

**INVESTMENT PROPERTY
FOR SALE
9492
DOUBLE R BOULEVARD
SUITE A
RENO, NV 89521**



JARED A. BERGQUIST, LLC

BRIDGE PRACTICE SALES
BRIDGE COMMERCIAL REAL ESTATE

CONNECTING PEOPLE



JARED A. BERGQUIST, CCIM

Business Broker

Commercial Real Estate

B.1001455.LLC

702.521.9953 | info@jaredbergquist.com



PROPERTY FEATURES

- Building Size: 2,669 sf
- Lot Size: 0.07 AC
- Year Built: 2001
- APN: 163-180-04
- Zoning: PD - Planned Development
- Tenancy: Single Tenant Condo in Multi-Tenant Building
Dental Tenant Lease in Place (ends January 2029)

ABOUT PROPERTY

- Fast-Growing Affluent Reno Neighborhood near Hospital
- Large Residential Development Continuing to Grow Nearby
- Current Tenant Lease Analysis Provided

SELLER DESIRES TO CLOSE ESCROW IN EARLY 2025

Property Snapshot

9492 DOUBLE R BOULEVARD
SUITE A
2,669 SF
100% LEASED
\$1,319,000

702.521.9953

INFO@JAREDBERGQUIST.COM
WWW.JAREDBERGQUIST.COM



Overview & Office Photos



Area Map



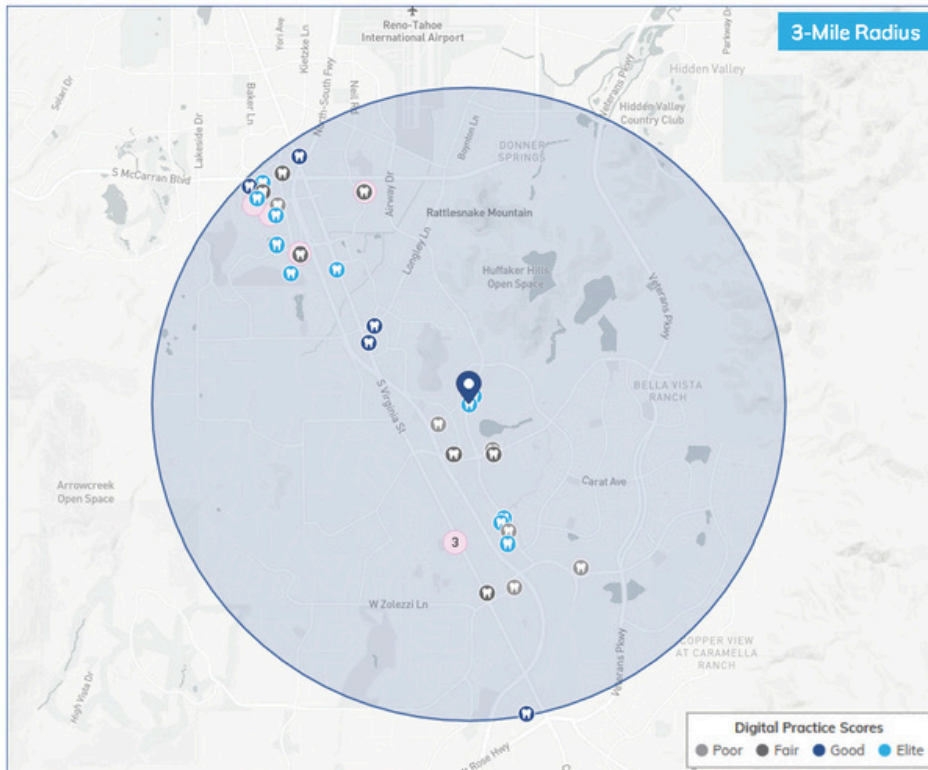
Area Map



Demographics

9492 DOUBLE R BOULEVARD, RENO, NEVADA 89521
GENERAL DENTIST

Population 61,786	Practices 40	Saturation 1,545
Household Income \$108,104	Median Age 38.6	Home Ownership 57.9%
Observed Growth 1.5%	Fee Index \$\$\$\$\$	Search Index Q Q Q Q Q



Who Lives in this Area

Up and Coming Families (18.7%)

This segment is a market in transition - younger, more ethnically diverse and mobile than the previous generation. Up and Coming Families are ambitious, working hard to get ahead, willing to take some risks to achieve their goals. The recession has impacted their financial well-being, but they are optimistic. Their homes are new; their families are young. And this is one of the fastest-growing markets in the country.

Bright Young Professionals (12.9%)

This large market is primarily located in urban outskirts of large metropolitan areas. These communities are home to young, educated, working professionals. One out of three householders is under the age of 35. Bright Young Professionals are slightly more diverse and couples dominate this market, with more renters than homeowners. Over two-fifths of households are single-family dwellings; over a third reside in 5+ unit buildings. Labor force participation is high, generally white collar work, with a mix of food service and part-time jobs (among the college students). Median household income, median home value and average rent are close to the US values.

Young and Restless (10.6%)

Gen Y comes of age: Well-educated young workers, some of whom are still completing their education, employed in professional/technical occupations, as well as sales and office/administrative support roles. These residents are not established yet, but striving to get ahead and improve themselves. This market ranks in the top 5 for renters, movers, college enrollment, and labor force participation rate. Almost 1 in 5 residents move each year. Close to half of all householders are under the age of 35, the majority living alone or in shared nonfamily dwellings. Median household income is still below the US. Smart phones are a way of life, and they use the Internet extensively. Young and Restless consumers are diverse, favoring densely-populated neighborhoods in large metropolitan areas; over 50% are located in the South (almost a fifth in Texas), with the rest chiefly in the West and Midwest.

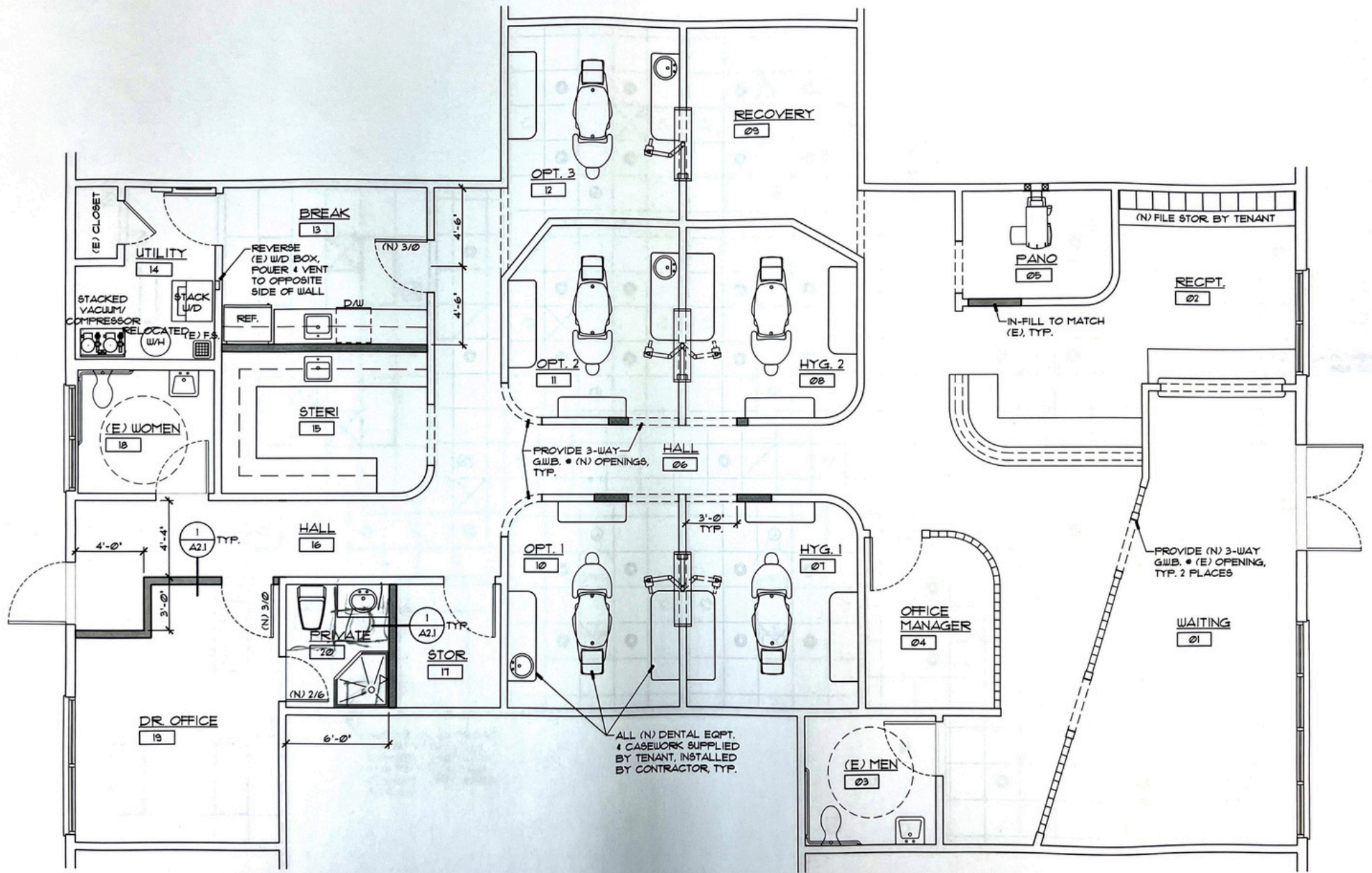
Parks and Rec (7.5%)

These practical suburbanites have achieved the dream of home ownership. They have purchased homes that are within their means. Their homes are older, and townhomes and duplexes are not uncommon. Many of these families are two-income married couples approaching retirement age; they are comfortable in their jobs and their homes, budget wisely, but do not plan on retiring anytime soon or moving. Neighborhoods are well established, as are the amenities and programs that supported their now independent children through school and college.

Metro Fusion (6.9%)

This is a young, diverse market. Many residents do not speak English fluently and have moved into their homes recently. Metro Fusion residents are highly mobile and over three quarters of households are occupied by renters. Many households have young children; a quarter are single-parent families. The majority of residents live in midsize apartment buildings. Metro Fusion is a hard working market dedicated to climbing the ladders of their professional and social lives. This is particularly difficult for the single parents due to median incomes that are 35% lower than the US level.

Floor Plans



Current Tenant Lease Analysis

Jared Bergquist, CCIM

jaredbergquist@yahoo.com

(702) 521-9953



9492 Double R Boulevard, Suite A

Year Beginning	\$/SF	CAM/SF	SF	MONTHLY CAM	ANNUAL CAM	MONTHLY RENT AVG.	ANNUAL RENT
Jan 2024	\$2.40	0.41	2,669	\$1,094.29	\$13,131.48	\$6,405.60	\$76,867.20
Jan 2025	\$2.47	0.41	2,669	\$1,094.29	\$13,131.48	\$6,597.77	\$79,173.22
Jan 2026	\$2.55	0.41	2,669	\$1,094.29	\$13,131.48	\$6,795.70	\$81,548.41
Jan 2027	\$2.62	0.41	2,669	\$1,094.29	\$13,131.48	\$6,999.57	\$83,994.86
Jan 2028	\$2.70	0.41	2,669	\$1,094.29	\$13,131.48	\$7,209.56	\$86,514.71

GROSS RENT: \$408,098.40

Current Tenant Snapshot

Absolute Dental: A Stable and Growing Leader in Nevada Dentistry

Executive Summary

Absolute Dental is Nevada's leading dental care provider, with a proven track record of stability and growth. Absolute Dental has expanded to over 50 locations across the state, solidifying their position as the fastest-growing dental group in Nevada. Their commitment to exceptional patient care, cutting-edge technology, and a supportive work environment has fueled their success and positions them for continued expansion.

Financial Stability

Absolute Dental boasts a strong and consistent financial performance. Their continued growth and expansion demonstrate a healthy financial position, allowing them to invest in many facilities, technology, and most importantly, their team.

Market Leadership and Growth

With over 50 locations across Nevada, Absolute Dental holds a dominant position in the state's dental care market. Their rapid growth signifies not only their ability to attract new patients but also to retain a loyal client base. This dedication to patient satisfaction is a cornerstone of their stability and future success.

Commitment to Community

Absolute Dental is a proud member of the Nevada community. They actively participate in charitable initiatives and volunteer programs, demonstrating their commitment to giving back and making a positive social impact.

Conclusion

Absolute Dental is a stable and growing leader in Nevada's dental care landscape. Their dedication to patient care, technological advancement, and a supportive team environment positions them for continued success. They are a strong and reliable partner with a commitment to building a positive future for their employees and the Nevada community.

About Us



For the last two decades the dental industry has been Jared's professional focus. With hundreds of transactions completed in both commercial real estate and practice sales, the dental community has come to trust Jared as someone who is honest, ethical, and professional.

Jared has found even more success in his personal life. He is married to his dream girl and has six wonderful children ranging from 2 to 20 years old. Jared thoroughly enjoys sports; both watching and playing. He also enjoys hiking, mountain biking and going to the gym. He takes pleasure in a little karaoke from time to time as he channels his long love of music and performing, which he did quite often growing up. Jared spent two years living in Korea where he learned to speak Korean and formed a strong love for the Korean people and the food!

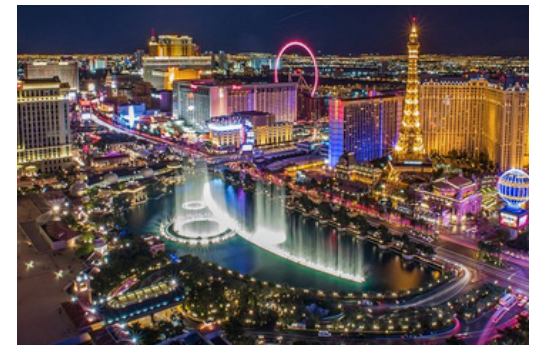
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OUR SERVICES

- Dental Practice Transitions
 - Real Estate
 - Lease Renewal
- Market Valuations
- Practice Relocation
 - Lender Referrals
- Professional Referrals



Contact Jared