

Medical Office For Sale | 1677 Lucerne St | Minden, NV



Credited Tenant: Carson Tahoe Physician Clinics

Approximately 4 Years Left on NNN Lease
With 3% Annual Rent Increases
2-5 Year Options to Renew

Property Highlights

- 3,415 SF Medical Building
- Built in 2005
- Well Located
- Easy Freeway Access
- Well Maintained

Offering Summary

Sale Price:	\$1,555,840.00
Building Size:	3,415 SF
Cap Rate:	5.2%

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	101	610	1,560
Total Population	219	1,328	3,401
Average HH Income	\$120,101	\$120,054	\$118,234

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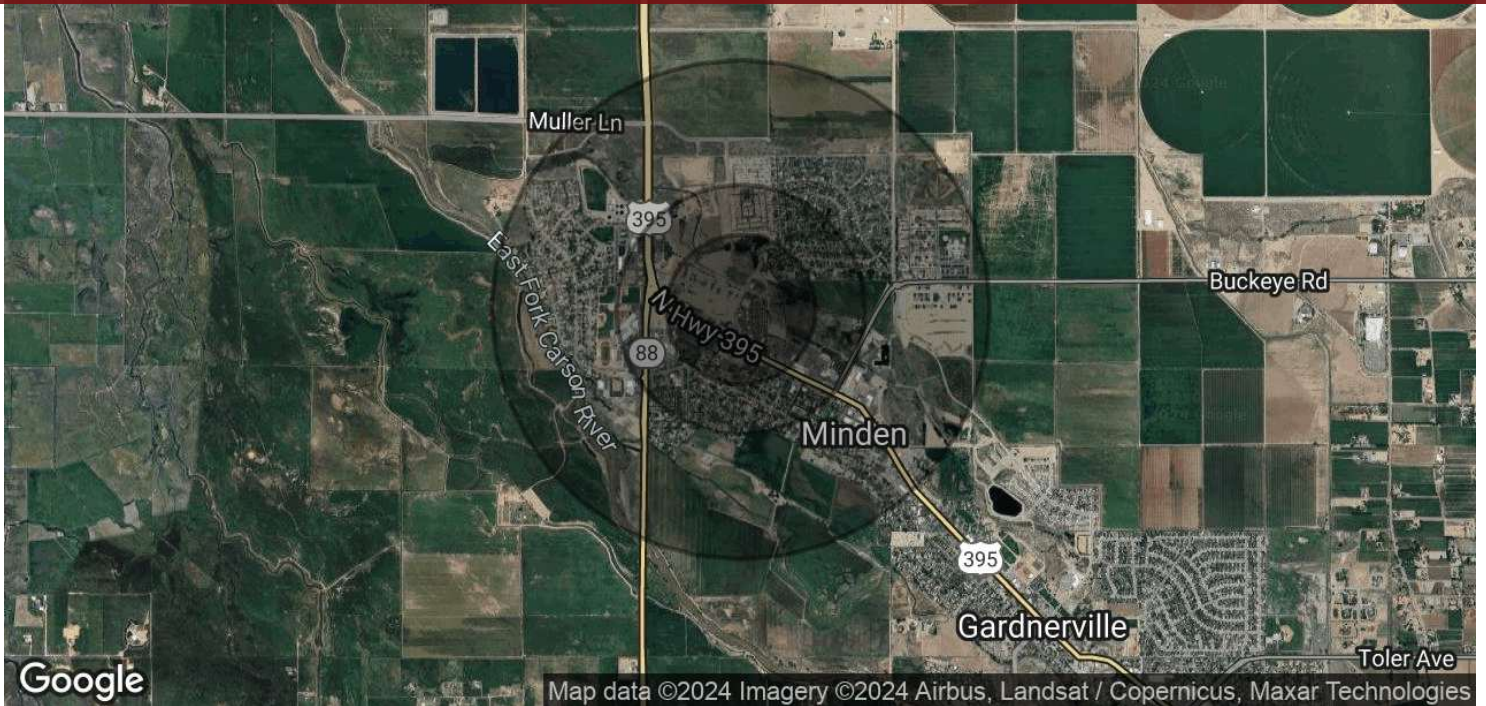
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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	219	1,328	3,401
Average Age	50	50	51
Average Age (Male)	49	49	49
Average Age (Female)	51	52	52

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	101	610	1,560
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$120,101	\$120,054	\$118,234
Average House Value	\$612,734	\$612,842	\$611,086

Demographics data derived from AlphaMap

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