

# 1493

## Medical Pkwy

Carson City, NV 89703

# MEDICAL OFFICE FOR SALE



**TRAVIS HANSEN, SIOR, CCIM**

775.351.5578 **CELL**  
thansen@dicksoncg.com  
S.170076

**CORFAC**  
INTERNATIONAL



**1493**

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## Executive Summary

### About the Property

- Beautiful multi-tenant medical building located in the Carson-Tahoe Medical Campus in Carson City.
- Easy access to Hwy 395 and within a mile of Downtown Carson City.
- 100% occupied by four tenants including Carson Tahoe Medical Group, Sierra Nevada Hearing Aid Center, Sierra Nevada ENT and Neuthrive Physical Therapy Clinic.



**Sale Price** | \$4,492,559

**Cap Rate** | 5.50%

**Size** | ±10,305 SF

**Acres** | 1.42 AC

**Year Built** | 2018

**Zoning** | GC  
GENERAL COMMERCIAL

**APN** | 007-531-41



AREA MAP



DOWNTOWN  
CARSON CITY



N CARSON ST



1493  
Medical Pkwy



MEDICAL PKWY





PARCEL MAP

PRESTI LN

MEDICAL PKWY

1493  
Medical Pkwy





## FLOOR PLAN

±10,642 SF



- Suite 100 is 7,253 rentable square feet and occupied by Carson Tahoe Medical Group.
- Suite 101 is 1,270 rentable square feet and occupied by Sierra Nevada Hearing Aid Center.
- Suite 120 is 616 rentable square feet and occupied by Sierra Nevada ENT.
- Suite 130 is 1,166 rentable square feet and occupied by Neuthrive.



## TENANT PROFILES



### CTH Physicians Clinic dba Carson Tahoe Medical Group

**Unit 100 | 7,253 SF**

**61 Month lease in place**

Currently, the Physicians of the Carson Tahoe Medical Group offer a wide array of medical services around Northern Nevada and Eastern California. Specialty services of the Medical Group include Cardiology, Cardiovascular Surgery, Family Medicine, Internal Medicine, Endocrinology, Neurology, Oncology, Psychiatry, and Rheumatology.



### Sierra Nevada Hearing Aid Center Inc., dba Silver State Hearing & Balance

**Unit 110 | 1,270 SF**

**61 Month lease in place**

Sierra Nevada Hearing Aid Center provides a range of services focused on improving hearing health, including hearing evaluations and testing, hearing aid sales, fittings, and repairs. They also offer counseling and training on how to use and maintain hearing aids. They work with patients to find the best solutions for their individual hearing needs.



### Sierra Nevada ENT Administrative

**Unit 120 | 616 SF**

**Month to Month lease in place**

Sierra Nevada ENT is a physician-owned practice specializing in otolaryngology. They offer a wide range of services for both adults and children, including treatment for sinus and nasal conditions, head and neck conditions, thyroid conditions, and voice and throat conditions.



### Neuthrive

**Unit 130 | 1,166 SF**

**24 Month lease in place**

Neuthrive provides physical therapy specializing in vestibular, balance, and neurological rehabilitation. They offer a range of services including vestibular therapy, aquatic therapy, and neuro rehab, with a focus on helping individuals achieve their movement potential.

**Please contact our team to execute an NDA and receive additional financial details.**



# RENT ROLL

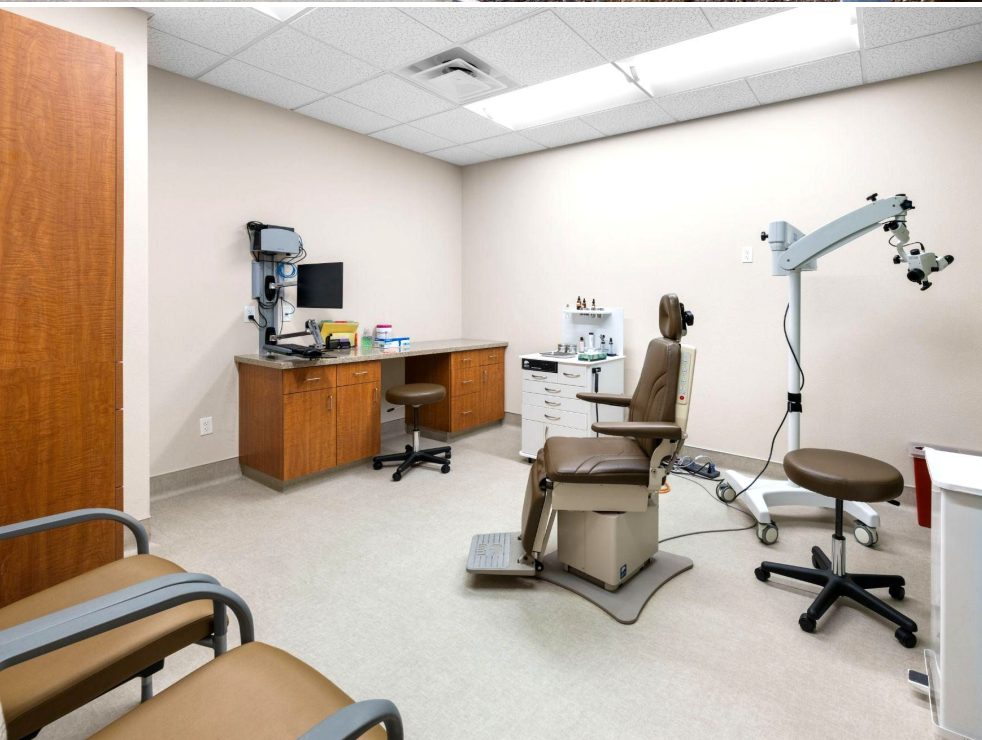
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Unit	Tenant	RSF	Lease Duration	Lease Date	Expiration Date	Rate/RSF Per Lease	Notes
100	Carson Tahoe Medical Group	7,253	61 Months	6/1/2024	7/31/2029	\$2.16 NNN	Sixty-one (61) months, with three (3) options to extend the term for sixty (60) months each. Annual 3% increases. Guaranteed by Carson Tahoe Health System
110	Sierra Nevada Hearing Aid Center	1,270	61 Months	6/1/2024	7/31/2029	\$2.16 NNN	Sixty-one (61) months, with one (1) option to extend the term for sixty (60) months. Annual 3% increases. Personally guaranteed.
120	Sierra Nevada ENT	616	Month to Month	6/1/2024	-	\$2.16 NNN	Owner occupied suite on a month-to-month basis. No annual increases or options specified in the lease agreement.
130	Neuthrive	1,166	24 Months	6/1/2024	6/1/2026	\$0.93 NNN	Annual 3% increase. Personally guaranteed. Tenant is currently in their sole 1-year renewal term.
<b>TOTAL</b>		<b>10,305</b>					

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# WHY RENO?

## LIVABILITY FACTORS



### TOP 5 SUNNIEST CITIES

300 Days of sun annually



### 87 PARKS

With over 3,800 Acres of public recreational land within the city



### 18 SKI RESORTS

Within 1 hour



### 50 CHAMPIONSHIP GOLF COURSES

Within 1.5 hours



### ANNUAL EVENTS



Burning Man

Hot August nights

NV Museum of Art

Reno Rodeo

Rib Cook Off

Balloon Races

Riverfest

Artown

**"Voted #1 Best Small City in the United States"**

*According to bestcities.org*

**"25 of America's best towns ever"**

*According to Outside Magazine*

**"Voted #4 Best Large City in the United States"**

*Ranked for Best Performing Large  
City by Milken Institute*

**"Ranked #6 for State Economic Growth"**

*According to US News*

**"Voted #9 for Best Places to Live for Quality  
of Life in the U.S. in 2022-2023"**

*According to usnews.com*

**"Reno the #2 market for companies relocating  
from California after Austin, Texas."**

*According to Bureau of Labor Statistics*

**"Voted the Happiest City in America for 2023"**

*According to Outside Magazine*



# 15

MINUTES  
COMMUTE TIME



# 35

MINUTES  
TO TRUCKEE



# 50

MINUTES  
TO LAKE TAHOE



# 3

HOURS  
TO BAY AREA



# THE NEW NEVADA

## Grow Your Business Here.

### NORTHERN NEVADA



CITY OF RENO

- Over **100 new start up companies** have set up shop in Northern Nevada in the past 2 years.
- Ranked in **TOP 10** places to live.
- Ranks **6TH** in Gen Z City Index for best places to live.
- Average commute time is **20 MINUTES**.

### BUSINESS FRIENDLY



- Ranked in **TOP 10** states for best business tax climate.
- Ranked in **TOP 10** states for business incentives.

### TECHNOLOGY INFRASTRUCTURE



- Major data centers: **Switch, Apple, Rackspace**.
- Research Collaboration.
- Home to **New Deantronics, Panasonic, Sierra Nevada Corporation**
- **“Super-Loop”** Fiber Network in Progress.

### REAL ESTATE, LAND, RESOURCES



- Affordable large-scale real estate and water available.
- Large Industrial Space.
- (**Tesla Gigafactory** in the Tahoe Reno Industrial Center).

### ENTREPRENEURIAL ECOSYSTEM



- Ranked as one of the **14 best** startup cities in America.
- Support for entrepreneurs from education, mentorship and funding.
- Home to **Switch, Filament, Flirtey, Bombora, Iris Automation, Clickbio, My-Vr and Many More**

### SHIPPING HUB



- Less Than **1-Day** Truck Service To > **60 M Customers, 8 States, 5 Major Ports**.
- **2-Day** Truck Service to **11 States**.

### TAX ADVANTAGES



- **No** Corporate Tax
- **No** Personal Income Tax
- **No** Inventory Tax
- **No** Franchise Tax
- **No** Special Intangible Tax

### TIER 1 UNIVERSITY



- University of Nevada Reno, more than **20,000 students**
- **R1** - University for Research by Carnegie Classifications

### WORKFORCE DEVELOPMENT



- Meeting the changing needs of industry through higher education, new college technical programs, industry certifications, steam programs, and attracting talent to the region.





## ICONIC COMPANIES IN **NORTHERN NEVADA**



**TESLA**

Tesla plans to invest \$3.6 billion to expand Gigafactory, introducing two new factories; a battery manufacturing facility and a truck factory that can support approximately 3,000 new team members.

Gigafactory Nevada currently spans 5.4 million square feet and represents a \$6.2 billion investment for Tesla to date. Annually Tesla produces 7.3 billion battery cells, 1.5 million battery packs, 3.6 million electric vehicles and 1 million energy modules, employing over 11,000 staff members.



Switch is the largest, most advanced data center campus in the world encompassing up to 1.3 million square feet on 2,000 acres in the Tahoe Reno Industrial Center. The facility is powered 100-percent by renewable energy.



Google/Alphabet owns 1,210 acres in The Tahoe Reno Industrial Center a few miles south of Tesla's Gigafactory. The land will reportedly house a future data center and could also host a testing track for Waymo, the Alphabet-owned autonomous driving company.



ITS Logistics is a premier Third-Party Logistics company that provides creative supply chain solutions. ITS logistics headquarters is located in Sparks, Nevada. ITS logistics also has a 40,000 square foot office located in the heart of Downtown Reno.



New Deantronics built a 200,00 square foot medical device technology campus in the Spanish Springs Industrial Park in 2021. The industrial park is home to well known companies like U-Haul, San Mar and Foot Locker.

## Panasonic

Panasonic added 94,483 square foot campus located in Reno's airport submarket. The location is the PENA's division headquarters and features state of the art engineering labs, employee recruitment and training facilities and other functions.



Dragonfly Energy has a 99,000 square foot facility in Reno Nevada and has created over 150 jobs. Dragonfly Energy is an industry-leading manufacturer of deep cycle lithium-ion batteries and is spearheading conventional and solid-state lithium-ion battery research and development worldwide.



Apple's \$1 Billion data campus at the Reno Technology Park continues to expand years after its announcement in 2017 with over 100 employees and claims to get 100% of its power from renewable energy sources.



Redwood Materials is creating a closed-loop, domestic supply chain for lithium-ion batteries across collection, refurbishment, recycling, refining, and remanufacturing of sustainable battery materials. Headquartered in Carson City, with a 173 acre battery recycling operation at the Tahoe-Reno Industrial Center and leasing 670,000 square feet of Class A industrial space inside the Comstock Commerce Center. Redwood expects to invest \$3.5 billion in Northern Nevada over the coming decade and hire more than 1,500 people at their Tahoe-Reno Industrial Center site.



# RENO

## BUSINESS FACTS

### WHY NORTHERN NEVADA

#### BUSINESS ASSISTANCE PROGRAMS

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

#### NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Estate Tax

#### LABOR

- Nevada has one of the lowest labor costs in the region
- Nearly 31,790 students are enrolled in the University of Nevada, Reno and Truckee Meadows Community College
- Roughly 65% of Reno, Nevada's workforce works in the trade and service industry
- Reno, Nevada's population growth is projected to steadily increase 2.09% per year.
- Exceptional manufacturing growth in the past 6 years has led Reno to be among the top cities with manufacturing job increase.

TAX COMPARISONS	NV	CA	AZ	UT	ID	OR	WA
State Corporate Income Tax	NO	8.84%	4.9%	4.95%	6.925%	6.6%	NO
Individual Income Tax	NO	< 13.3%	< 4.54%	4.95%	< 6.925%	< 9.9%	NO
Payroll Tax	<1.475%	.38%	NO	NO	NO	.73%	NO
Capital Gains Tax	NO	< 13.3%	< 4.54%	4.95%	< 6.93	< 9.9%	NO





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S.170076

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333 Holcomb Ave., Ste. 300 | Reno, Nevada 89502 | **775.850.3100** | **dicksoncg.com**

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