



Northern Nevada  
MEDICAL GROUP



BANK OF AMERICA



RETAIL PROPERTY FOR SALE

NV TAX FREE STATE | 2% ANNUAL RENT INCREASES

**NORTHERN NEVADA MEDICAL  
OFFICE & BOFA ATM**

5265 Vista Blvd, Sparks, NV 89436

Exclusively Listed By:

**Bang Realty-Nevada, Inc**

NV #1002481

[Click Here To Contact Broker](#)

**BANG**  
REALTY

# NORTHERN NEVADA MEDICAL OFFICE & BOFA ATM

5265 Vista Blvd | Sparks, NV 89436

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CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

## EXECUTIVE SUMMARY

**SALE PRICE** **\$3,144,000**

**CAP RATE** **5.75%**

### INVESTMENT SUMMARY

NOI:	\$180,793
Rent / SF:	\$17.27
Building Size:	10,467 SF
Land Acreage:	0.95 Acres
Year Built/Renovated:	1999/2019
Zoning:	PD

### LEASE SUMMARY

Lease Type:	Double "NN" Net
Taxes / CAM / Insurance:	Tenant Reimbursed
Roof / Structure:	Landlord Responsibility
Original Lease Term:	10+ Years
Term Remaining:	5 Years
Commencement Date:	May 1, 2019
Term Expiration:	July 31, 2029
Options:	(2) 5 Year Options
Increases:	2% Annual Increases
Guarantor:	Northern Nevada Medical Group

### INVESTMENT HIGHLIGHTS

- 10,467 SF Single Tenant Medical Office - Urgent & Primary Care Situated on .95 Acres
- Double "NN" Net Lease | Landlord Responsible For Roof & Structure
- Recent Capital Expenditures | Parking Lot Replaced June 2024 - Roof Replaced 2019 w/ 10-Year Warranty w/ Option to Re-coat for an Additional 10-Year Warranty | Tenant Invested \$1MM+ In Improvements Showing Commitment To Location
- Northern Nevada Medical Group is Operated By a Subsidiary of Universal Health Services Inc. a Fortune 500 Company
- Additional Income From Bank of America ATM On-Site Since 1999
- Northern Nevada Medical Group's Lease Call For Attractive 2% Annual Rental Increases
- Reno, NV MSA | Sparks Reported As The Fastest Growing City in Nevada Between 1999-2008 & Continuously Growing | Nevada Is An Income Tax Free State
- Strong Demographics | 5-Mile Population Exceeds 145,000 | Avg Household Income \$103,000 in 1-Mile
- 4.15% Assumable Debt In Place Contact Agent For Further Details



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**MEDICAL GROUP**



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## RENT ROLL

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	OPTIONS
NORTHERN NEVADA MEDICAL GROUP	10,467	05/01/2019	7/31/2029	\$172,213	100.0	(2) 5 Year Options
Bank Of America ATM	49	6/25/1999	10/25/2025	\$8,580	0.47	(3) 3 Year Options
<b>Totals/Averages</b>	<b>10,516</b>			<b>\$180,793</b>		

# NORTHERN NEVADA MEDICAL OFFICE & BOFA ATM

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## INCOME & EXPENSES

INCOME SUMMARY	NORTHERN NEVADA MEDICAL OFFICE & BOFA ATM	PER SF
Base Rental Income	\$180,793	\$17.27
CAM Reimbursement	\$37,739	\$3.61
<b>Gross Income</b>	<b>\$218,532</b>	<b>\$20.88</b>
EXPENSE SUMMARY	NORTHERN NEVADA MEDICAL OFFICE & BOFA ATM	PER SF
Property Taxes	\$15,065	\$1.44
Management Fee	\$4,800	\$0.46
Insurance	\$4,886	\$0.47
Association Fee	\$10,451	\$1.00
Miscellaneous	\$2,537	\$0.24
<b>Gross Expenses</b>	<b>\$37,739</b>	<b>\$3.61</b>
<b>Net Operating Income</b>	<b>\$180,793</b>	<b>\$17.27</b>

# PHOTOS



# PHOTOS



PARCEL







# Northern Nevada MEDICAL GROUP

## BANK OF AMERICA

Newly Developed  
The Apex at Vista  
360-Unit Apartment  
Community

# AERIAL

LOS ALTOS PKWY. 15,000+ VPD

20,000+ VPD

Vista Blvd.



**SPROUTS** FARMERS MARKET **HomeGoods**  
**Office DEPOT** **Marshalls**  
**crumbl** cookies **STARBUCKS** COFFEE **MATTRESS FIRM**  
**QDOBA** MEXICAN EATS **State Farm**  
**IHOP** **TIRE PLUS** **GNC** LIVE WELL **TACO BELL**  
**T-Mobile** **Spectrum** **Red Robin** **COUSINS BURGERS ON WHEELS**

**THIS HOME DEPOT**

**KOHL'S**  
**WALMART** SUPERCENTER

**ULTA** BEAUTY **Michaels** **ROSS** DRESS FOR LESS  
**BEST BUY** **AT&T** **COST PLUS** **WORLD MARKET**  
**DOLLAR TREE**  
**FIVE BELOW** **PET SMART**

**GROCERY OUTLET** **BIG LOTS!** **H&R BLOCK**  
**WELLS FARGO**  
**SHERWIN-WILLIAMS**  
**Rainbow Market**

**Walgreens** **DISCOUNT TIRE**  
**BANK OF AMERICA** **KFC**  
**CHASE** **verizon** **SLIM CHICKENS**  
**STARBUCKS** COFFEE **SONIC** **JACK IN THE BOX** **Krispy Kreme**  
**FedEx** **O'Reilly** AUTO PARTS  
**DUTCH BROS** **DEL TACO**

**SEPTUAGINT ELEMENTARY** **CVS** pharmacy **McDonald's**  
**GREATER NEVADA** Credit Union **MOUNTAIN AMERICA** CREDIT UNION  
**jiffy lube** **SAINT MARY'S** MEDICAL GROUP



**VINEYARDS AT GALLERIA**

Gated Community  
200+/- Homes

**Spanish Springs**  
High School

**Northern Nevada**  
**MEDICAL GROUP**  
**BANK OF AMERICA**

**Beasley**  
 ELEMENTARY

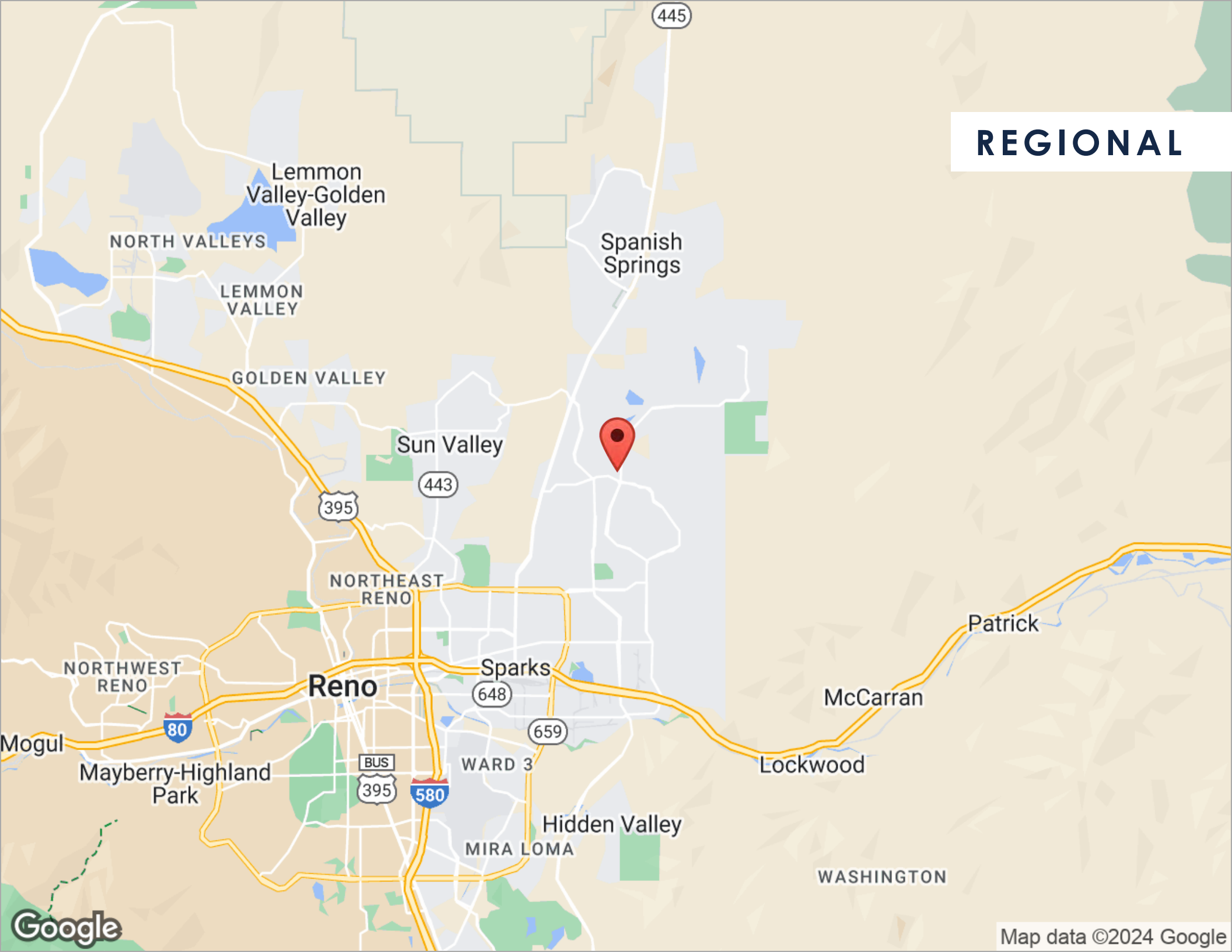
**Eagle Fitness**  
**Renown** HEALTH

Los Altos Parkway

Newly Developed  
 The Apex at Vista  
 360-Unit Apartment Community

Vista Blvd.

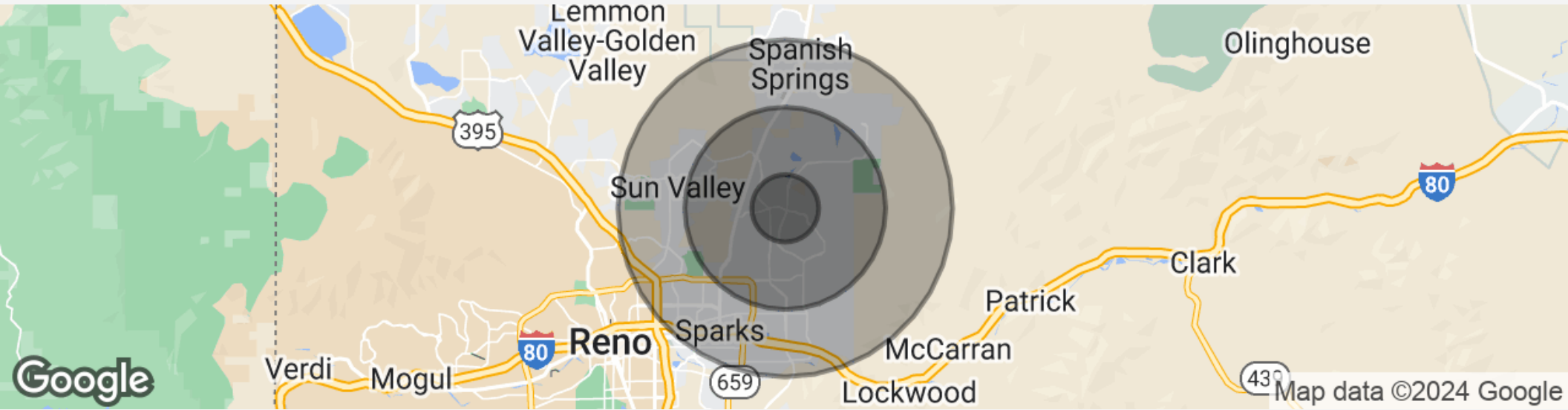
# REGIONAL



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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,191	65,577	145,934
Average Age	40.2	39.1	38.2
Average Age (Male)	39.8	37.9	37.4
Average Age (Female)	41.9	40.7	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,803	25,211	58,313
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$103,648	\$89,681	\$76,379
Average House Value	\$363,074	\$320,116	\$269,500

2020 American Community Survey (ACS)

# Why Sparks, NV?

Sparks is ideally situated just east of Reno, providing easy access to the amenities and employment opportunities of a larger city while maintaining a more relaxed, suburban atmosphere. Its proximity to major highways like I-80 and US-395 ensures convenient travel to and from the area.

The economy in Sparks is booming, fueled by diverse industries such as manufacturing, technology, and logistics. The City is the closest metropolitan area to the Tahoe-Reno Industrial Center, home to Tesla Motors' gigafactory. Apple, and Switch has spurred job creation and attracted a skilled workforce, driving demand for housing.

Sparks, NV, with its strategic location, strong economy, high quality of life, and promising investment potential, is a great market for real estate. Whether you're looking to buy a family home or invest in rental properties, Sparks offers a thriving community and a bright future.

Sparks is known for its family-friendly environment, featuring excellent schools, numerous parks, and community events. The city's low crime rate and welcoming neighborhoods make it an ideal place for families to settle down.

