. With a growing population and limited existing retail supply, the market presents an attractive opportunity for investors seeking exposure to a stable and expanding Northern Nevada retail market.

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	8,225	14,711	20,515
2020 CENSUS	8,751	15,586	21,083
2026 ESTIMATED	8,825	15,674	21,383
2031 PROJECTED	8,912	15,811	21,715

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2026 MEDIAN	\$72,276	\$77,815	\$82,770
2031 MEDIAN PROJECTED	\$72,048	\$77,619	\$82,534
2026 AVERAGE	\$93,307	\$101,285	\$105,833
2031 AVERAGE PROJECTED	\$93,124	\$101,180	\$105,795

CONSUMER EXPENDITURE

	1 Mile	3 Miles	5 Miles
ANNUAL HH EXPENDITURE	\$311.11 M	\$571.6 M	\$786.72 M
ANNUAL RETAIL EXPENDITURE	\$162.75 M	\$298.08 M	\$410.14 M
MONTHLY HH EXPENDITURE	\$6,865	\$7,322	\$7,606
MONTHLY RETAIL EXPENDITURE	\$3,592	\$3,818	\$3,965

Data Source: ©2023, Sites USA



FALLON, NV & CHURCHILL COUNTY MSA SNAPSHOT

Source: ESRI, 2026

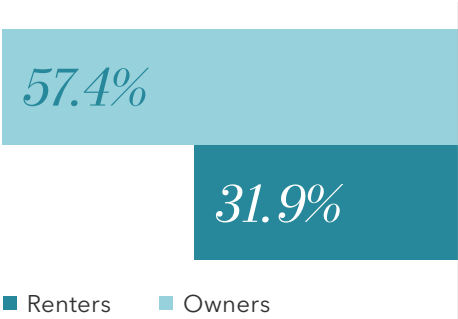
26,627
2026 EST. POPULATION

2.5
2026 AVG
HH SIZE

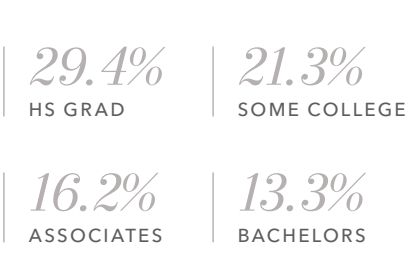
\$81,239
2026 AVG
HH INCOME

40.5
2026 EST.
MEDIAN AGE

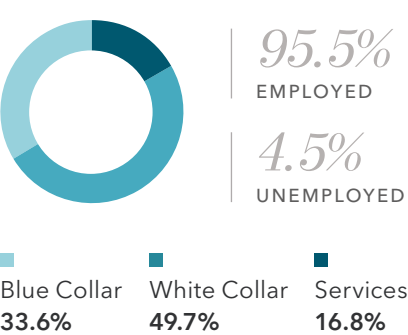
Home Ownership



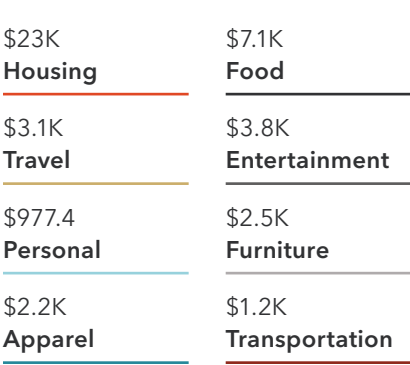
Education



Employment



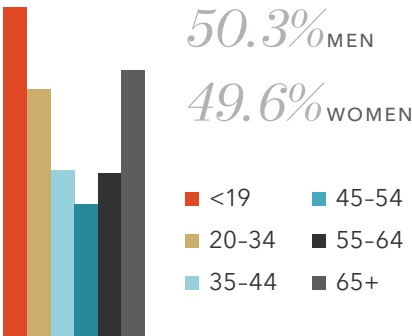
Household Spending



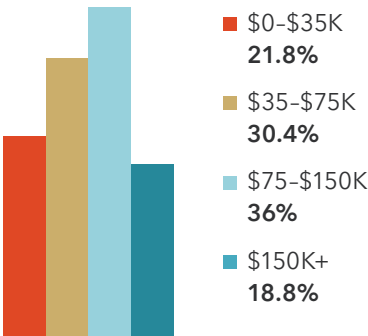
Race & Ethnicity

WHITE	72.2%
ASIAN	2.8%
PACIFIC ISLANDER	0.3%
AFRICAN-AMERICAN	1.7%
HISPANIC	16.0%
TWO OR MORE RACES	12.2%

Gender & Age



Income by Household



CONFIDENTIALITY AND LICENSE LANGUAGE

The offering is for the real property located at 510 W. Williams Avenue. Any potential acquisition of the operating business, inventory or cannabis license would be subject to a separate agreement, seller approval, buyer qualification and all applicable governmental and regulatory approvals. No representation is made regarding the transferability of any license.

510 WILLIAMS AVE

Let's Talk More About This Site

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