



OFFERING MEMORANDUM

MASON CITY OWNER/USER MEDICAL OFFICE

1420 4<sup>th</sup> STREET SOUTHEAST, MASON CITY, IOWA 50401

Marcus & Millichap  
THE VALIANI GROUP

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EXECUTIVE SUMMARY

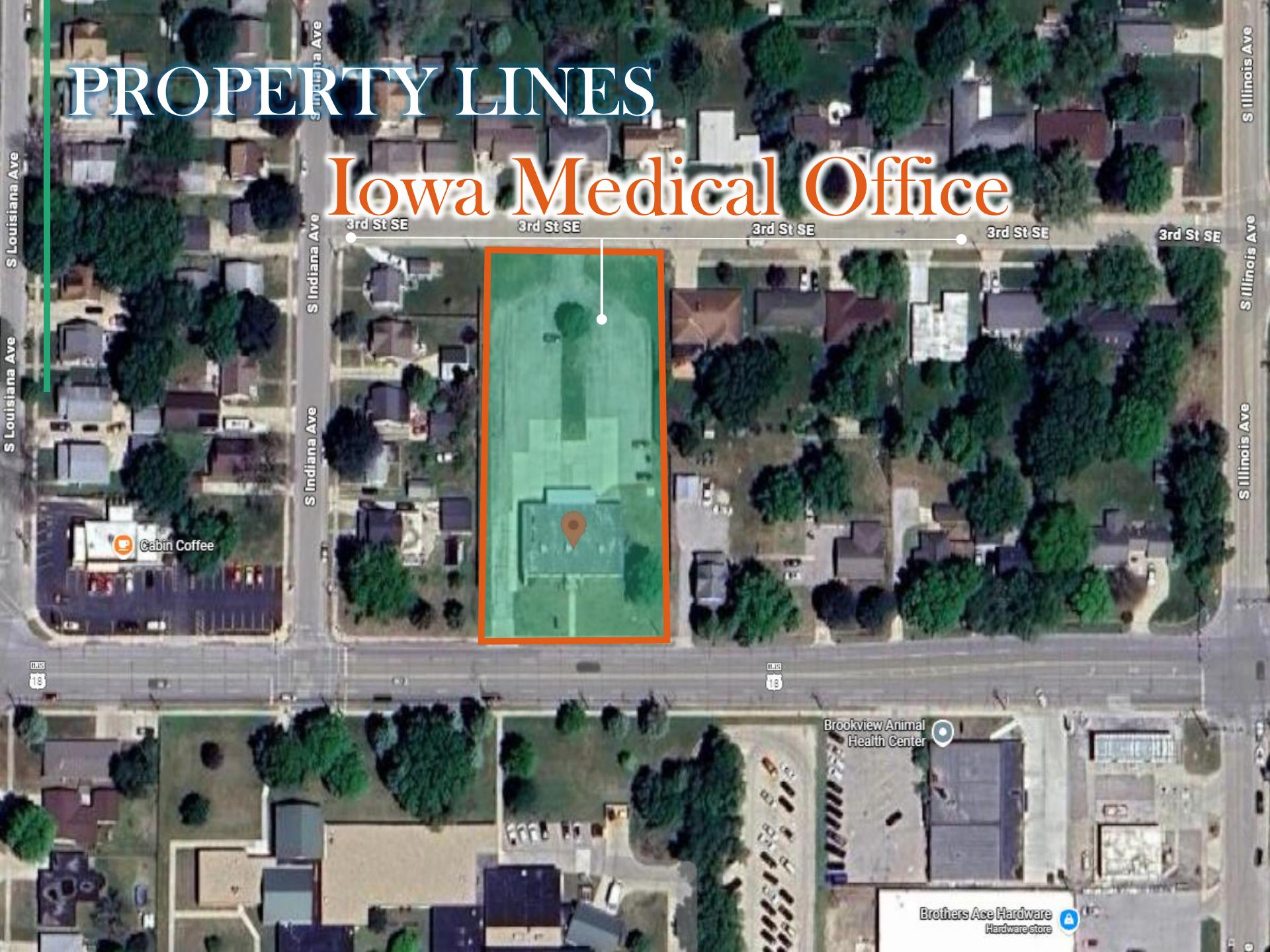
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02

MARKET OVERVIEW

# PROPERTY LINES

## Iowa Medical Office



# SECTION 01

## EXECUTIVE SUMMARY

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Offering Overview

Summary of Offering/Terms

Regional Map

Investment Overview

Investment Highlights

Surrounding Retail Aerial

# TERMS SUMMARY OF

## OFFERING SUMMARY

<b>Listing Price</b>	<b>\$1,500,000</b>
Address	1420 4 <sup>TH</sup> Street Southeast Mason City, Iowa 50401
Gross Leasable Area	5,336 SF
Total Land Area	1.23 Acres
Property Type	Medical Office
Year Built	2005

### TERMS OF SALE

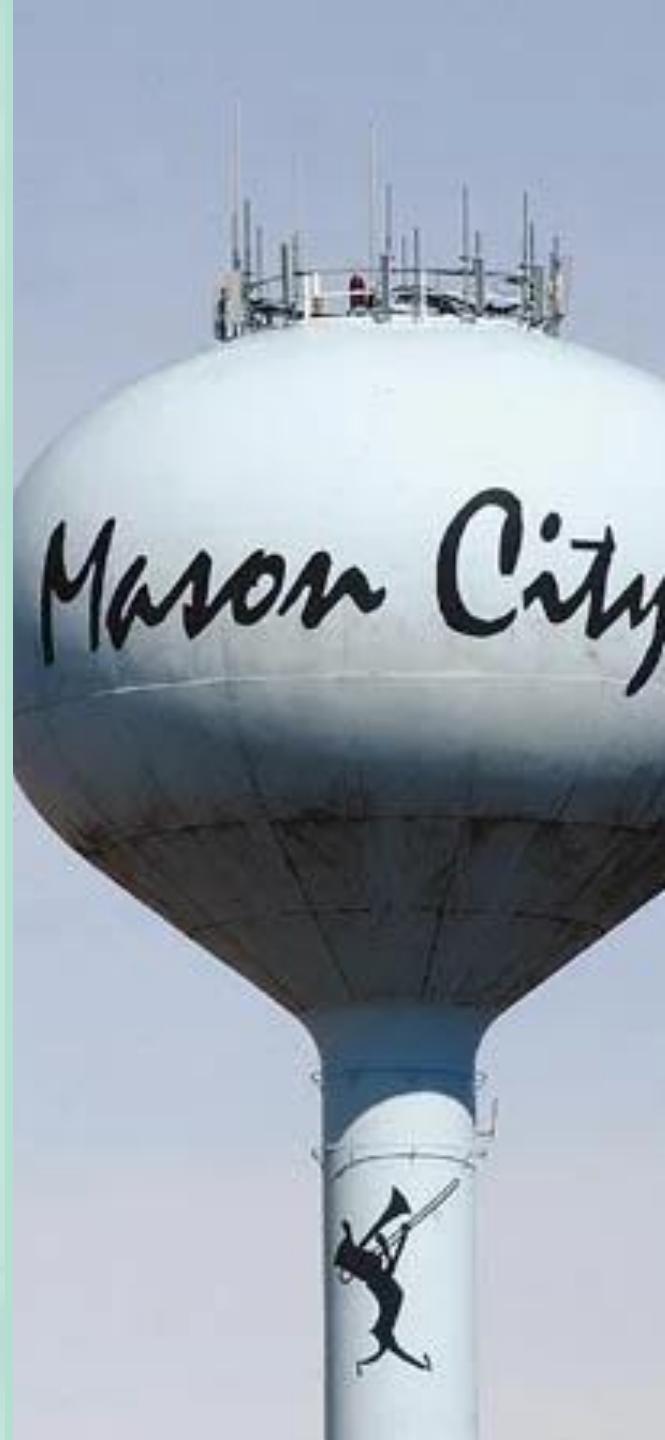
This property is listed at \$1,500,000, reach out to agents for more information.

### INTEREST OFFERED

Marcus & Millichap has been selected to exclusively market for sale Iowa Medical Office, a retail center in the growing Mason City market.

### PROPERTY TOURS

Prospective purchasers are encouraged to visit the subject property prior to submitting offers. However, all property tours must be arranged with the Marcus & Millichap listing agent(s). **At no time shall the tenants, on-site management or staff be contacted without prior approval.**



## POPULATION (2024)

1-MILE	3,765
3-MILE	27,044
5-MILE	33,022

## AVG. HOUSEHOLD INCOME (2024)

1-MILE	\$78,211
3-MILE	\$75,076
5-MILE	\$76,647





# 5,366 SF MEDICAL OFFICE IN MASON CITY, IOWA MARKET

Marcus & Millichap is pleased to present 1420 4th St SE, a well-maintained 5,336± square-foot single-story medical/behavioral health facility situated on 1.23 acres in the East Mason City submarket. Originally built in 1955 and fully renovated in 2017, the building features efficient floor plans, strong clinical infrastructure, and ample on-site parking. The layout supports a variety of medical, counseling, or specialty practices, making it a versatile healthcare investment with stable long-term demand drivers.

The property sits within Mason City's established medical and service corridor, benefiting from immediate access to 4th Street SE and close proximity to U.S. Highway 18. The surrounding area includes a concentration of healthcare providers, pharmacies, government offices, and neighborhood retail—creating steady daytime population and referral traffic. The site is positioned roughly five minutes from MercyOne North Iowa Medical Center, the region's dominant hospital system.

This asset offers investors stable in-place medical tenancy along with proven functionality for healthcare users, supported by its high-quality renovations. The building's flexible configuration provides potential for incremental leasing, specialization by a new operator, or conversion to a higher-acuity medical user. Long-term upside is supported by Mason City's healthcare employment base, the area's aging demographics, and continued demand for outpatient care facilities.

Mason City is a regional hub serving more than 50,000 residents within a 10-mile radius, with strong employment concentration in healthcare, education, and manufacturing. The East Mason City submarket benefits from stable population trends, improving median household income, and consistent demand for affordable, accessible medical services. The property sits in an area with a Walk Score of 66 and a growing professional services base, reinforcing long-term tenant demand.

# HIGHLIGHTS



Located In Mason City's Healthcare Corridor – Minutes From MercyOne North Iowa Medical Center, Pharmacies, And Supporting Providers.

Stable User Demand – Medical And Mental-Health Users Benefit From Strong Regional Need And Recession-resistant Occupancy Trends.



Recent Capital Improvements Reduce Near-term Capex – Renovations Completed In 2017 Significantly Limit Deferred Maintenance And Improve Long-term Operational Stability.

Positioned For Long-term Healthcare Growth – Mason City's Aging Population And Strong Regional Reliance On Outpatient Services Provide Durable Occupancy Fundamentals For Medical And Behavioral Health Tenants.



Fully Renovated Medical / Behavioral Health Facility – Updated In 2017 With Modern Finishes, Functional Layouts, And Clinical-ready Infrastructure.

5,336± SF on 1.23 Acres – Single-story Design With Efficient Space Utilization And Strong Parking Ratios.



Strong Daytime Population & Access – Near Highway 18, Government Offices, Schools, And Neighborhood Retail.

Ample Parking & Site Efficiency – Large 1.23-acre Parcel With Excellent On-site Parking, Easy Patient Access, And Efficient Site Circulation For Medical Operations.



Flexible Building Configuration – Easily Adaptable For Medical, Dental, Therapy, Or Outpatient Specialty Uses.

Affordable Entry Price Point – Ideal For Owner-users, 1031 Investors, Or Regional Healthcare Groups Seeking Expansion.

# AREA RETAIL





SECTION

# 02

## MARKET OVERVIEW

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MARKET OVERVIEW

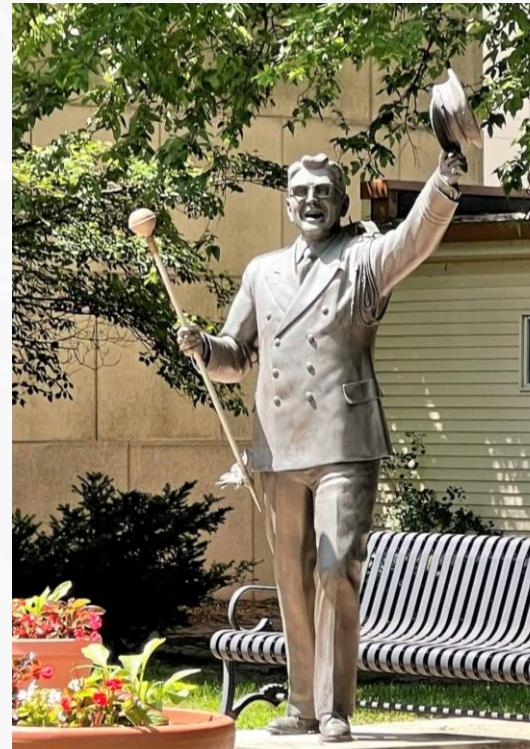
DEMOGRAPHICS SUMMARY

### MASON CITY

Mason City is a key regional hub in north-central Iowa, strategically located near the Minnesota border and approximately 120 miles south of Minneapolis. Known as the largest city in Cerro Gordo County, Mason City serves as the economic and cultural center for the surrounding counties, including Worth and Floyd. The city benefits from strong transportation connectivity, with U.S. Highways 18 and 65 intersecting locally and providing direct access to Interstate 35, making Mason City an important link for regional commerce and distribution. Historically rooted in agriculture and manufacturing, Mason City has diversified its economy to include healthcare, education, and advanced manufacturing sectors. It is also recognized for its architectural heritage and vibrant arts community, which contribute to its appeal as a growing regional destination.

### ECONOMY

- The largest employment sector in Mason City is trade, transportation, and utilities, accounting for a significant share of the regional workforce. Education and health services also play a major role, supported by MercyOne North Iowa Medical Center and local school systems. Manufacturing remains a strong contributor to the economy, with companies specializing in metal fabrication, machinery, and building materials.
- Mason City's major employers include MercyOne North Iowa, Curries (a division of ASSA ABLOY), and Cargill Protein. Other notable businesses in the area include Kraft Heinz and Metalcraft, which provide stability and diversity to the job market.
- Agribusiness continues to be an important part of the local economy, reflecting Iowa's position as a leading producer of corn, soybeans, and pork. Food processing and agricultural supply companies maintain a strong presence in the region, reinforcing Mason City's role as a hub for both manufacturing and agribusiness.



## DEMOGRAPHICS - MASON CITY

POPULATION	1 Mile	3 Miles	5 Miles
<b>2029 Projection</b>			
Total Population	6,007	24,397	27,641
<b>2024 Estimate</b>			
Total Population	5,969	24,372	27,654
<b>2020 Census</b>			
Total Population	6,065	24,855	28,199
<b>2010 Census</b>			
Total Population	6,184	25,686	28,962
<b>Daytime Population</b>			
2024 Estimate	3,765	27,044	33,022
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2029 Projection</b>			
Total Households	2,773	11,132	12,763
<b>2024 Estimate</b>			
Total Households	2,757	11,077	12,712
Average (Mean) Household Size	2.2	2.1	2.1
<b>2020 Census</b>			
Total Households	2,735	10,997	12,638
<b>2010 Census</b>			
Total Households	2,777	11,245	12,738
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2024 Estimate</b>			
\$200,000 or More	4.0%	3.9%	4.5%
\$150,000-\$199,999	5.7%	4.5%	4.6%
\$100,000-\$149,999	15.3%	14.2%	14.3%
\$75,000-\$99,999	16.9%	13.4%	13.5%
\$50,000-\$74,999	19.1%	20.5%	20.1%
\$35,000-\$49,999	10.6%	14.0%	14.8%
\$25,000-\$34,999	9.4%	9.6%	9.0%
\$15,000-\$24,999	10.7%	9.9%	9.6%
Under \$15,000	8.3%	10.0%	9.7%
Average Household Income	\$78,211	\$75,076	\$76,647
Median Household Income	\$53,459	\$48,770	\$47,801
Per Capita Income	\$35,582	\$33,725	\$34,844

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2024 Estimate Total Population	5,969	24,372	27,654
Under 20	24.3%	23.4%	23.1%
20 to 34 Years	17.8%	18.7%	18.1%
35 to 49 Years	17.1%	16.9%	16.7%
50 to 59 Years	11.1%	11.6%	11.8%
60 to 64 Years	7.5%	7.4%	7.5%
65 to 69 Years	6.8%	6.5%	6.8%
70 to 74 Years	5.7%	5.6%	5.8%
Age 75+	9.9%	9.9%	10.2%
Median Age	41.0	42.0	43.0
<b>Population by Gender</b>			
2024 Estimate Total Population	5,969	24,372	27,654
Male Population	52.4%	51.4%	51.5%
Female Population	47.6%	48.6%	48.5%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	17.0	16.0	16.0



## POPULATION

In 2024, the population in your selected geography is 27,654. The population has changed by -4.52 percent since 2010. It is estimated that the population in your area will be 27,641 five years from now, which represents a change of -0.0 percent from the current year. The current population is 51.5 percent male and 48.5 percent female. The median age of the population in your area is 43.0, compared with the U.S. average, which is 39.0. The population density in your area is 351 people per square mile.



## HOUSEHOLDS

There are currently 12,712 households in your selected geography. The number of households has changed by -0.20 percent since 2010. It is estimated that the number of households in your area will be 12,763 five years from now, which represents a change of 0.4 percent from the current year. The average household size in your area is 2.1 people.



## INCOME

In 2024, the median household income for your selected geography is \$62,554, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 45.35 percent since 2010. It is estimated that the median household income in your area will be \$68,769 five years from now, which represents a change of 9.9 percent from the current year.

The current year per capita income in your area is \$34,844, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$76,647, compared with the U.S. average, which is \$101,307.



## EMPLOYMENT

In 2024, 14,499 people in your selected area were employed. The 2010 Census revealed that 53.4 percent of employees are in white-collar occupations in this geography, and 26.9 percent are in blue-collar occupations. In 2024, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 15.00 minutes.



## HOUSING

The median housing value in your area was \$147,299 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 8,644.00 owner-occupied housing units and 4,097.00 renter-occupied housing units in your area.

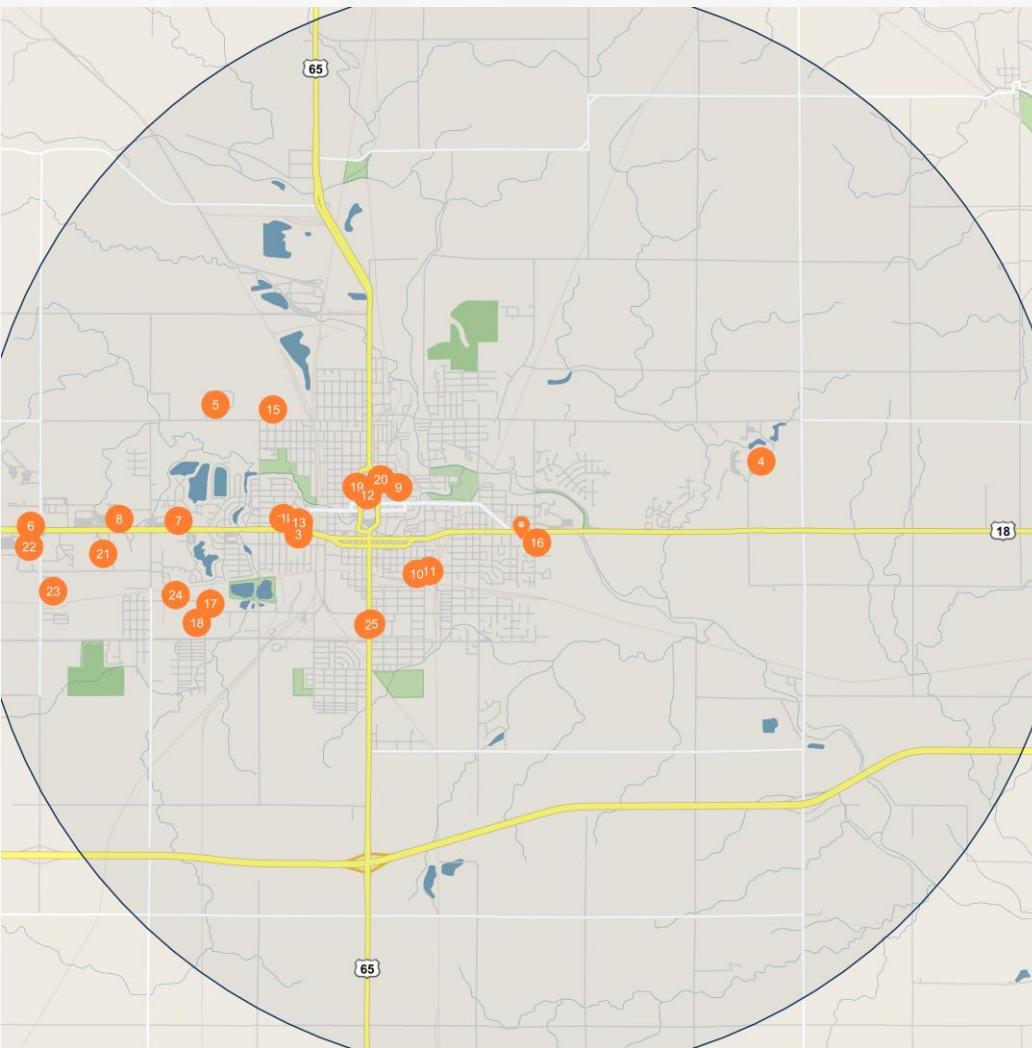


## EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S averages. 20.6 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 16.8 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 13.3 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.0 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 41.6 percent in the selected area compared with the 19.7 percent in the U.S.



### Major Employers

	Employees
1 Mercy Med Ctr Fnction - N Iowa-Mercy Medical Center	2,100
2 United States Dept Treasury	611
3 Hy-Vee Inc	498
4 North Iowa Area Cmnty College-Niacc	496
5 Aadg Inc-Curries Company	413
6 Farm Credit Services America	400
7 Hy-Vee Inc-Hy Vee 1410	309
8 Scheid & Fischer Partnership-Super 8 Motel	294
9 Good Shpherd Geriatric Ctr Inc-Good Shepherd Health Center	285
10 Aadg Inc-Curries Division	262
11 Aadg Inc-Graham Manufacturing	262
12 City of Mason City	260
13 Mason City Clinic PC	222
14 Mercy Hlth Services-Iowa Corp-Mercy Med Center-North Iowa	193
15 Kraft Heinz Company-Kraft Foods	185
16 Hy-Vee Inc-Hy Vee 1413	172
17 Frc Component Products Inc-F R C	170
18 Cargill Kitchen Solutions Inc	169
19 County of Cerro Gordo-CERRO GORDO RECORDER OF DEEDS	150
20 North Iowa Trnstitution Employment	150
21 Menard Inc-Menards	149
22 Walmart Inc-Walmart	146
23 Smithfield Direct LLC	138
24 Martin-Brower Company LLC	134
25 Caseys Marketing Company-Caseys 1893	131

# IOWA MEDICAL OFFICE

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