

# 5951 US-50

Carson City, NV 89701



## EXCLUSIVELY LISTED BY

---

**Bret Nicholson**

Office: Reno

Direct: 775.348.5234

[Bret.Nicholson@marcusmillichap.com](mailto:Bret.Nicholson@marcusmillichap.com)

License: NV #S.0183859

Marcus & Millichap

# CAPITOL CITY LOANS

PAWN SHOP

IF YOU NEED HELP  
WITH YOUR ITEMS  
CALL 882-8882  
AND WE WILL COME  
OUTSIDE TO HELP!

## OFFERING SUMMARY



Listing Price  
**\$1,985,000**



Price Per SF  
**\$128.40**



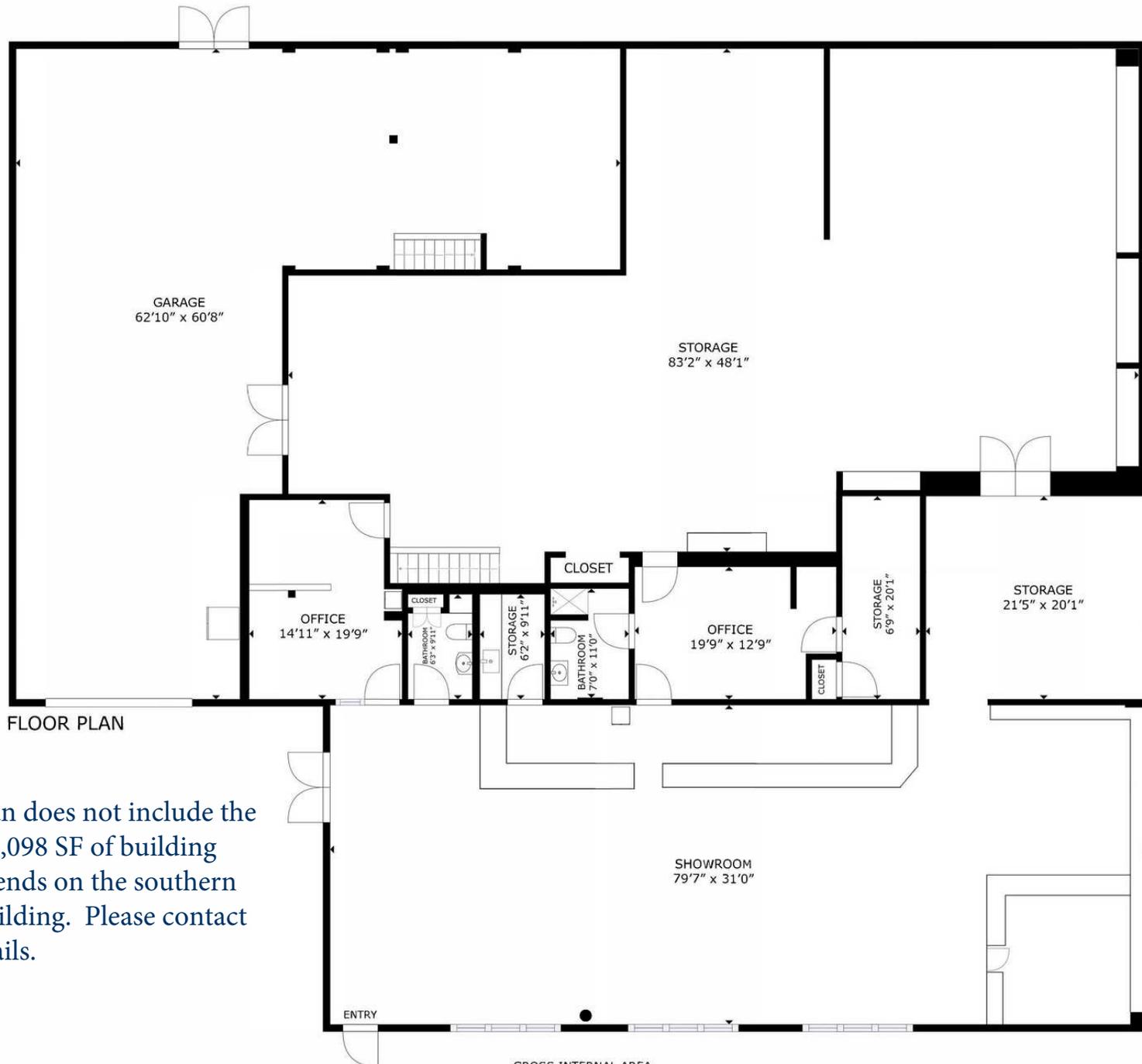
Building Size  
**15,460 SF**

### FINANCIAL

Building Square Footage	15,460 SF
Year Built	1980
Lot Size	1.86 Acres (Two APN Numbers)
Zoning	GI - General Industrial
Occupancy	Vacant - Available for Owner/User
APN #'s:	008-523-10 & 008-523-96
Topography	Flat
Construction	Masonry & Metal
Roof	Metal
Ingress & Egress	Two (2) Access Points from Highway 50

\*Please contact Agent to tour the building.





This floor plan does not include the additional ~6,098 SF of building area that extends on the southern end of the building. Please contact agent for details.

GROSS INTERNAL AREA  
 FLOOR PLAN: 7,106 sq. ft  
 EXCLUDED AREA: GARAGE: 2,256 sq. ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# 5951 US-50

## Carson City, NV 89701

---

### INVESTMENT OVERVIEW

The Subject Property, 5951 US Highway 50, is a 15,460 square-foot commercial building situated on 1.86 acre(s) in Carson City, Nevada. The subject property is located along Highway 50, with over 26,000 cars per day seeing the property each day.

The existing building was completed in 1980, using masonry and steel construction. The building is well-suited for a number of uses, and was most recently operated at a pawn business for over 30 years. It has a large showroom and ample storage to hold excess inventory. In addition, the large lot provides plenty of space for customer parking and outdoor storage.

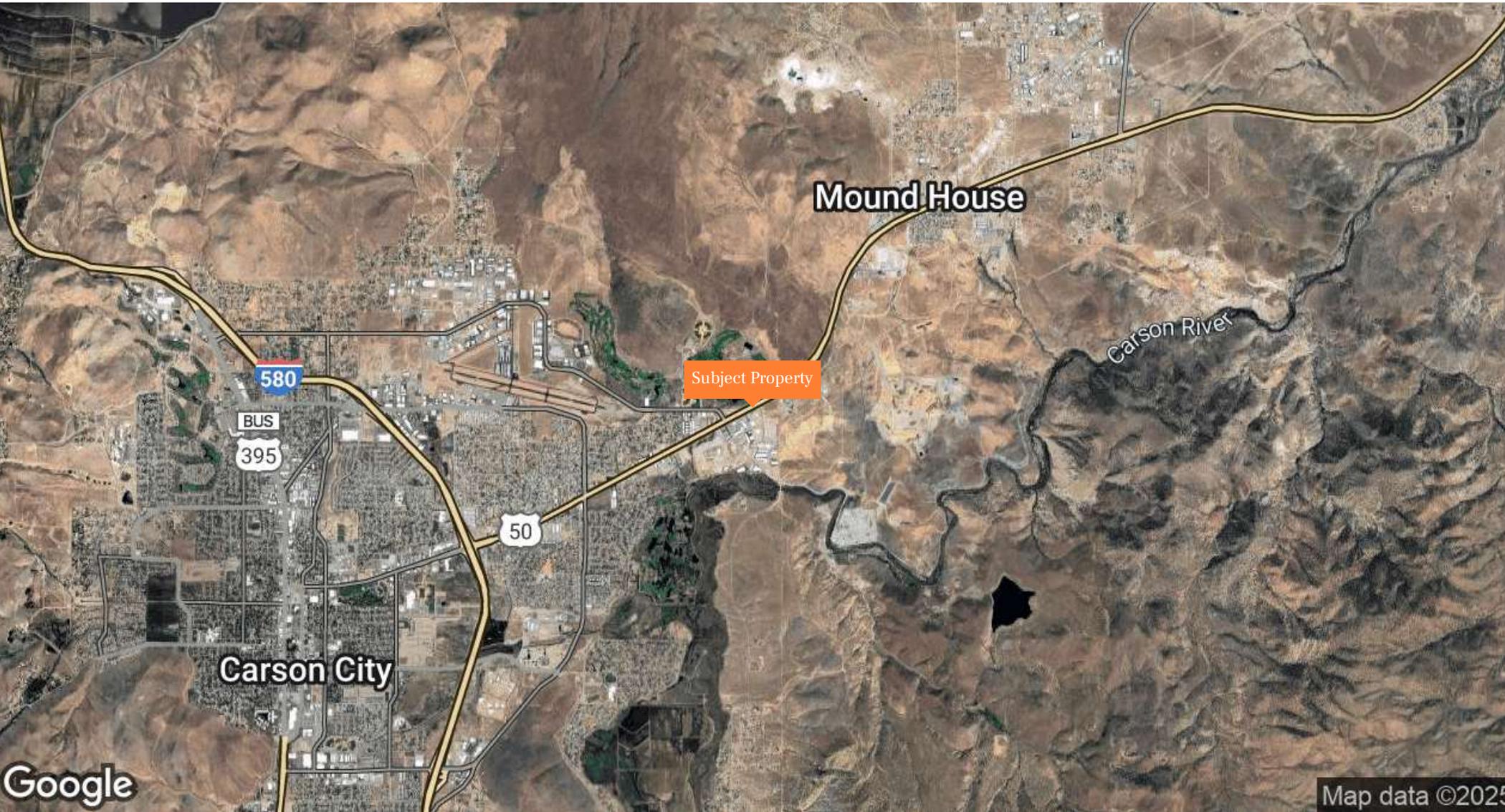
Highway 50 has always been one of Northern Nevada's primary highways, but has become increasingly popular in recent years as Carson City, Mound House, and Dayton have experienced vast growth. The close proximity to the Carson City Airport, I-580, and a variety of other commercial users further improve the function of this site.

Carson City is Nevada's state capital. It is conveniently located 30 miles south of Downtown Reno, and just 20 miles east of Lake Tahoe. The entire Northern Nevada Region, including Carson City, has seen tremendous growth in recent years due to an influx of companies seeking the business-friendly tax climate and laws. The addition of companies with an international presence in Technology, Manufacturing, Distribution, Medical, and more has given Northern Nevada a robust, diversified economy.

Priced at \$1,985,000, or \$128.40 per square-foot, this property offers a purchaser the opportunity to acquire a versatile asset that is priced far below replacement cost.

### INVESTMENT HIGHLIGHTS

- Excellent Highway 50 Frontage (26,600 Cars Per Day)
- Large 1.86 Acre Lot with Ample Parking
- Priced Well Below Replacement Cost at \$128.40 Per Square Foot










UNITED STATES POSTAL SERVICE  
 ADVENTURE'S FIRST STOP  
**MAVERIK**  
 TACO BELL  
**FASTENAL**  
 goodwill  
**foodmaxx**  
 FOUNDED BY FIREMEN™

20 MILES TO TAHOE

30 MILES TO RENO



EAGLE VALLEY GOLF COURSE

SUBJECT PROPERTY

26,600 CARS PER DAY





## RENO-SPARKS-CARSON CITY

Once dominated by government and gambling, the Reno-Sparks-Carson City metro has diversified into an emerging high-tech manufacturing and logistics hub in western Nevada, boosting employment opportunities. Lower cost and higher-quality living, as well as a business-friendly environment, are drawing companies and residents from across the nation, particularly from neighboring California. Across the next five years, nearly 35,000 additional people are expected to enter the metro, which encompasses Washoe and Storey counties, as well as Carson City, home to the state's capital. The eastern shore of Lake Tahoe is included in the market, contributing to an active outdoor recreation segment. A diverse array of activities — including gambling and cultural amenities — sustain the growing tourism industry.

### METRO HIGHLIGHTS



#### LOWER BUSINESS COSTS

More affordable costs and a business-friendly climate attract firms, including Switch Data, Apple, Google and Tesla, to the region.



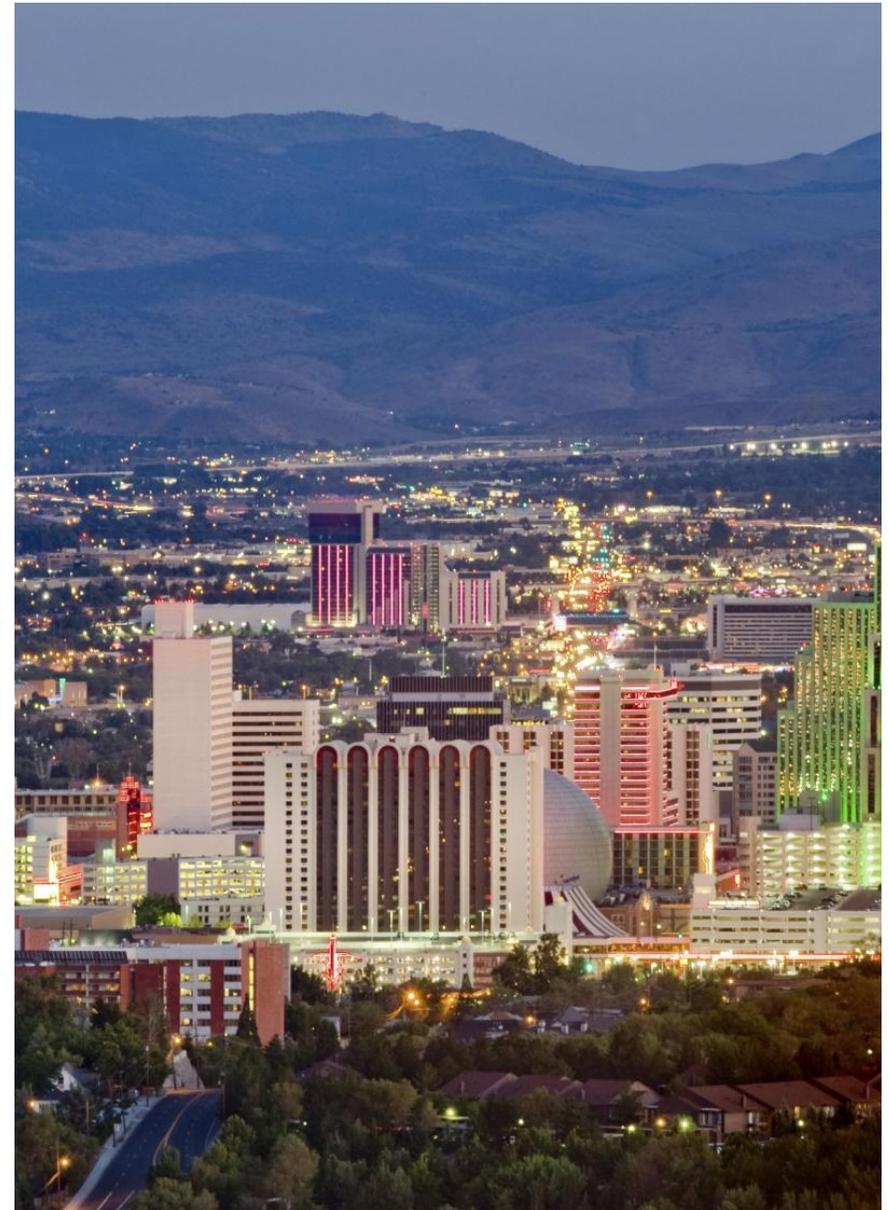
#### STRONG EMPLOYMENT GAINS

Between 2019 and the end of 2023, Reno's employment growth rate has nearly doubled that of the national average.



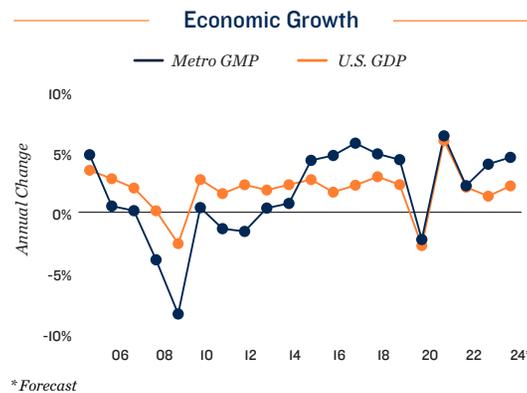
#### TOURISM

Special events, such as the Reno Rodeo or Reno Jazz Festival, as well as the region's many lakes, rivers, casinos, conventions and ski resorts, draw visitors and residents to the metro.



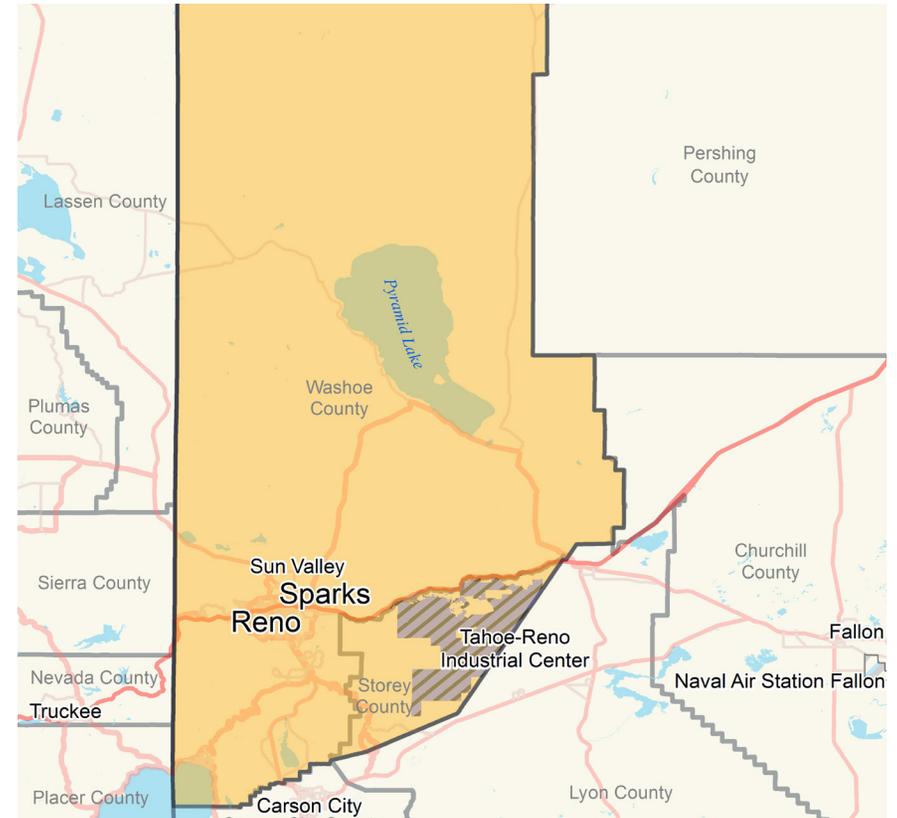
## ECONOMY

- The region is becoming an important center for distribution and industrial expansion, as all West Coast markets can be reached in one day.
- A pro-business environment and proximity to California attract an array of firms. Apple, Amazon and Jet.com have opened facilities in the metro. Tesla's Gigafactory and the Switch Digital Citadel, the world's most advanced data center, are also here.
- Redeveloping unique neighborhoods, such as the Brewery District and Mid-Town, are drawing businesses, tourists and residents.

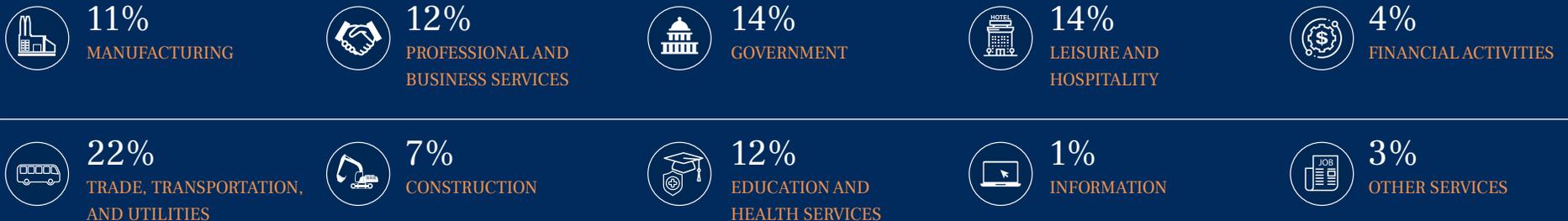


### MAJOR AREA EMPLOYERS

- Peppermill Reno
- Honeywell
- Eldorado Resort Casino
- Saint Mary's Health Network
- Carson Tahoe Health
- Tesla Gigafactory
- Sun Technical Services, Inc.
- Boomtown, LLC
- SanMar Corp.
- Chewy.com LLC



### SHARE OF 2023 TOTAL EMPLOYMENT

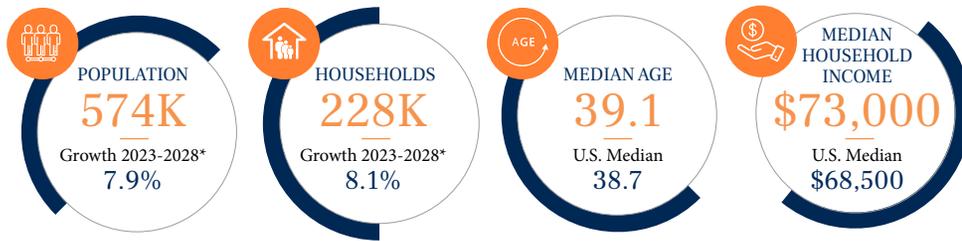


Note: Figures are rounded to nearest whole percentage point

# MARKET OVERVIEW // 5951 US-50

## DEMOGRAPHICS

- The local population will swell by roughly 45,000 people by 2028, supporting a household gain of 8.1 percent or nearly 18,500 new households, driving demand for more residential accommodations. Home prices below large California markets continue to draw residents from the neighboring state.
- Roughly 65 percent of residents ages 25 and older have completed some college, while more than 30 percent hold at least a bachelor's degree, creating a skilled workforce.



### 2023 POPULATION BY AGE



### QUALITY OF LIFE

Outdoor activities abound in the metro, with golf courses, parks and trails for biking, running and hiking. The region's rivers, lakes and reservoir offer numerous water sports, while the mountains provide a scenic backdrop and snow in the winter. Cultural venues include the Nevada Museum of Art, Discovery Children's Museum, Brūka Theatre, Fleischmann Planetarium, the Pioneer Center for the Performing Arts, and a host of other museums, galleries and festivals. More than 50,000 students attend local institutions of higher education, including the University of Nevada, Reno, Truckee Meadows Community College, Western Nevada College and Sierra Nevada College. These institutions also contain cultural and sports venues.

### SPORTS

- Baseball | AAA | RENO ACES
- Basketball | NCAA | NEVADA WOLF PACK

### EDUCATION

- WESTERN NEVADA COLLEGE
- SIERRA NEVADA COLLEGE
- UNIVERSITY OF NEVADA, RENO
- TRUCKEE MEADOWS COMMUNITY COLLEGE

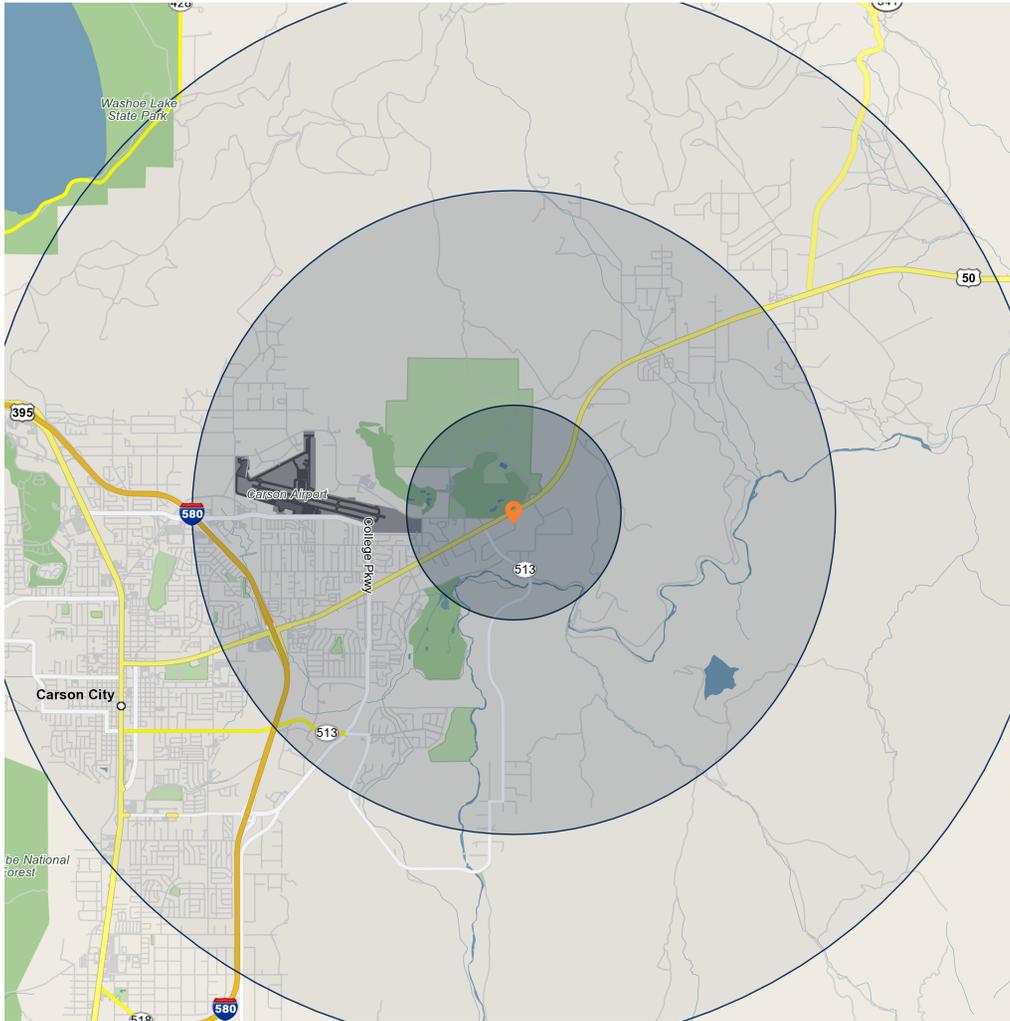
### ARTS & ENTERTAINMENT

- TERRY LEE WELLS NEVADA DISCOVERY MUSEUM
- NEVADA MUSEUM OF ART
- PIONEER CENTER FOR THE PERFORMING ARTS
- NEVADA STATE MUSEUM, CARSON CITY
- FLEISCHMANN PLANETARIUM

\* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

## 5951 US-50 // DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
2028 Projection	504	19,217	54,742
2023 Estimate	493	18,659	52,899
2020 Census	488	18,085	51,862
2010 Census	470	17,069	49,148
<b>HOUSEHOLD INCOME</b>			
Average	\$81,004	\$74,134	\$80,487
Median	\$72,905	\$61,148	\$64,273
Per Capita	\$23,531	\$28,347	\$34,180
<b>HOUSEHOLDS</b>			
2028 Projection	147	7,330	22,656
2023 Estimate	143	7,098	21,800
2020 Census	141	6,990	21,352
2010 Census	135	6,360	19,698
<b>HOUSING</b>			
Median Home Value	\$339,368	\$300,156	\$334,533
<b>EMPLOYMENT</b>			
2023 Daytime Population	468	15,887	62,169
2023 Unemployment	1.89%	4.56%	4.04%
Average Time Traveled (Minutes)	22	23	22
<b>EDUCATIONAL ATTAINMENT</b>			
High School Graduate (12)	26.49%	28.32%	27.58%
Some College (13-15)	28.75%	26.74%	26.74%
Associate Degree Only	9.41%	8.76%	9.55%
Bachelor's Degree Only	11.86%	12.15%	14.18%
Graduate Degree	7.46%	6.16%	8.24%

# NON-ENDORSEMENT & DISCLAIMER NOTICE

---

## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

## NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

## RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Activity ID #ZAF0420064

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA  
marcusmillichap.com