

# Medical Office For Sale | 1425 Vista Ln | Carson City, NV



## Credited Tenant: Carson Tahoe Physician Clinics

Approximately 4 years left on a NNN Lease  
3% Annual Rent Increases  
2-5 Year Options to Renew

## Property Highlights

- 7,452 SF Medical Office Building
- Built in 2007
- Well Located
- Easy Freeway Access
- Well Maintained

## Offering Summary

Sale Price:	\$4,000,460.00
Building Size:	7,452 SF
Cap Rate:	4.0%

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	54	369	2,094
Total Population	118	849	4,703
Average HH Income	\$134,395	\$113,228	\$100,922

## John Uhart, CCIM

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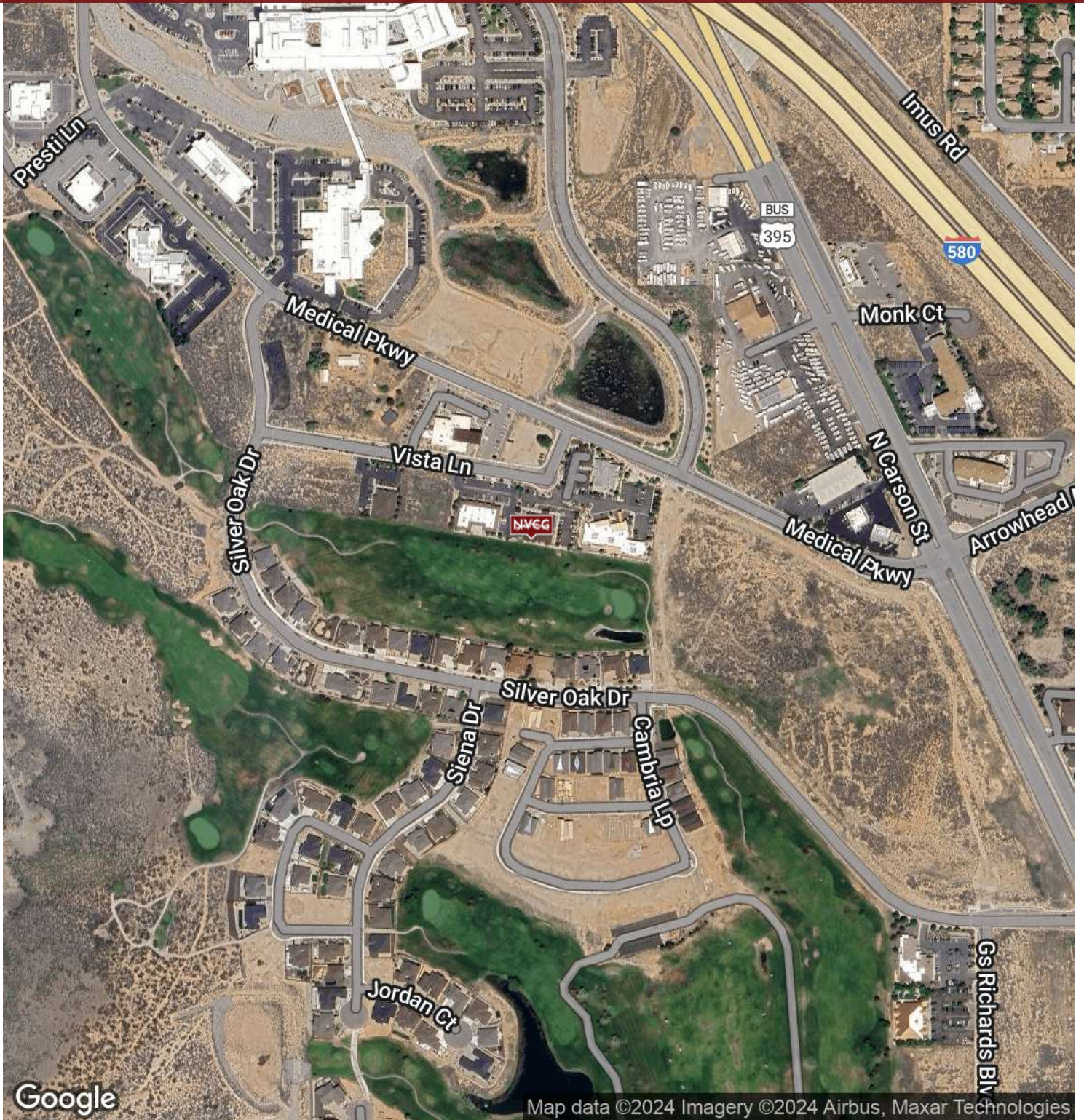
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<b>Population</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Population	118	849	4,703
Average Age	54	46	46
Average Age (Male)	54	45	45
Average Age (Female)	54	48	47
<b>Households &amp; Income</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	54	369	2,094
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$134,395	\$113,228	\$100,922
Average House Value	\$733,526	\$619,980	\$556,757

Demographics data derived from AlphaMap

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