



OFFERING MEMORANDUM

MASON CITY OWNER/USER MEDICAL OFFICE

1420 4th STREET SOUTHEAST, MASON CITY, IOWA 50401

Marcus & Millichap
THE VALIANI GROUP

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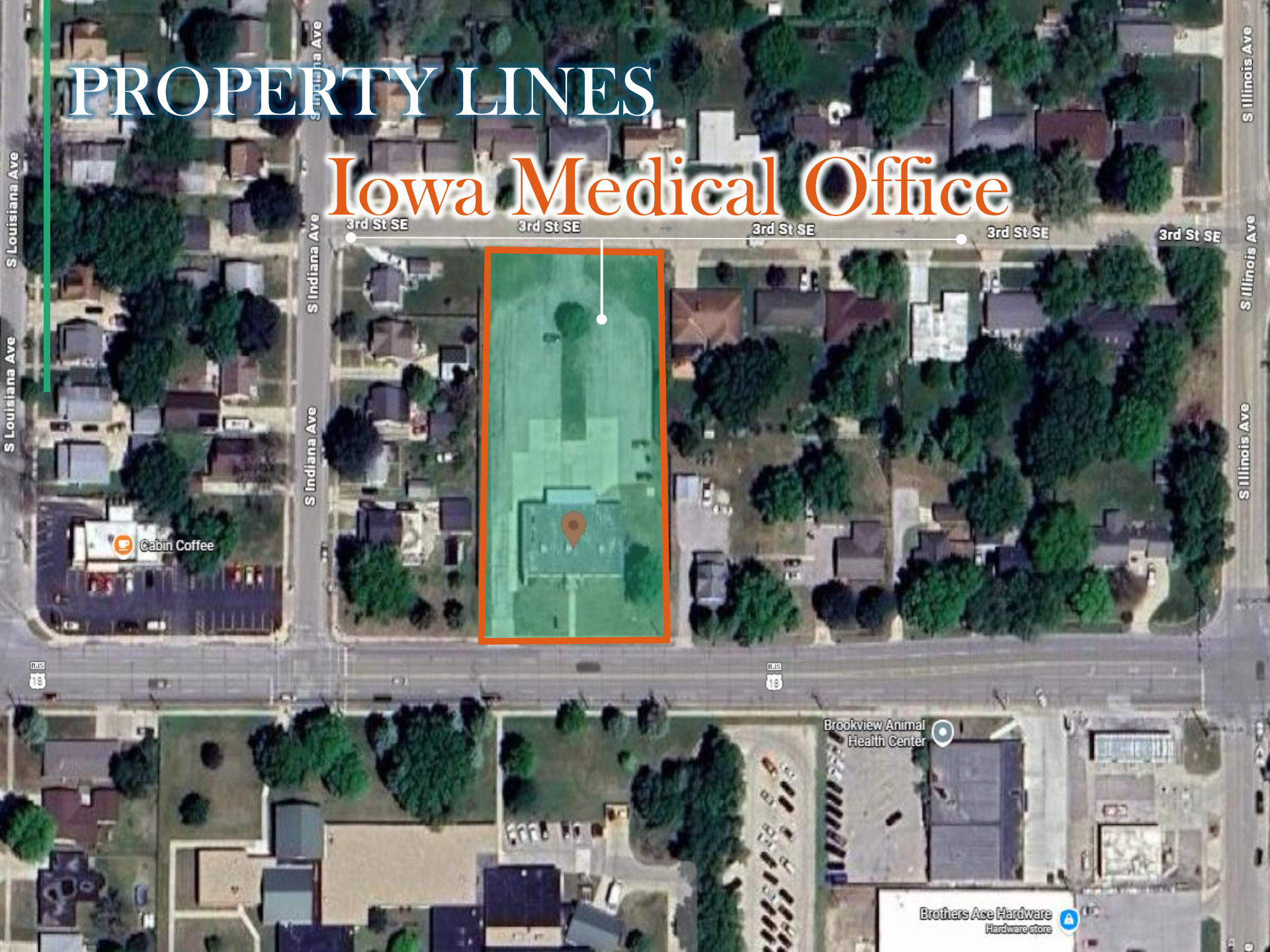
EXECUTIVE SUMMARY

02

MARKET OVERVIEW

PROPERTY LINES

Iowa Medical Office





SECTION

01

EXECUTIVE SUMMARY

Offering Overview

Summary of Offering/Terms

Regional Map

Investment Overview

Investment Highlights

Surrounding Retail Aerial

SUMMARY OF TERMS

OFFERING SUMMARY

| | |
|----------------------|---|
| Listing Price | \$1,500,000 |
| Address | 1420 4 TH 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

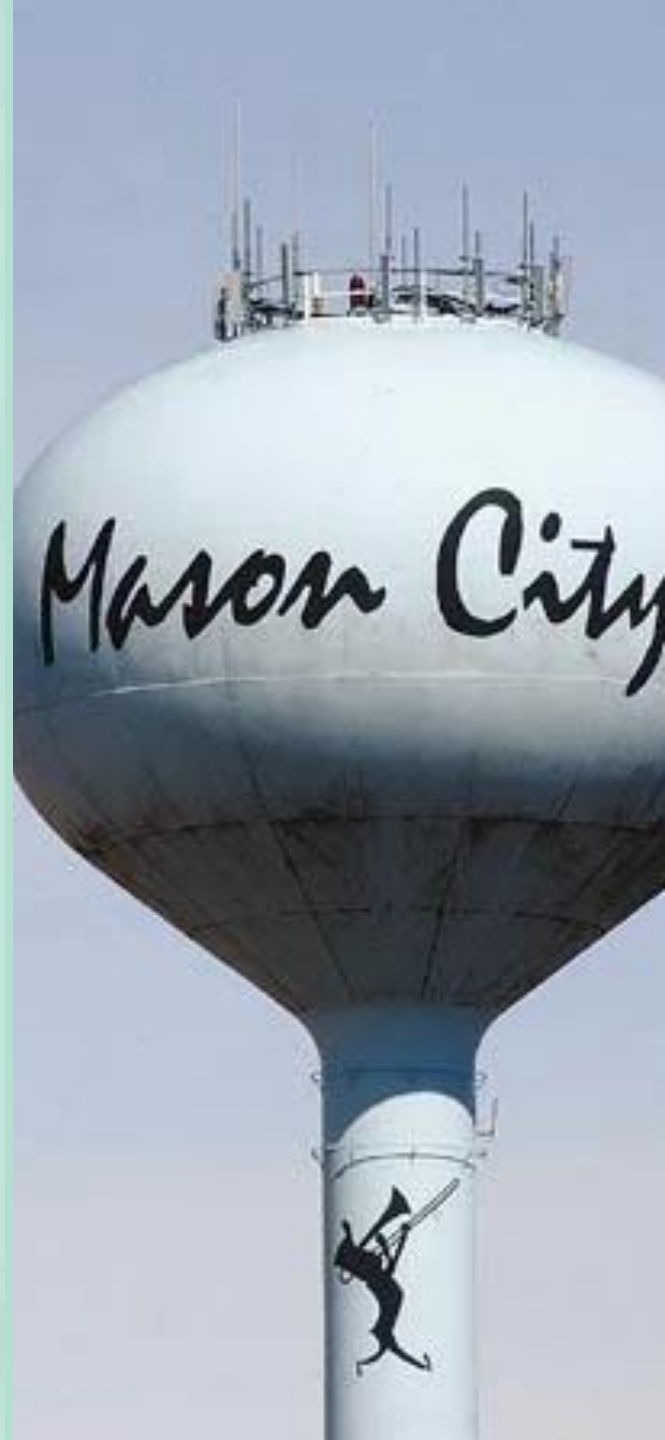
This property is listed at \$1,500,000, reach out to agents for more information.

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.**

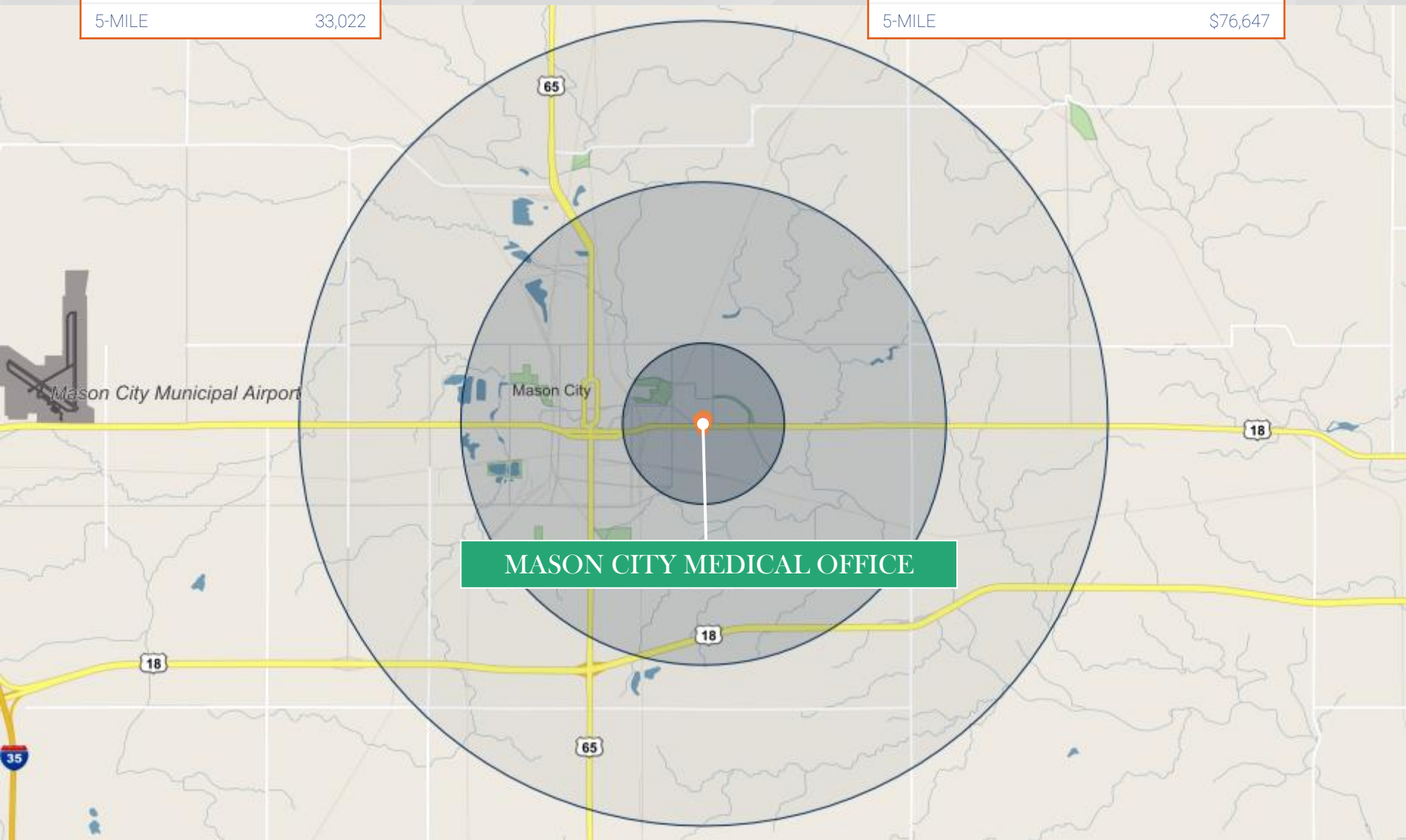


POPULATION (2024)

| | |
|--------|--------|
| 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



A photograph of a city skyline at sunset, with buildings and trees reflected in a body of water. The sky is a mix of orange, pink, and blue. The water is calm, creating clear reflections of the buildings and the sky. A green gradient overlay covers the right side of the image, where the text is located.

SECTION

02

MARKET OVERVIEW

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.



| POPULATION | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|----------|----------|----------|
| 2029 Projection | | | |
| Total Population | 6,007 | 24,397 | 27,641 |
| 2024 Estimate | | | |
| Total Population | 5,969 | 24,372 | 27,654 |
| 2020 Census | | | |
| Total Population | 6,065 | 24,855 | 28,199 |
| 2010 Census | | | |
| Total Population | 6,184 | 25,686 | 28,962 |
| Daytime Population | | | |
| 2024 Estimate | 3,765 | 27,044 | 33,022 |
| HOUSEHOLDS | 1 Mile | 3 Miles | 5 Miles |
| 2029 Projection | | | |
| Total Households | 2,773 | 11,132 | 12,763 |
| 2024 Estimate | | | |
| Total Households | 2,757 | 11,077 | 12,712 |
| Average (Mean) Household Size | 2.2 | 2.1 | 2.1 |
| 2020 Census | | | |
| Total Households | 2,735 | 10,997 | 12,638 |
| 2010 Census | | | |
| Total Households | 2,777 | 11,245 | 12,738 |
| HOUSEHOLDS BY INCOME | 1 Mile | 3 Miles | 5 Miles |
| 2024 Estimate | | | |
| \$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 |
|--|--------|---------|---------|
| Population By Age | | | |
| 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 |
| Population by Gender | | | |
| 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% |
| Travel Time to Work | | | |
| 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.

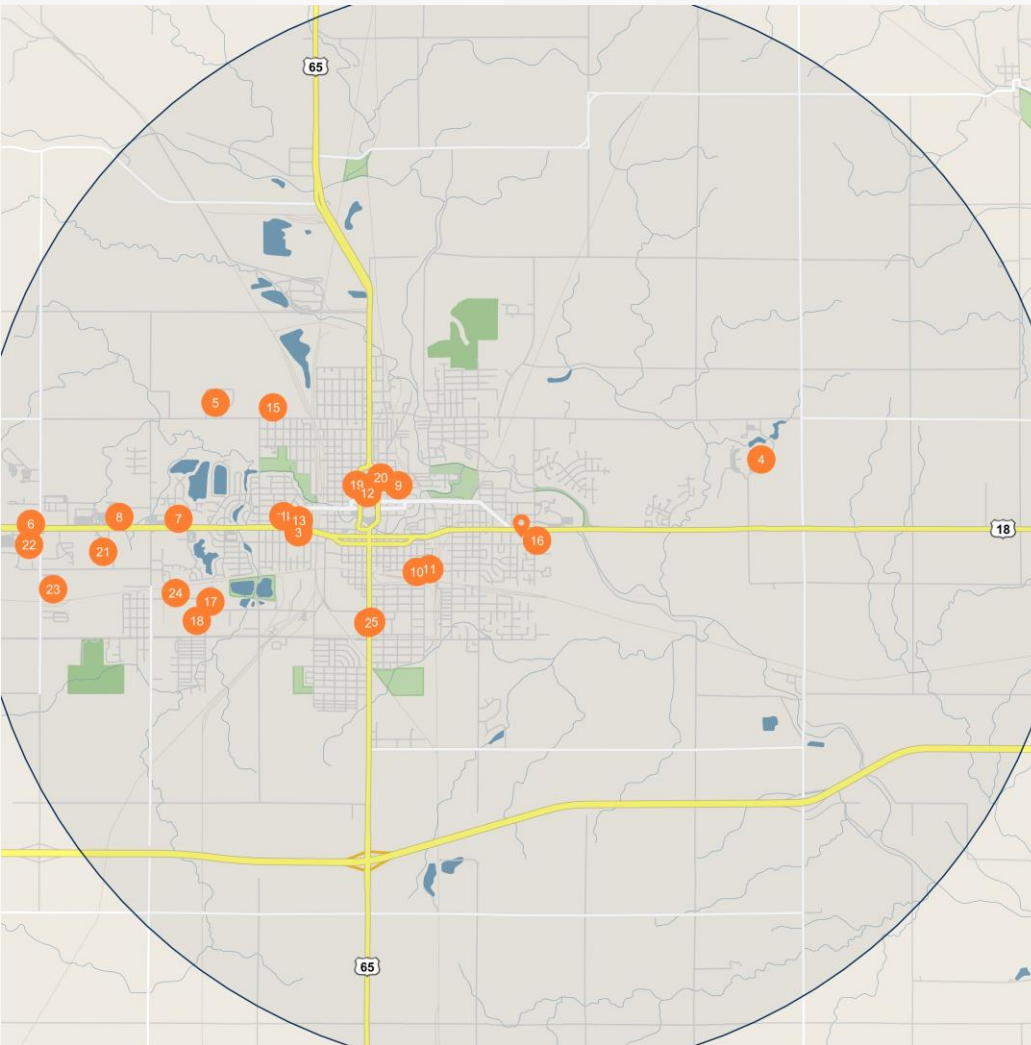


EDUCATION

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 Fndtion - 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 & Ficher 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 Trnston 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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