

Property Summary



Property Highlights

- 8 Offices
- 2 Conference Rooms
- 5 Restrooms
- 10x12 Roll Ups x 13
- Class 100K Clean Room (ISO 8)
- 2,400 AMPS | 480V 3-Phase
- New Roof
- New Parking Lot

Offering Summary

Sale Price:	\$3,750,000
Number of Units:	1
Available SF:	23,800 SF
Lot Size:	1.47 Acres
APN:	002-061-06
Zoning:	GC - General Commercial

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	708	2,027	6,310
Total Population	1,777	4,775	14,367
Average HH Income	\$77,835	\$86,927	\$85,466

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Rocky Joy Sr. Advisor | NV #BS0144649 | 530.310.0048 | Rjoy@NVCG.us



For Sale | 400 Hot Springs Rd. Carson City, NV 89706

Interior Photos



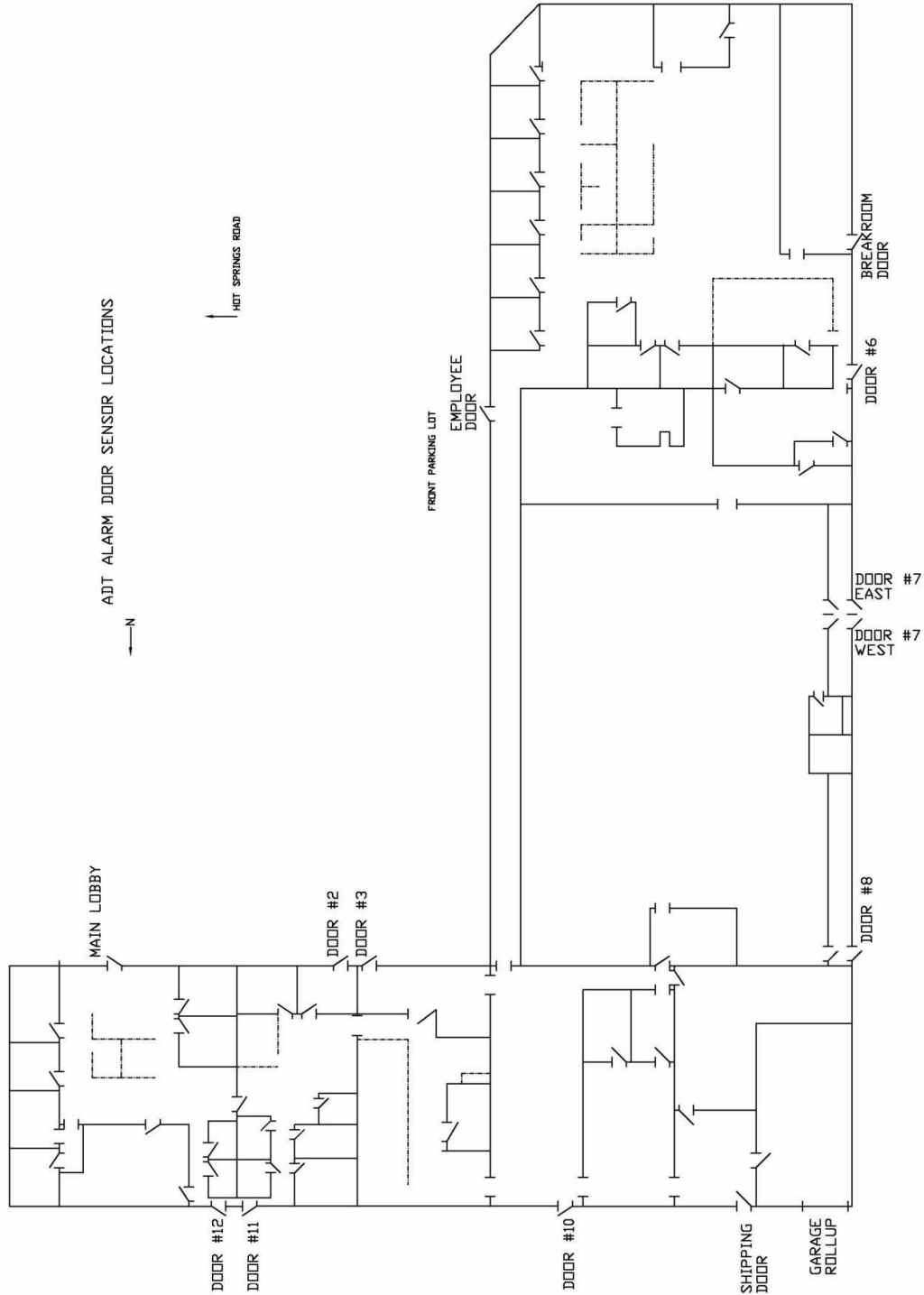
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Floor Plan



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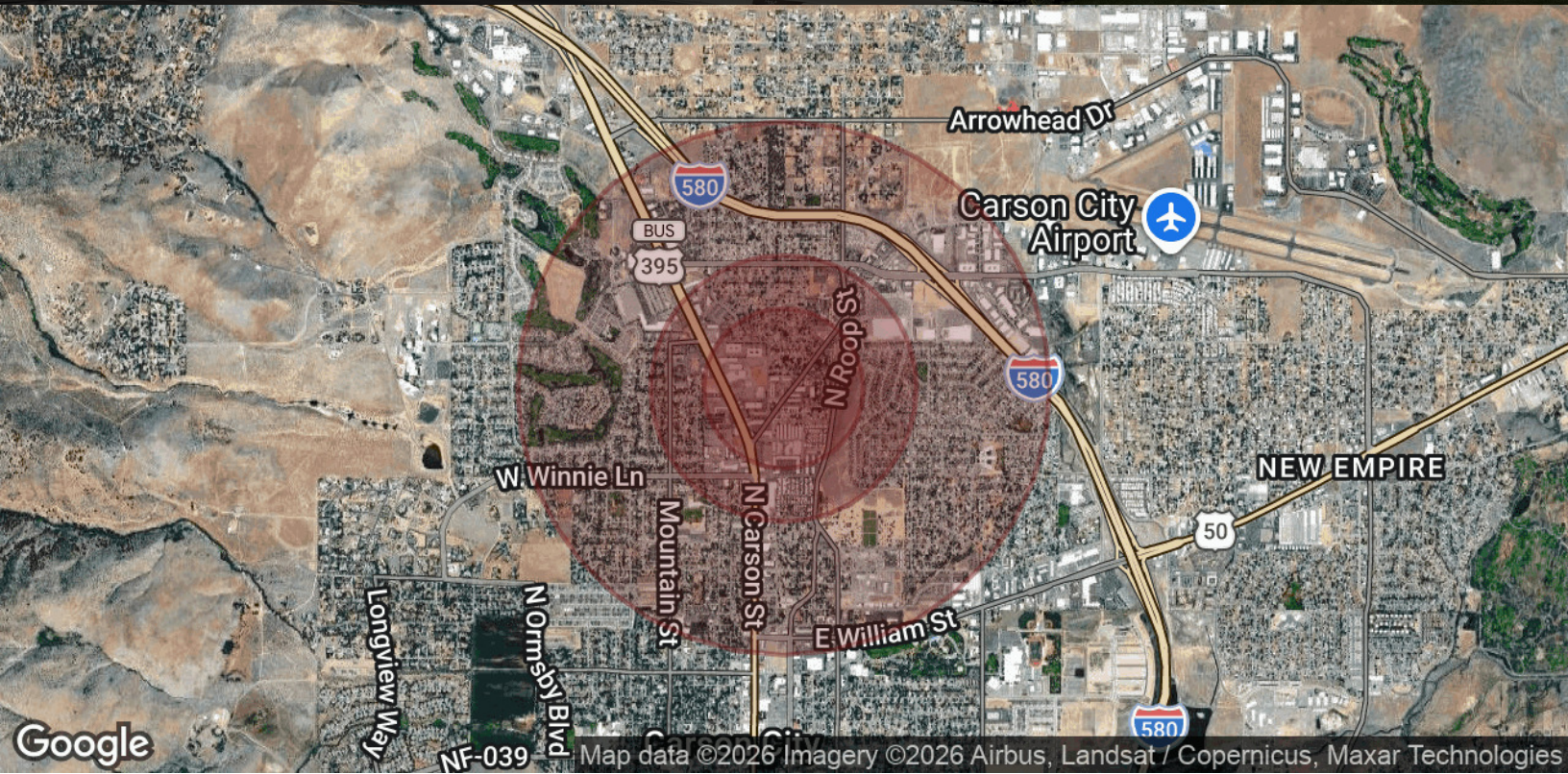
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Location Map



Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,777	4,775	14,367
Average Age	37	40	42
Average Age (Male)	36	39	41
Average Age (Female)	37	41	44

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	708	2,027	6,310
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$77,835	\$86,927	\$85,466
Average House Value	\$263,342	\$345,906	\$387,739

2020 American Community Survey (ACS)