

# 1860

**E William St**  
CARSON CITY, NV 89701

**RETAIL  
INVESTMENT  
FOR SALE**



**MAIN SHOP TOUR**



**HIGH BAY TOUR**



**CORFAC  
INTERNATIONAL**

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 **MAIN SHOP TOUR**

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## ABOUT THE PROPERTY

- 100% occupied absolute NNN investment opportunity with approximately 15 years remaining on the current lease term.
- Occupied by Big Brand Tire & Service, with a lease expiration of May 31, 2042.
- Property layout features seven (7) service bays, two (2) restrooms, a storefront service desk, and a reception area. Includes small storage mezzanine.
- Includes 17 parking spaces and excess yard area capable of accommodating additional vehicle parking.
- Service warehouses equipped with four (4) Reznor heaters.
- Drive-in Doors: Five (5) 12'x12' , One (1) 18'x12' , One (1) 12'x16' \*
- PLEASE DO NOT DISTURB THE TENANT. Tours are available by appointment through the listing broker.



**Sale Price** | \$3,680,270

**Cap Rate** | 6.00%

**NOI** | \$220,816.20

**Size** | ±6,348 SF

**Zoning** | IC  
INDUSTRIAL COMMERCIAL

**APN** | 006-290-12

*\* Buyer to verify drive-in door dimensions and power capacity.*

1860  
E WILLIAM ST

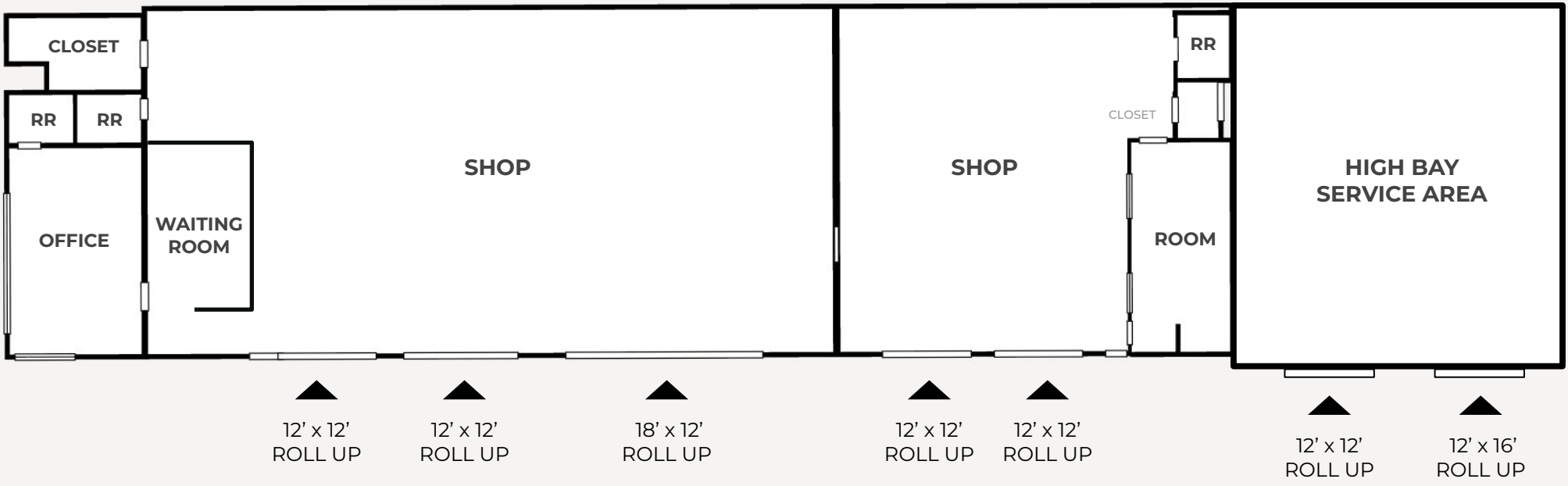


# FLOOR PLAN

**±6,348 SF**

 **MAIN SHOP TOUR**

 **HIGH BAY TOUR**



## TENANT PROFILE



### BIG BRAND TIRES AND SERVICE

±6,348 SF

Big Brand Tire & Service is a tire and automotive service retailer founded in California in 1969. The company operates more than 350 locations across the western United States. Big Brand offers a full range of automotive services including tire sales and installation, wheel alignments, oil changes, brake repair, suspension work, and general vehicle maintenance.



## LEASE & FINANCIALS

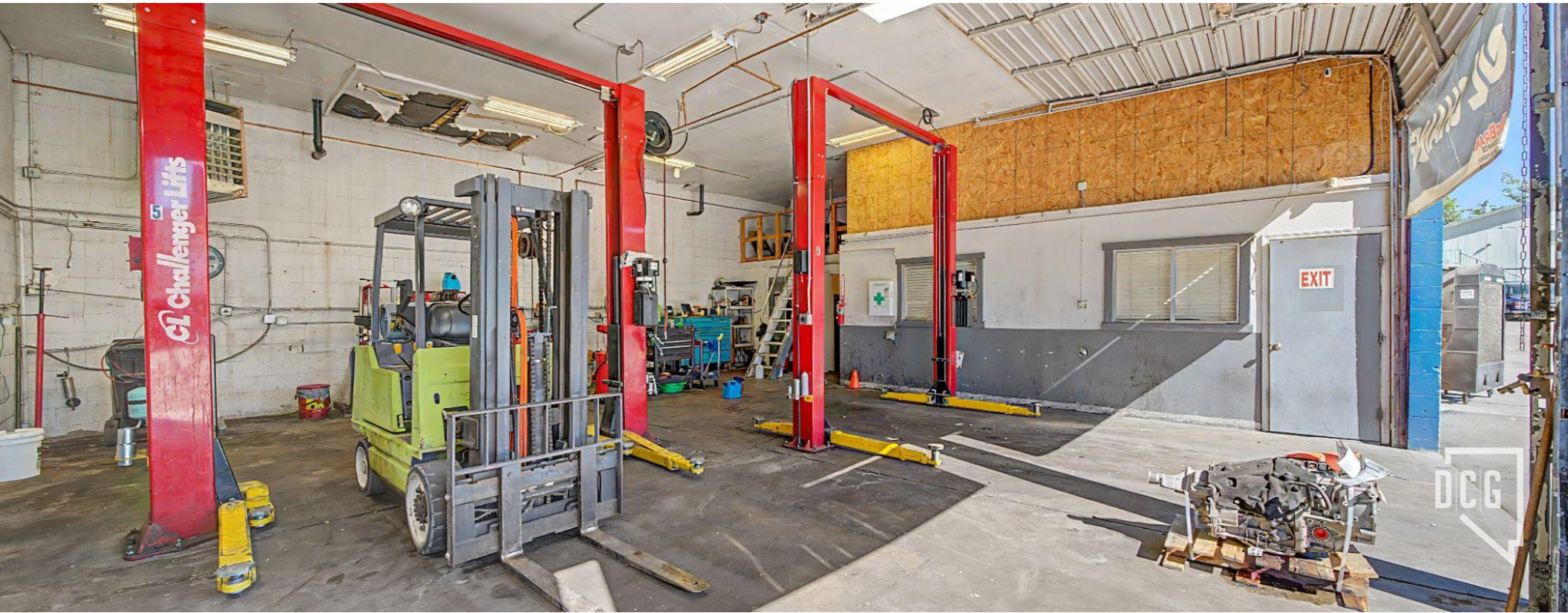
RENTABLE SQ. FT.	6,348
LEASE COMMENCEMENT	6/1/2022
LEASE EXPIRATION	5/31/2042
RENTAL RATE PER MONTH AS OF 6/1/2026	\$18,401.35 2% Annual Rent Escalations
12-MONTH FORECAST NOI	\$220,816.20

*Additional financial information is available upon execution of an NDA.*



PHOTOS







# AREA MAP | SOUTHEAST



CARSON HIGH SCHOOL



1860  
E WILLIAM ST



# AREA MAP | NORTHWEST



**MULTI-PURPOSE  
ATHLETIC CENTER  
FACILITY**

**GROCERY  
OUTLET**  
bargain market



**1860  
E WILLIAM ST**

**RNR TIRE EXPRESS**



**YOUR  
COMPETITIVE  
ADVANTAGE**

**NORTHERN NEVADA A Smart Choice for Growth**

**HOME TO  
INDUSTRY  
GIANTS**

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



**19K**  
UNDERGRADUATE  
STUDENTS

**23K**  
TOTAL  
STUDENTS

**4K**  
GRADUATE  
STUDENTS

R1 - University for Research by Carnegie Classifications



**20** MINUTES  
TAHOE RENO  
INDUST. CENTER



**"Super-Loop"**  
Fiber Network  
IN PROGRESS



**America's**  
DATA & TECH  
Growth Frontier



**22** MINUTES  
Commute Time



**WORKFORCE DEVELOPMENT**

- Lowest labor costs in the Western U.S.
- 35K+ students at UNR & TMCC
- 10-year surge in manufacturing jobs
- MSA population growing 1.4% annually



**3.5** HOURS  
TO BAY AREA



**2** HOURS  
TO SACRAMENTO



**NEVADA LITHIUM LOOP**  
Closed-loop system for lithium extraction, processing, and battery material recycling to support sustainable domestic EV supply chains.

Recognized by *US News* for being the No. 7 across the nation for Business Environment.

– US News (2024)

Nevada is the 6th fastest-growing state in the nation, according to the latest *U.S. Census* data.

– U.S. Census Bureau (2025)



**Business Assistance Programs**



Sales, Use & Modified Business Tax Abatements



Incentives for Equipment, Property & Recycling



Specialized Programs for Data Centers and Aviation

**Opportunity Zones**

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

**Nevada Tax Climate**

Nevada's tax structure is designed for business success:

**NO**

Corporate or Personal Income Tax  
Inventory or Franchise Tax  
Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



**NORTHERN NEVADA TOP COMPANIES**

**5.4M SF**  
Tesla Gigafactory

**1.3M SF**  
7.2M SF Planned  
Switch Campus

TAX COMPARISONS	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%





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