

1493

Medical Pkwy

Carson City, NV 89703

MEDICAL OFFICE

FOR SALE



TRAVIS HANSEN, SIOR, CCIM

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

JOSH MENANTE

775.527.6186 **CELL**
jmenante@dicksoncg.com
S.201761

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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.
- 94.02% occupied by three tenants including Carson Tahoe Medical Group, Sierra Nevada Hearing Aid Center, and Neuthrive Physical Therapy Clinic.



Sale Price | \$4,113,634

Cap Rate | 6.00%

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

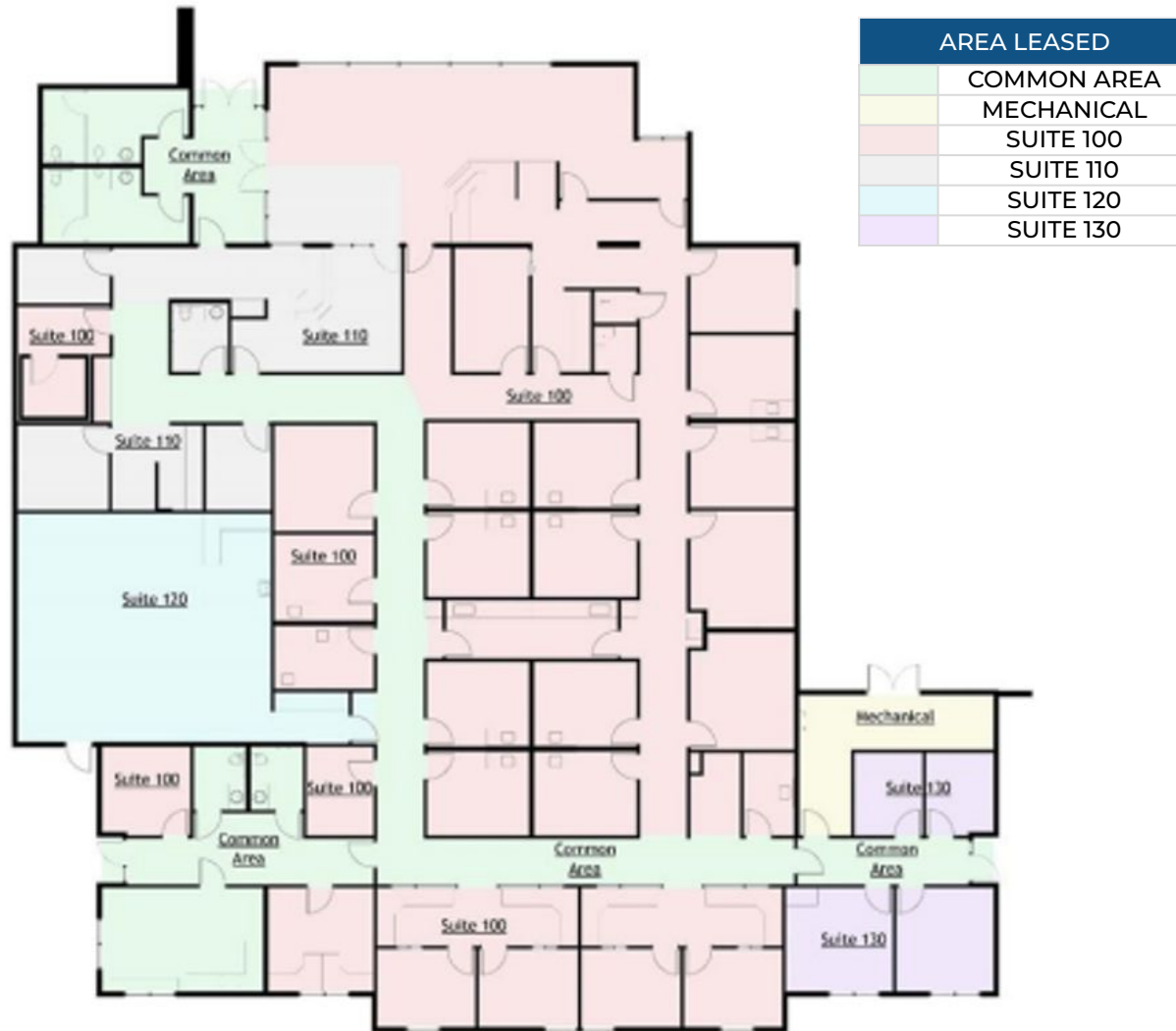
MEDICAL PKWY

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 130 is 616 rentable square feet and is currently vacant. Owner is willing to commit to a 1-year lease starting 7/1/2026.
- Suite 120 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 130 | 616 SF

Owner is willing to commit to a 12 Month lease starting 7/1/2026

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 120 | 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.

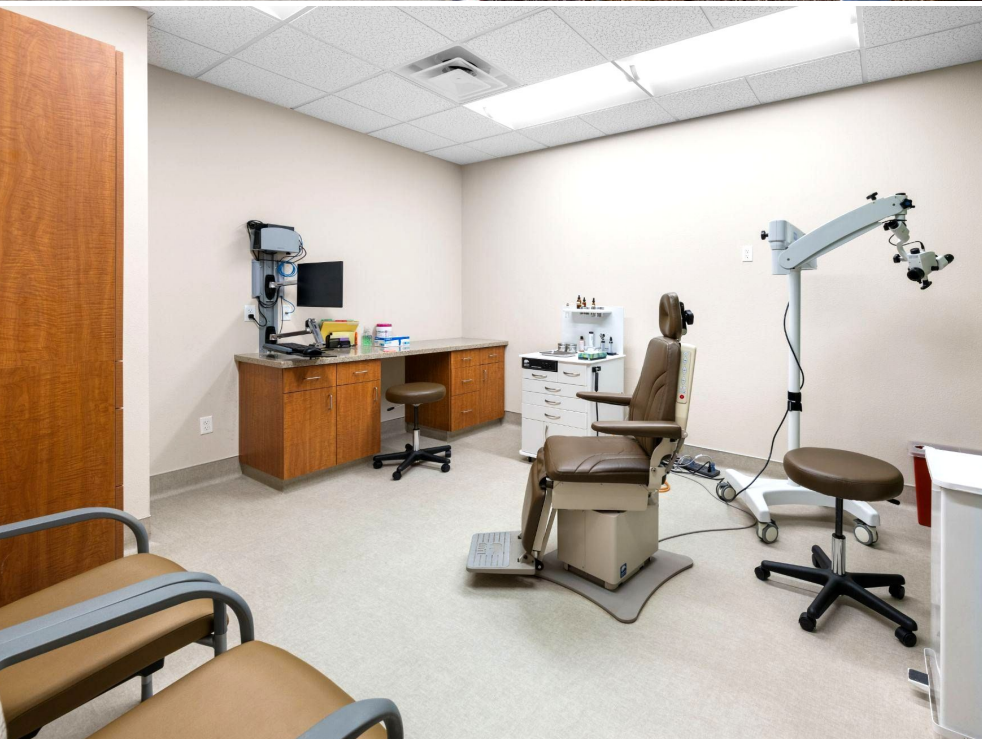
RENT ROLL

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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	12 Months	7/1/2026	6/30/2027	\$2.16 NNN	Owner is willing to commit to a 1-year lease starting 7/1/2026. Base rental rate to remain at \$2.16/PSF/NNN.
130	Neuthrive	1,166	24 Months	6/1/2024	7/31/2026	\$0.93 NNN	Annual 3% increase. Personally guaranteed. Tenant has recently signed a new 3-year lease extension to take effect 8/1/2026. \$1.15/PSF/NNN starting base rental rate. Expiration will be 7/31/2029.
TOTAL		10,305					

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**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



ORMAT



STATE OF NEVADA



switch



CAESARS ENTERTAINMENT



Renown HEALTH



its logistics



MONARCH CASINO RESORT SPA - BLACK HAWK



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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