

Available for Sale or Lease

21,119 Square Foot Office Building



Dayton Professional Center

5 Pine Cone Road (Hwy 50 East), Dayton, Nevada, 89403
Zoned General Commercial

FOR SALE: \$3,350,000.00

APN: 016-405-09 Size: 3.1 Acres
Year Built: 2002

Property Features:

- Additional Pads for Development
- Water Rights
- Pylon Signage
- Elevator

This premier professional office building is one of only two in the growing Dayton, Nevada area, located on the high-visibility Hwy 50 corridor. Positioned at the corner of Hwy 50 and Pine Cone Road, this property benefits from high traffic visibility and proximity to Smith's Shopping Center, which sees over 23,000 cars per day. Recent upgrades include new exterior paint and slurry coating, enhancing the building's curb appeal. The property offers potential for further development with additional pads available along Pine Cone Road and Hwy 50. Nearby new multifamily and single-family developments highlight the area's growth and increasing demand. Location Benefits: Twenty miles west of the USA Parkway roundabout. Fifteen minutes east of Carson City. Don't miss this opportunity to invest in a prime commercial property in a rapidly expanding market.

LEASE SPACE

- **Suite 102** – 3,047 sq. ft. Previous medical office. Lobby, reception, exam rooms and office.
- **Suite 105** - 1,728 sq. ft. Previous imaging center. Lobby, reception, x-ray room, one restroom, lab, exam room and office.
- **Suite 107** – 2,081 sq. ft. Previous medical office. Lobby, reception, two restrooms, 6 exam rooms and office.
- **Suite 203** – 1,762 sq. ft. Ready to be improved.

Co-Tenants include: Farmer's Insurance, High Desert Therapy, Dayton Valley Dental Care, Lyon County Offices, Pauer and Pauer Business Services and Sierra Nevada Wealth Management.

Rent: \$.85 psf NNN

Nevada DOT 2023 Traffic Counts
of approximately 23,000 cars per day.



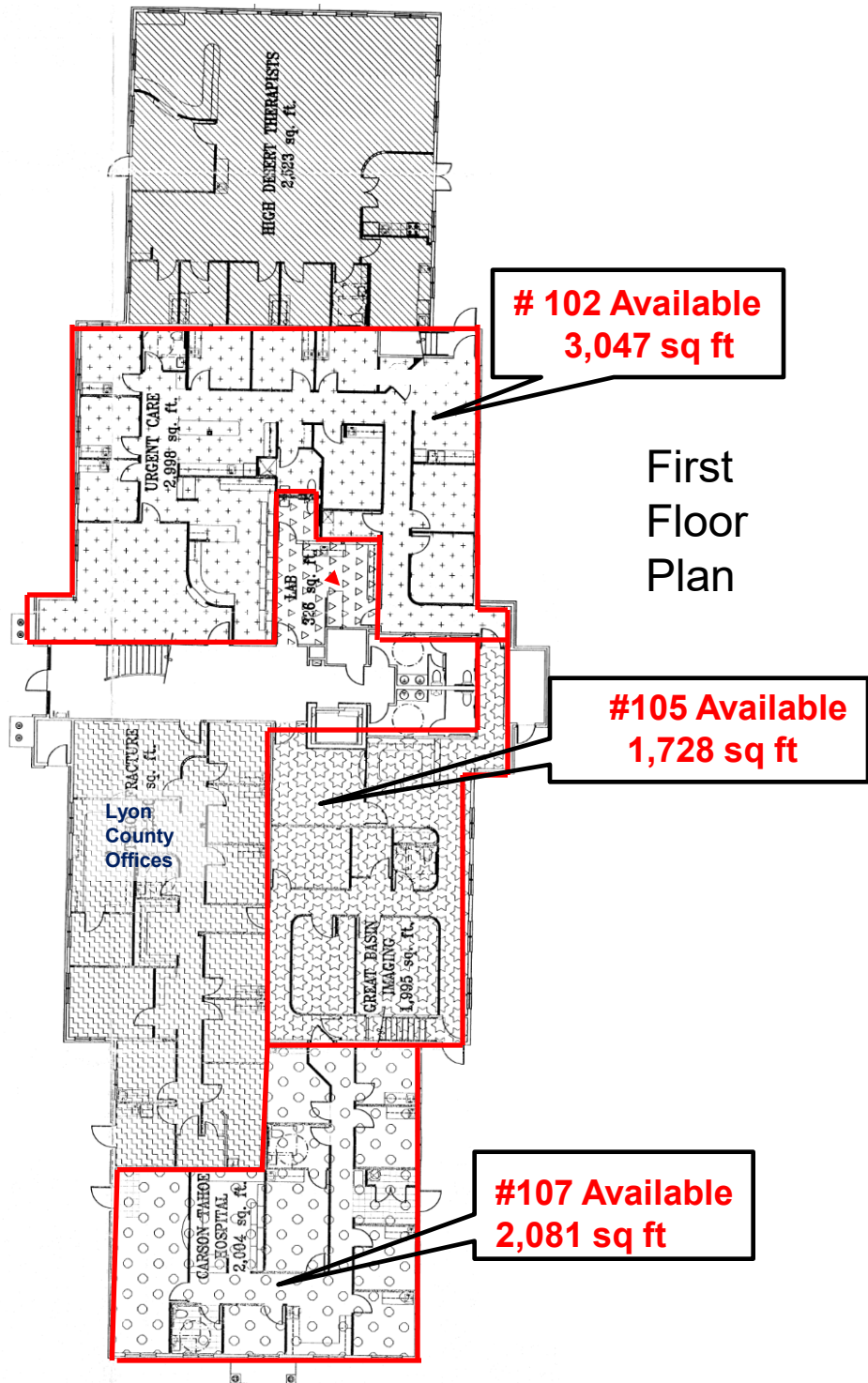
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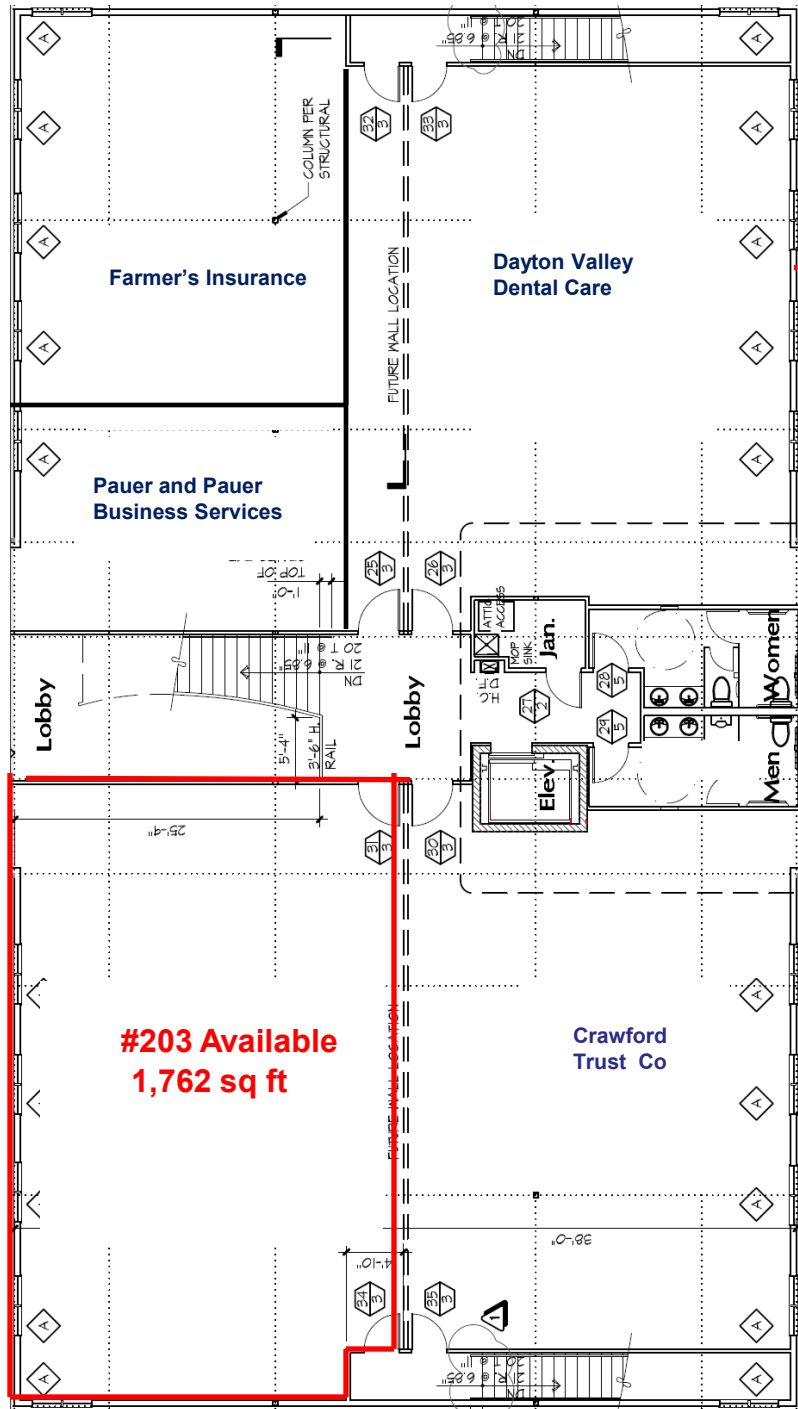
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Second
Floor
Plan



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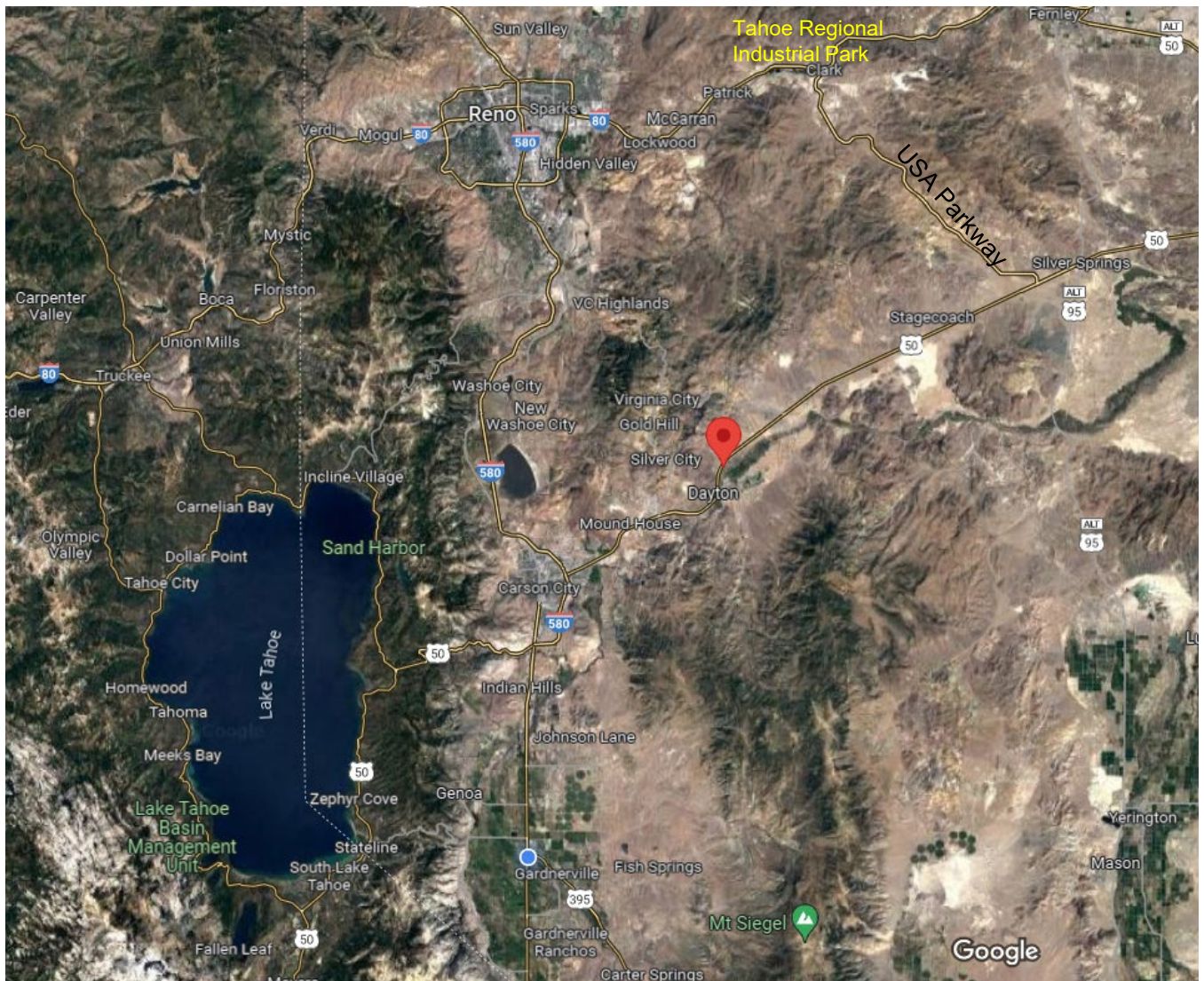


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Demographics

Radius	1 Mile	2 Mile	3 Mile
Population			
2028 Projection	3,589	7,629	9,658
2023 Estimate	3,367	7,059	8,912
2010 Census	3,139	5,951	7,352
Growth 2023 - 2028	6.59%	8.07%	8.37%
Growth 2010 - 2023	7.26%	18.62%	21.22%
2023 Population by Hispanic Origin	837	1,435	1,737
2023 Population	3,367	7,059	8,912
White	3,061 90.91%	6,384 90.44%	8,054 90.37%
Black	37 1.10%	88 1.25%	113 1.27%
Am. Indian & Alaskan	87 2.58%	167 2.37%	207 2.32%
Asian	48 1.43%	136 1.93%	180 2.02%
Hawaiian & Pacific Island	13 0.39%	29 0.41%	36 0.40%
Other	120 3.56%	255 3.61%	322 3.61%
U.S. Armed Forces	0	10	15
Households			
2028 Projection	1,321	2,936	3,743
2023 Estimate	1,238	2,713	3,448
2010 Census	1,156	2,278	2,835
Growth 2023 - 2028	6.70%	8.22%	8.56%
Growth 2010 - 2023	7.09%	19.10%	21.62%
Owner Occupied	902 72.86%	1,957 72.13%	2,493 72.30%
Renter Occupied	336 27.14%	756 27.87%	955 27.70%
2023 Households by HH Income	1,237	2,714	3,448
Income: <\$25,000	186 15.04%	414 15.25%	531 15.40%
Income: \$25,000 - \$50,000	235 19.00%	562 20.71%	722 20.94%
Income: \$50,000 - \$75,000	296 23.93%	695 25.61%	885 25.67%
Income: \$75,000 - \$100,000	225 18.19%	371 13.67%	444 12.88%
Income: \$100,000 - \$125,000	101 8.16%	201 7.41%	256 7.42%
Income: \$125,000 - \$150,000	131 10.59%	223 8.22%	266 7.71%
Income: \$150,000 - \$200,000	33 2.67%	114 4.20%	159 4.61%
Income: \$200,000+	30 2.43%	134 4.94%	185 5.37%
2023 Avg Household Income	\$76,144	\$79,720	\$80,459
2023 Med Household Income	\$65,084	\$64,172	\$64,105



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