




PRIME


MEDICAL OFFICE INVESTMENT IN FERNLEY, NEVADA

Reliable Income. Quality Asset. Growing Northern Nevada Market.

\$875,000

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PROPERTY DETAILS

This professionally maintained **±2,400-square-foot medical office** is located within the desirable **Sierra Meadows Business Plaza** and is **100% leased to Pritchett Eye Care Associates** under a **Modified Gross (MG)** lease backed by a **corporate guarantee from Keplr Vision, LLC**.

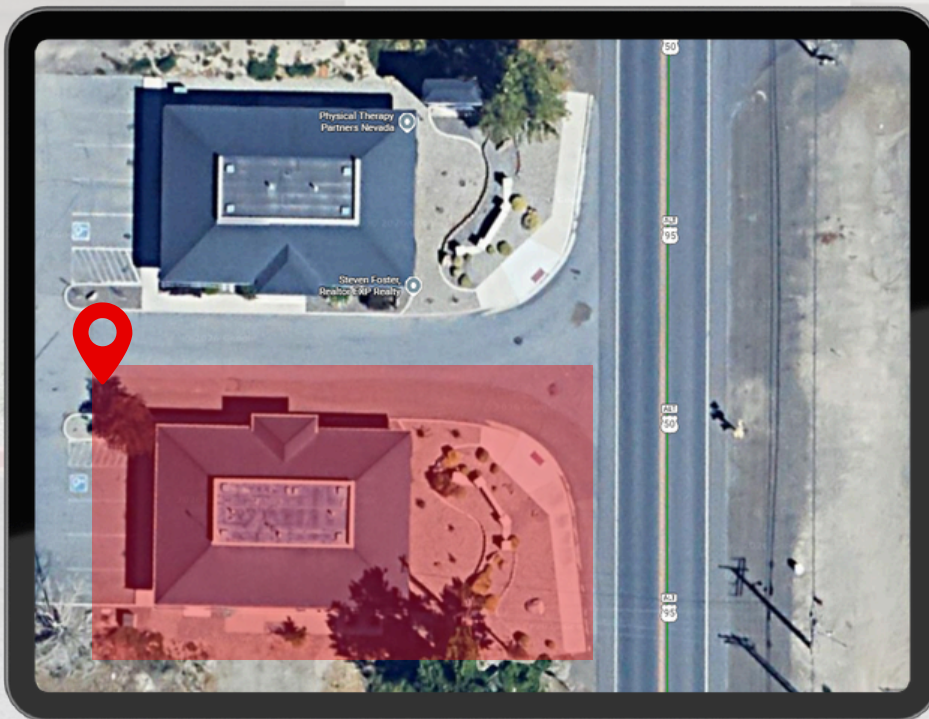
Originally built in 1999 and extensively renovated with a modern medical office build-out in **2014**, the property is in excellent condition. The owner has implemented a proactive maintenance program for the roof and HVAC systems, while the Community in Common (CIC) maintains the shared landscaping and common areas.

Situated in the rapidly growing community of Fernley, Nevada, this investment offers dependable cash flow, a quality healthcare tenant, and strong long-term market fundamentals, making it an excellent opportunity for investors and 1031 exchange buyers.

LOCATION



415 US Highway 95A S, Fernley, NV, 89408



LAND AREA

- 2400 SQF
- 0.6 AC



PROPERTY HIGHLIGHTS

Professionally maintained $\pm 2,400$ SF medical office, 100% leased to Pritchett Eye Care Associates with a corporate guarantee from Keplr Vision, LLC. Located in Sierra Meadows Business Plaza, this quality investment offers stable cash flow, excellent condition, and strong long-term potential in the growing Fernley market.

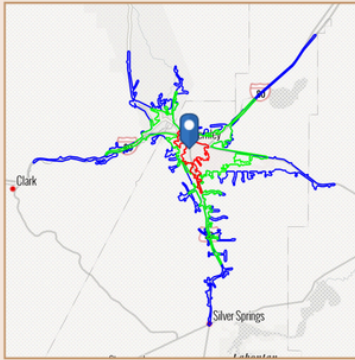
- Medical Improvements Completed in 2014
- Owner Maintained Roof & HVAC
- Two Five-Year Renewal Options
- Community in Common Maintenance
- Attractive Price Point
- Northern Nevada Growth Market
- Corporate Guarantee
- Established Medical Tenant
- Actual Operating History
- Stable Cash Flow
- Medical Office Asset
- Excellent Condition

DEMOGRAPHICS

BENCHMARK DEMOGRAPHICS

415 US Highway 95a S, Fernley, Nevada, 89408

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



	DRIVE TIME			GEOGRAPHY		States		
	5 mins	10 mins	15 mins	Counties Lyon County	CBSAs Reno, NV	Nevada	USA	
AGE SEGMENTS								
0 - 4	6.50%	6.48%	6.45%	5.44%	5.38%	5.47%	5.39%	
5 - 9	6.82%	6.76%	6.77%	5.85%	5.62%	5.71%	5.68%	
10 - 14	6.35%	6.95%	7.01%	5.99%	5.84%	5.99%	5.93%	
15 - 19	6.44%	6.57%	6.63%	5.99%	6.29%	6.20%	6.43%	
20 - 34	20.30%	19.40%	18.77%	16.39%	20.66%	20.25%	20.35%	
35 - 54	24.96%	25.73%	25.96%	23.90%	24.75%	26.24%	25.21%	
55 - 74	21.10%	20.90%	20.81%	26.10%	22.94%	22.30%	22.77%	
75+	7.56%	7.18%	7.63%	10.33%	8.49%	7.88%	8.23%	
HOUSEHOLD INCOME								
<\$15,000	7.2%	7.2%	6.4%	8.3%	6.1%	7.1%	8.0%	
\$15,000-\$24,999	4.4%	3.7%	3.4%	5.0%	3.9%	5.0%	5.5%	
\$25,000-\$34,999	3.8%	4.0%	3.6%	6.8%	6.1%	6.0%	5.8%	
\$35,000-\$49,999	7.9%	12.2%	11.5%	11.5%	9.2%	9.7%	9.3%	
\$50,000-\$74,999	17.9%	18.5%	18.1%	18.3%	13.8%	15.3%	15.1%	
\$75,000-\$99,999	18.4%	15.1%	15.0%	13.3%	13.0%	13.1%	12.4%	
\$100,000-\$149,999	25.3%	23.8%	25.6%	21.3%	19.5%	19.0%	18.0%	
\$150,000-\$199,999	8.4%	8.3%	9.0%	9.0%	12.6%	11.3%	10.4%	
\$200,000+	6.6%	7.3%	7.5%	6.6%	15.7%	13.4%	15.4%	
KEY FACTS								
Population	8,309	21,451	25,968	64,528	598,342	3,352,791	343,528,394	
Daytime Population	5,824	15,277	18,607	52,092	586,390	3,336,981	341,846,552	
Employees	4,369	10,464	12,558	29,429	306,875	1,652,419	168,700,572	
Households	3,173	7,838	9,488	25,156	239,138	1,295,128	134,397,562	
Average HH Size	2.62	2.74	2.74	2.55	2.47	2.56	2.49	
Median Age	37.5	37.5	37.8	42.8	39.5	39.5	39.6	
HOUSING FACTS								
Median Home Value	331,401	366,886	368,522	389,996	552,807	465,998	376,272	
Owner Occupied %	64.2%	70.3%	72.1%	76.7%	61.1%	59.2%	64.0%	
Renter Occupied %	35.8%	29.6%	27.9%	23.3%	38.9%	40.8%	36.0%	
Total Housing Units	3,356	8,479	10,186	26,921	258,968	1,404,277	149,274,959	
INCOME FACTS								
Median HH Income	\$84,869	\$80,875	\$84,912	\$75,150	\$94,835	\$86,319	\$85,893	
Per Capita Income	\$37,406	\$35,918	\$36,695	\$36,949	\$52,186	\$45,970	\$48,241	
Median Net Worth	\$260,728	\$268,237	\$292,026	\$287,525	\$295,315	\$252,493	\$276,821	

FOR INQUIRIES, CONTACT US.



*Ready to find your next
location?*

Contact me today!
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